



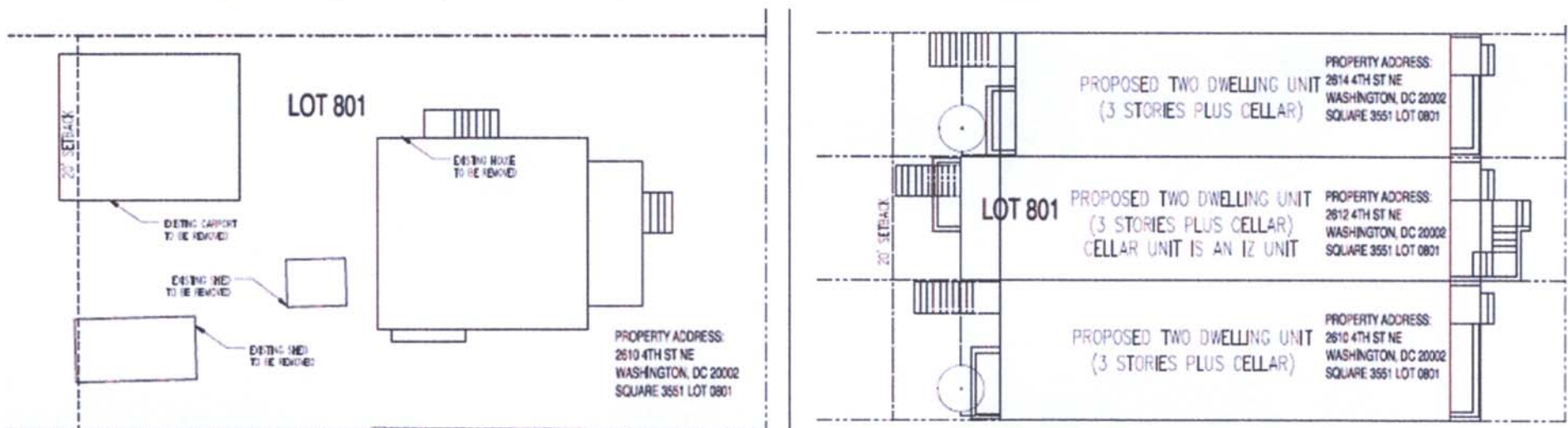
Application of C&S Development LLC

BZA CASE NO. 19684

2610-2614 4TH STREET NE

Overview

- Applicant is proposing to subdivide 2610 4th Street, NE into three new record lots: 2610, 2612, 2614 4th Street, NE
- Proposing a flat (2 units) on each lot, one of which will be an IZ unit



Requested Relief

- 2612 and 2614 4th Street

- Proposing to provide an IZ unit
- Pursuant to 11-C DCMR § 1002.2, inclusionary developments in the RF-1 Zone may obtain special exception relief in order to provide a minimum lot width of sixteen feet (16 ft.) in lieu of eighteen feet (18 ft.) and a minimum lot area of 1,500 square feet in lieu of 1,800 square feet
- Neighbor to the north (2616 4th Street, NE) is in support of the project and requested relief; Neighbor to the south (2608 4th Street, NE) is in support of the project and requested relief

2610 4th Street:

- Will have requisite land area and lot width
- Requesting special exception relief pursuant to E-5201 from the 10 ft. rule
- Is extending 12 ft. and 10 in. past the adjacent structure to the south
- Neighbor to the north (2616 4th Street, NE) is in support of the project and requested relief; Neighbor to the south (2608 4th Street, NE) is in support of the project and requested relief

2612-2614 4th Street: Relief pursuant to X § 901.2

- General purpose and intent of the zoning regulations in the RF-1 Zone District

- According to 11-E DCMR § 300.1, the purpose of the RF-1 zone “is to provide for areas predominately developed with attached row houses on small lots within which no more than two (2) dwelling units are permitted.”
- The Applicant is proposing to subdivide a large interior lot into three smaller lots and develop each lot with a flat
- The Project is designed to meet the exact purpose of the RF-1 Zone

- The use of the neighboring properties will not be adversely affected.

- The proposed Project will not unduly affect the light and air available to the neighboring properties
- The Applicant is proposing four (4) parking spaces to mitigate any concerns regarding parking
- The Applicant is not proposing to construct windows on the south façade of 2610 4th Street or the north façade of 2614 4th Street, NE, in order to address any potential concerns regarding privacy
- Both adjacent neighbors are in support

2610 4th Street, NE: Relief from E § 205.5

- The proposed building at 2610 4th Street, NE will extend twelve feet and ten inches (12 ft. 10 in) beyond the farthest rear wall of the building to the south
 - a) The light and air available to the neighboring property will not be unduly affected
 - The proposed building at 2610 4th Street will only extend an additional two feet and ten inches (2 ft. 10 in.) beyond what is permitted as a matter-of-right, which will create no shadow on 2608 4th Street (located to the south)
 - Adjacent neighbor to the south is in support
 - (b) The privacy of use and enjoyment of neighboring property will not be unduly compromised by the proposed flat
 - The Applicant is not proposing to construct windows on the south façade of 2610 4th Street, NE
 - (c) & (d) The proposed Project will not visually intrude upon the character, scale, or pattern of houses on 4th Street (Next slide)
 - (e) The proposed building will have a lot occupancy of sixty percent (60%), and therefore will not exceed the seventy percent (70%) lot occupancy requirement for special exception relief in the RF-1 zone district

Relief from E § 205.5

(c) & (d) The proposed Project will not visually intrude upon the character, scale, or pattern of houses on 4th Street

There is a diversity of character, scale, and pattern on this block of 4th Street

- The existing house is already larger than the adjacent properties





Applicant's previous project- which is an exact replica of what is proposed on 4th street

Sample of Proposed Development - View from the Street

Outreach to the ANC

December:

12/11: Applicant's Counsel's initial outreach w/ case materials to ANC5E10 SMD

12/15: Applicant's Counsels requests for receipt confirmation of case materials to SMD/ANC Chair.

12/20: Applicant's Counsel requests again for receipt confirmation of case materials from SMD/ANC Chair.

12/20: Applicant's counsel emailed SMD and ANC Chair, followed up with a call but VM was full

12/23: Applicant emailed SMD again. ANC Chair responds/fwds response to SMD.

12/28: Repeated unanswered calls to SMD.

Outreach to the ANC

January:

1/2: Applicant follows up with ANC Chair. Gives notice of no response from SMD despite repeated attempts.

1/4: Applicant's Counsel follows up to request addition to 1/16 ANC meeting.

1/5: Applicant follow up with SMD. (No response) ANC Chair tells applicant to expect follow up from SMD.

1/8: Applicant informs ANC Chair that SMD has not responded or followed up.

1/8: ANC Chair confirms that he has spoken to SMD. Confirms Applicants case has been reviewed and approved by SMD and has been added to 1/16 agenda.

1/10: Meeting Agenda Finalized and provided to Applicant clearly showing Case# 19684 has been added.

1/16: Applicant presented at ANC meeting, half-way through the presentation the SMD stopped the Applicant. SMD claims that she had never been provided any case materials or heard of our firm or proposed project. ANC Chair acknowledges and dismisses Applicant.

1/18: Applicant reaches out to Mr. Clark of Edgewood Civic Assoc. Applicant is added to the agenda for 2/26 meeting.

1/19: SMD Reached out Applicant to schedule meeting for 2/2. No space confirmed.

1/19: Counsel confirms Applicant availability for 2/2 meeting.

1/30: Counsel requests confirmation of 2/2 meeting. Notifies SMD that both neighbors are in support.

1/31: Applicant requests confirmation from SMD that meeting is to move ahead as scheduled on 2/2

Outreach to the ANC

February:

2/2: SMD cancels meeting. Reschedules to 2/9 at Inspired Teaching School.

2/8: SMD confirms space is unavailable. Requests 2/23. ANC meeting set for 2/20.

2/13: SMD confirms 2/22 meeting at Inspired teaching school.

2/22: Productive meeting. Immediate neighbor at 2610 4th St is present. Concerns are discussed and assurances are made to add Mrs. Hattie Greene of 2610 4th St. NE as additionally insured and provide several property modifications. Applicant expresses that Mr. Lorenzo Crowe of 2608 4th St. NE. will be added as additionally insured as well. NO MEETING MINUTES TAKEN.

2/26: Applicant attends Edgewood Civic Association meeting. Case is presented and concerns re: structural impact are discussed. Mr. Lorenzo Crowe of 2608 4th St. NE is present. SMD is present. SMD requests that Applicant coordinate with immediate neighbors to finalize agreements and confirms once that is done, applicant should be good to go to the full ANC.

Outreach to the ANC

March:

3/2: Applicant meets Mr. Lorenzo Crowe at his home at 2608 4th St. NE. Concerns are addressed and a verbal agreement is made.

3/2: Applicant receives executed property protection agreement from Mr. William and Mrs. Hattie Greene at 2616 4th St. NE.

3/5: Applicant reaches out to SMD confirming written neighbor support. Applicant requests to be added to 3/20 ANC agenda.

3/5: SMD responds to Applicant. Requests additional meeting w/ SMD constituents scheduled for 3/16.

3/15: Applicant requests written confirmation for 3/16 meeting. No response.

3/16: Applicant requests confirmation of meeting. Several phone calls are made. SMD responds at 1:06p and confirms meeting will go forward.

3/16: Meeting goes well. Several constituents are present. Mr. Lorenzo Crowe of 2608 4th St. NE is in attendance with son Fred Crowe. Mr. Lorenzo Crowe provides Applicant with signed Neighbor Protection Agreement and BZA Support letter. Neighbor protection agreement is discussed. Generally productive meeting. NO MEETING MINUTES TAKEN.

Response to OP

- 1) The relief being requested amounts to 2 feet and 10 inches in the rear of just the south building
- 2) Not asking for height relief, architectural elements, or anything else that would call for the overall review that OP has undertaken
- 3) The adjacent property is south of the subject property, so there is zero shadow on the adjacent property
- 4) Both neighbors are in support