GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

**MEMORADUM**

TO: Board of Zoning Adjustments

FROM: Andrew Altman, Director
Office of Planning

DATE: July 24, 2002

SUBJECT: Waiver of Rules for Late Submittal of Report on Case No. 16905
Bowling Green Apartments

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The attached Report concerning the application for Special Exception for the construction of 96 apartment units in an R-5-A zone, and Special Exception for the consolidation of the lots 25-29 in Square 6092 and lot 41 in Square 6118 is being submitted less than 7 days prior to the Board of Zoning Adjustment's consideration of the item and scheduled public hearing. The Office of Planning respectfully requests that the Board waive its rule and accept the report into the record.

Attachments

BZA
Case No. 16905
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.16905
EXHIBIT NO.28

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**
OFFICE OF PLANNING

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**MEMORANDUM**

**TO:** Board of Zoning Adjustment

**FROM:** Andrew Altman, Director

**DATE:** July 23, 2002

**SUBJECT:** BZA Application No. 16905 Bowling Green Apartments (Application of Capitol Apartment Property Associates, for a Special Exception in – Squares 6092 and 6118 in the Southeast Quadrant of the District)

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**APPLICATION-IN-BRIEF**

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|---|---|
| Applicant: | Capitol Apartment Properties Associates/AHD, Inc. |
| Relief Sought: | Special Exception for the Construction of 96 Apartment Units in an R-5-A Zone and Special Exception for the re-subdivision of the existing lots in Squares 6092 and 6118 to a single lot of record. |
| From Section: | 11 DCMR Sec. 353.1 and 11 DCMR Sec. 2516 |
| Zoning: | R-5-A |
| Regulations Require: | Review by BZA of all new residential developments other than single-family detached and semi-detached |
| Relief Sought Under: | Section 3104.1 |

**RECOMMENDATION-IN-BRIEF**

The Office of Planning **recommends approval of the proposal subject to the applicant's revised site plan.**

**SITE AND AREA DESCRIPTION**

The subject property is a 3-arce triangular shaped lot bounded by 2nd Street, 4th Street and Wilmington Place, S.E. in the Washington Highlands neighborhood in the southeast quadrant of the District. The land is divided into 5 irregular shaped lots, improved with

three-story flat front garden apartment units, currently vacant. The sloping topography is highest along 2nd Street and lowest at the intersection of 4th Street and Wilmington Place. The area surrounding the property is a mix of single and semi-detached residential flats and low-rise multi-family housing units, typical of the R-5-A zone in this area of the District. Many of the structures are abandoned. (Attachments 1 & 2)

**PROJECT DESCRIPTION**

The applicant proposes to demolish the existing abandoned multi-family apartment structures on the lots and re-subdivide the property into a lot of single record. The applicant will build three, three-story apartment buildings, for a total of ninety-six (96) units on the site. On-site parking will be provided in the required 1:1 ratio. The apartment design will depart from the typical flat-front design of complexes in this area and will feature a series of modules in each building resembling town homes with projected bays and gables, sharing a walk-up covered stairway with individual entry doors to the third and second floor levels. Due to the sloping topography of the site, modules along 2nd Street and Wilmington Place will be at different elevations. Apart from the apartment units, the site will contain a play area, plaza, and community building which will house the leasing and maintenance office, as well as a community room and laundry room for residents.

The subject property is 131,309 square feet and has an allowable FAR of 0.9, yielding 118,178 square feet of gross floor area. The total project for this parcel involves three buildings: two with 30 units (Buildings 1 and 3) and one of 36 units (Building 2). The development of this parcel is the larger portion of the applicant's project, which also involves the development of a new thirty-unit apartment building on another nearby parcel (Square 618), also requiring BZA review (Case # 16904).

**REQUESTED ZONING RELIEF AND ANALYSIS**

Pursuant to § 3104.1, the applicant is requesting a Special Exception under 11 DCMR § 353, to construct a new residential development that is not one-family detached or semi-detached dwellings, in an R-5-A zone. The application also has to satisfy the tests of §§ 410 and 2516. The Board may grant the Special Exception relief if:

- The special exception is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and
- It does not adversely affect the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.

Section 401.3 pertaining to minimum lot dimensions, allows the Board to set the minimum lot area and minimum lot width.

The above-mentioned sections are reviewed as follows:

**SECTION 353** specifies the following:

353 NEW RESIDENTIAL DEVELOPMENTS (R-5-A)

353.1 **In R-5-A districts, all new residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment in accordance with the standards and requirements set forth in §410; the conditions specified in §3108 of chapter 31 of this title, and the requirements of this section.**

353.2 **The Board shall refer the application to the D.C. Board of Education for comment and recommendation as to the adequacy of existing and planned area schools to accommodate the numbers of students that can be expected to reside in the project.**

OP referred the application to D.C. Public Schools (DCPS) for comments on the impact of the proposed development on the public school system (Attachment 3). DCPS responded that the proposed development should not impose a burden on the existing school system, and the schools had sufficient capacity for the development based on DCPS's assumption that each household will have at least two school aged children. OP tabulated DCPS's response as follows:

| School | Design Capacity (1997 Study) | 2001-2002 Enrollment | DCPS Projection |
|---|---|---|---|
| Simon Elementary | 664 | 472 | 90 |
| Hart Middle School | 1158 | 582 | 54 |
| Ballou Senior High | 2001 | 1029 | 36 |

Apartment units were in existence prior to the current state of abandonment with a similar amount of units (90). DCPS also concluded that their concerns include the possibility of additional traffic, increased pollution, and the need for extra street parking space.

353.3 **The Board shall refer the application to the D.C. Departments of Public Works and Housing and Community Development for comment and recommendation as to the adequacy of public streets, recreation end other services to accommodate the residents of the project and the relationship of the proposed project to public plans and projects.**

The Office of Zoning forwarded the application to the above-mentioned departments. The applicant reports that the Department of Housing and

Community Development registered no objection to the project. The applicant assured OP that DHCD would be contacted for written comments. OP has not received comments from the Department of Public Works (DPW) concerning this application.

353.4 **The Board shall refer the application to the D.C. Office of Planning for comment and recommendation on the site plan, arrangement of buildings and structures, provisions of light, air, parking; recreation, landscaping and grading as they relate to the future residents of the project and the surrounding neighborhood.**

OP is satisfied that the applicant has considered several site plan variations (at OP's request) to satisfy the requirements of the zoning regulations with respect to maintaining the 1:1 parking requirement, and revising the site layout to increase the site's play area. The applicant was asked to reconsider the present location of the 2,086 sq. ft. community building, in an effort to create a larger play area to the back of the building and create more visual appeal by removing the parking lot from the front of the site along 4th Street.

No parking has been addressed for the community building. However, the building will serve only this apartment community and will house the management office, a laundry room and a meeting room for residents. OP believes parking would be required under §2101.1 "all other uses." Based on the standard four (4) parking spaces would be required. OP worked with the applicant to maximize the on-site parking and can support a waiver by the Board to the four (4) required spaces. In addition, to on-site parking, the surrounding streets accommodate on-street parking.

The applicant relocated the buildings along the 2nd Street and 4th Street frontages. The new design creates a continuous street wall by locating the community building closer to the 4th Street edge, increases the size of the play area and adds a small plaza area which adds more green space to the site. The shape of the proposed community building will also be affected, to allow more building frontage along 4th Street, instead of the initially proposed parking lot at the front of the property. This also reduces the amount of curb cuts of the original design and mitigates the impact of traffic, to and from the complex. The design of the community building will also be architecturally compatible with the proposed design of the apartment units. No loading provisions need to be made for this proposal, since no one building contains 50 or more dwelling units, as required by §2201.1. The applicant has provided the updated site plan for the record.

OP is satisfied that the applicant considered light and air access to the end units of the apartment buildings. Side elevations of the eastern ends of Buildings 1 and the southern and northern ends of buildings 3 and 2 respectively, will include windows to allow residents the benefits of sufficient light and air to their residences. In addition, the presence of windows on these end units creates defensible space in areas not easily visible by residents.

The General Soils Map provided by the District of Columbia's Environmental Health Department indicates that the general soil type in this area is classified as Urban Land-Christiana-Sunnyside; characteristic of urban land with deep, nearly level to steep, well drained soils that are underlain by unstable clayey sediment. The Department's Erosion Control Principles outline erosion and sediment control measures. Slopes flatter than 3:1 may require the application of critical area stabilization depending on soil characteristics. The proposed grading plan shows the existing grade at 25% for apartments fronting 2nd Street. However, proposed grading will change the slope to approximately 21%. The Department of Health informed OP that they would review the proposal as part of the building permit phase, which is initiated after BZA approval. In addition, if the proposed on-site parking lot is over 5,000 square feet, the applicant must follow the Health Department guidelines for storm water management on site.

OP observed that the site is located on hilly terrain with 4th Street being a canopied tree-lined street. OP recommends that the applicant protect on-site and off-site trees during construction to ensure the viability of the trees in the future. The applicant could retain an arborist to identify valuable trees on the property in an effort to enhance the existing natural amenities on site. The applicant has informed OP that a landscaping maintenance routine will be included in the property's management.

The Department of Transportation (DOT) was contacted by both OP and the applicant regarding the impact of the development on neighborhood traffic patterns. At the time of this report, OP had not received DOT's report regarding this proposed project.

Site plan review by OP indicates that the applicant has met its required 1:1 parking for apartment units in the R-5-A residential zone district. OP observed no posted parking restrictions on any of the streets surrounding the property including, Wilmington Place, 2nd Street and 4th Street. The posted vehicular speed limit along 2nd Street is 30 miles per hour. It is important that the development not impede the free-flow of traffic. The site plan indicates a one-way flow of traffic entering and exiting the

apartment complex. OP believes that this would reduce the traffic congestion to and from the apartments. As discussed, the reduction in curb cuts presented in the revised design, reduces the entrance and exit points to the site.

353.5 **In addition to other filing requirements, the developer shall submit to the Board with the application, four site plans and two (2) sets of typical floor plans and elevations, grading plans (existing and final), landscaping plans, and plans for all new rights-of-way and easements.**

OP was informed by the Office of Zoning that the applicant submitted twenty sets (20) of plans, including floor plans, elevations, grading and landscaping plans, to the Board on May 16th, 2002.

**SECTION 410**:

410 EXCEPTIONS **FOR R-5 DISTRICTS**

**410.1 In an R-5 district, if approved by the Board of Zoning Adjustment, a group of one-family dwellings, flats, or apartment houses, or a combination of these buildings, with division walls erected from the ground up or from the lowest floor up, may be erected and deemed a single building for the purpose of this title; Provided, that the requirements of §§410.2 through 410.11 shall be met.**

**410.2 All buildings in the group of buildings shall be erected simultaneously.**

According to the proposal presented to OP, all the buildings will be erected at the same time.

**410.3 All front entrances of the group shall abut a street, front yard, or front court**

Not all front entrances abut a street or front yard, since there are apartment units with entrances facing the parking area. However, an exemption from this requirement is allowed as stated in §410.12 (a) and (b).

**410.4 No rear or service entrance shall abut a street, front yard, or front court unless below the main floor.**

The proposed design does not have rear or service entrances.

**410.5 No exterior stairway shall be constructed above the level of the joists of the main floor unless located entirely within the building area.**

According to the site plan, the exterior stairways providing access to the second and third floors will be constructed from the ground up.

**410.6 No subdivision of the property shall be authorized until the Board has determined that the following requirements are met:**

**(a) There shall be adequate free access to the street from each separate dwelling, group of dwellings, or buildings resulting from the subdivision;**

**(b) Adequate access for fire protection and other purposes shall be provided by easement, fee, alley, or street: and**

**(c) There shall be adequate yards, courts, light, and air for each dwelling, group of dwellings, or group of buildings resulting from the subdivision.**

Based on the submitted plans, OP observed that there would be adequate unobstructed access to the adjacent streets from each of the dwellings. The design allows access to and from each apartment via a covered stairway. A paved stairway between Buildings 2 and 3 provides access from 2nd Street to the parking area and the rear-side apartments.

The Fire Department has indicated no objection to the proposal (Attachment 4). The applicant has assured OP that the development will meet the District's standards that are designed to ensure adequate access for fire protection and other purposes. As previously discussed under §353.4, OP believes the proposed design provides adequate yards, courts, light and air for each dwelling.

**410.7 The height of an individual building in a group of buildings may be measured as follows:**

**(a) Any building that does not have another building between it and a public street shall be considered to front on the street, and the building height shall be measured from the curb at the center of the front of the building; and**

**(b) Any building that has another building between it and the public street may have its height measured from the proposed finished grade at the center of the front of the building, and the front shall be that side of the building providing access to the majority of the dwelling units within the building.**

The permitted height of buildings in an R-5-A zone is 40 feet. According to the submitted site plans, the buildings are three-stories and approximately 30 feet high. All buildings on the lot front a public street.

**410.8 The front entrances of not more than four (4) one-family dwellings, nor more than four (4) dwelling units per floor, shall face any street that abuts the lot.**

Since the buildings are defined as single buildings by §§ 410.1 and 410.12, based on the submitted design, the front entrances of more than four (4) one-family dwellings face the streets abutting the lot. Therefore, the proposal does not meet this criterion. However, this requirement may be waived by the Board, pursuant to §410.12, since the design meets the requirements of §§410.4 and 410.5.

**410.9 All front entrances of the group shall abut a street, front yard, or front court; Provided, that a front entrance may abut a side yard if all one-family dwellings or dwelling units to which the entrance is appurtenant are located no nearer a street upon which the lot abuts than the rear of any part of the group having a front entrance abutting a street, front yard, or front court.**

The front entrances of Buildings 1, 2, and 3, abut 2nd Street and Wilmington Place. The rear-side of these buildings has apartments with entrances abutting the parking area and no side yards.

**410.10 No rear or service entrance shall abut a street, front yard, or front court, unless located below the main floor.**

There are no rear or service entrances in the design.

**410.11 No exterior stairway shall be constructed above the level of the joists of the main floor, unless located entirely within the building area of the group.**

In §199.1, main floor is defined as the floor of the story in which the principal entrance of building is located. In this instance, the main floor can also be interpreted as the floor above ground level. Based on the submitted design, stairways above the main floor are located within the building area.

**410.12 In the R-5-A and R-4 districts, if approved by the Board of Zoning Adjustment, a group of one-family dwellings, flats, or apartment houses, or a combination of these buildings, with division walls from the ground up or from the lowest floor up, may be erected and be deemed a single building for the purpose of this title, when the group does not comply with the provisions of §§410.1 through 410.11, subject to the following conditions:**

**(a) The provisions of §§410.4 and 410.5 shall be complied with; and**

**(b) The erection of the group of buildings shall not affect adversely the present character or future development of the neighborhood.**

OP concludes that the provisions of §§410.4 and 410.5 have been complied with and the proposed development is replacing a group of old abandoned apartment buildings. A plaza, play area and community building are proposed that was not original to the site. The architectural design deviates from the typical older style apartment buildings, but is compatible with some of the recent redevelopment to the south. The development of the site will continue the revitalization of this neighborhood.

**SECTION 2516**

**2516 EXCEPTIONS TO BUILDING LOT CONTROL (Residence Districts)**

**2516.1** **If approved by the Board of Zoning Adjustment in accordance with the conditions set forth in §3108 of this title, two (2) or more principal buildings or structures may be erected on a single subdivided lot, subject to the provisions of this section.**

The existing lot contains 5 irregular lots and the applicant is proposing to construct three (3) new buildings on a single re-subdivided lot, according to this section's provisions.

**2516.2** **The provisions of this section shall apply to construction on a lot that is located in, or within twenty-five feet (25 ft.) of, a residence district as designated in §105 of this title.**

The subject lot is located within the R-5-A residence district as designated by §105.

**2516.3** **In addition to other filing requirements, the applicant shall submit to the Board, with the new application, four (4) site plans, for all new rights-of-way and easements, and existing and preliminary landscaping and grading plans with approximate building footprints; Provided, that the following requirements are met:**
**(a) The applicant shall also submit, either with the original application or at a later time, final landscaping and grading plans, and two (2) sets of typical floor plans and elevations; and**
**(b) If the applicant elects to submit the plans referenced in §2516.3(a) at a later date, the Board's original approval shall be conditioned, subject to a later public hearing and final decision on the project as a whole.**

The applicant has submitted all plans and has met filing requirements, according to the Office of Zoning. As stated earlier in response to §353.5,

the applicant has filed twenty sets of such plans. The applicant has submitted plan revisions requested by the Office of Planning.

2516.4 **The number of principal buildings permitted by this section shall not be limited; Provided, that the applicant for a permit to build submits satisfactory evidence that all requirements of this chapter (such as use, height, bulk, open spaces around each building, and limitations on structures on alley lots pursuant to §2507, and §§3202.2 and 3202.3 are met.**

The applicant proposes three (3) new buildings and no structures will be built on alley lots. The applicant must comply with the requirements of §§3202.2 and 3202.3 (Attachment 5) to obtain the building permit upon BZA approval.

2516.5 **If a principal building has no street frontage, as determined by dividing the subdivided lot into theoretical building sites for each principal building, the following provisions shall apply:**

**(a) The front of the building shall be the side upon which the principal entrance is located;**
**(b) Open space in front of the entrance shall be required that is equivalent either to the required rear yard in the district in which the building is located or to the distance between the building restriction line recorded on the records of the Surveyor of the District of Columbia for the subdivided lot and the public space upon which the subdivided lot fronts, whichever is greater;**
**(c) A rear yard shall be required; and**
**(d) If any part of the boundary of a theoretical lot is located in common with the rear lot line of the subdivided lot of which it is a part, the rear yard of the theoretical lot shall be along the boundary of the subdivided lot.**

All principal buildings will have street frontages, and the lot is being consolidated into a single lot of record, therefore provisions (a), (b), (c), and (d) do not apply.

2516.6 **In providing for net density pursuant to §2516.11, the Board shall require at least the following:**
**(a) The area of land that forms a covenanted means of ingress or egress shall not be included in the area of any theoretical lot, or in any yard that is required by this title;**

**(b) Notwithstanding any other provision of this title, each means of vehicular ingress or egress to any principal building shall be twenty-five feet (25 ft.) in width, but need not be paved for its entire width;**

According to the revised site plan, the vehicular ingress and egress to the site is approximately 40 feet and 20 feet, respectively. Ingress and egress is one-way directional from the north entrance on 4th Street.

**(c) If there are not at least two (2) entrances and/or exits from the means of ingress or egress, a turning area shall be provided with a diameter of not less than sixty feet (60 ft.); and**

**(d) The requirements of paragraphs (b) and (c) of this subsection may be modified if the Board finds that a lesser width and/or diameter will be compatible with, and will not be likely to have an adverse effect on, the present character and future development of the neighborhood; Provided, that the Board shall give specific consideration to the spacing of buildings and the availability of resident, guest, and service parking.**

2516.7 **Where not in conflict with the Act of June 1, 1910 (36 Stat. 452), as amended, the height of a building governing by the provisions of this section, in all districts, shall be measured from the finished grade at the middle of the front of the building.**

The permitted height of buildings in an R-5-A zone is 40 feet. The buildings are three story apartment buildings, and according to the submitted site plans, no more than 30 feet high. The applicant's engineers indicated conformance with this provision and §410.7

2516.8 **The provisions of this section shall also apply to buildings erected under the terms and conditions of §410 of this title.**

OP concludes that the applicant has met the requirements of §410, as previously discussed under §410.

2516.9 **The substantive provisions of this title shall be complied with, and the proposed development shall not be likely to have an adverse effect on the present character and future development of the neighborhood.**

OP has determined that the proposal complies with the substantive provisions of this title and the proposed development should not have an adverse impact on the development of this community. The proposal to

redevelop this abandoned site would encourage further revitalization of this neighborhood.

**2516.10 Before taking final action on an application under this section, the Board shall refer the application to the District of Columbia Office of Planning for coordination review, and report, which coordination, review, and report shall consider the following:**

**(a) The relationship of the proposed development to the overall purpose and intent of the Zoning Regulations, and other planning considerations for the area and the District of Columbia as a whole, including the plans, programs, and policies of other departments and agencies of the District government; Provided, that the planning considerations that are addressed shall include, but not be limited to the following:**

**(1) Public safety relating to police and fire concerns;**
**(2) The environment, relating to water supply, water pollution, soil erosion, and solid waste management;**
**(3) Public education;**
**(4) Recreation:**
**(5) Parking, loading, and traffic;**
**(6) Urban design; and**
**(7) As appropriate, historic preservation, and visual impacts on adjacent parkland;**

**(b) Considerations of site planning; the size, location, and bearing capacity of driveways: deliveries to be made to the site; side and rear yards; density and open space; and the location, design and screening of structures;**

**(c) Considerations of traffic to be generated and parking spaces to be provided, and their impacts;**

**(d) The impact of the proposed development on neighboring properties; and**

**(e) The findings, considerations, and recommendations, of other District Government agencies.**

OP has referred the application to the Police and Fire Departments, Departments of Public Works, including the Division of Landscaping, Department of Recreation, the District Department of Transportation, D.C. Public Schools, and the Department of Health, for comments concerning the above. OP's comments as outlined in reference to §§353.3 and 353.4 are applicable here.

§2516.10 (a) (7) is not applicable in this instance, since the proposed project is not located in an historic district and there is no existing adjacent parkland, which the project would visually impact.

**2516.11 The Board may impose conditions with respect to the size and location of driveways; net density; height, design, screening, and location of structures; and any other matter that the Board determines to be required to protect the overall purpose and intent of the Zoning Regulations.**

RELATIONSHIP OF THE APPLICATION TO THE COMPREHENSIVE PLAN

The District of Columbia Generalized Land Use Map designates the Square for Medium Density Housing. This classification includes the area west of the property to Martin Luther King Avenue and to the south and east to Ballou High School, which is classified as institutional (Attachment 2).

According to the Ward 8 Comprehensive Plan 1903.3(i):

> "Washington Highlands is Ward 8's largest and most populous neighborhood. Most of the housing in this neighborhood is a mixture of walk-up and garden apartment units, many of which are contained in public housing complexes such as Valley Green and Highland Dwellings...

The provision of new housing at this site is entirely consistent with objectives of the Ward 8 element of the Comprehensive Plan. Section 1909.1 (b) which encourages the "rehabilitation of abandoned ...apartment buildings within Ward 8 or replace them with new and more appropriate residential uses..."

The Ward 8 Element supports the R-5-A review guidelines, as it relates to protection of the highly erodible soils and steep slopes in the Ward and in the Highland neighborhood, including the objectives for Environmental Protection as follows:

**1911.1 The objectives for environmental protection:**

**(a) Protect the overall environmental quality of the District's land areas by preventing further soil erosion, promoting the restoration of eroded areas and enforcing prohibitions against illegal dumping and other destructive practices;**

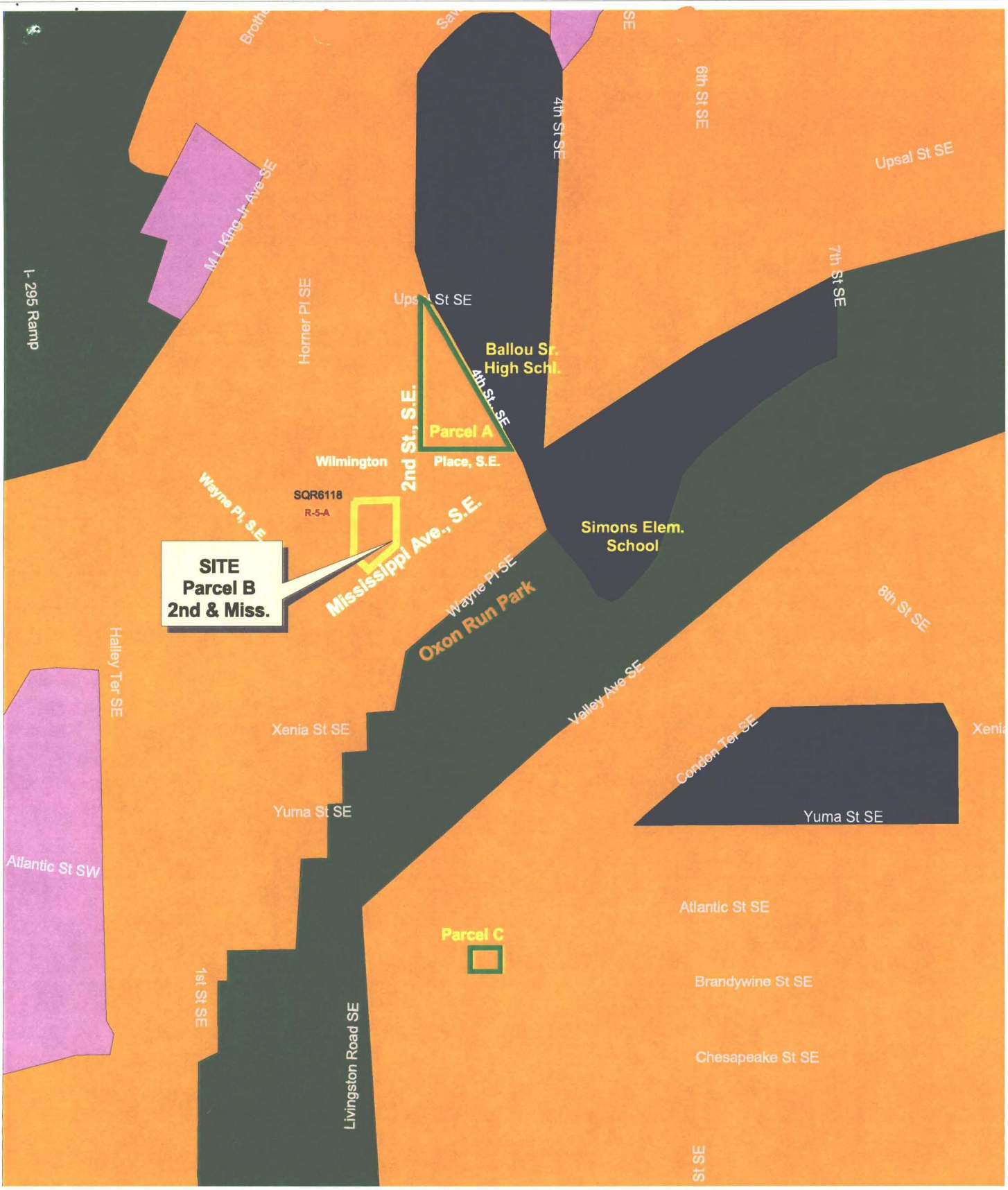
The proposal does not indicate any severe grading changes to the site. The intended locations of the new apartment buildings do not vary significantly from locations of the previous buildings. Site visits by OP did not indicate any appreciable erosion in its present state. However, new retaining walls are included on the grading plans, as shown along 2nd Street and in the area of the proposed parking lot. As previously stated in reference to § 353.4, the applicant has to comply with the Department of Health's Soil Erosion guidelines at the building permit phase.

## COMMUNITY COMMENTS

ANC 8C had not reviewed the proposal at the time of this report. However, the applicant has indicated that its proposal was presented at community meetings, hosted by the single member District representative.

## OP SUMMARY RECOMMENDATION

OP believes that the application meets the intent of the Zoning Regulations and Map, and compliments Ward 8's Comprehensive Plan elements for the environment and urban design. The proposed development would not adversely affect the use of the neighboring properties, within the context of the Zoning Regulations or Map. The development would improve the neighboring property's surroundings, by ridding the site of trash and the current visual blight of abandoned and boarded up apartment dwellings. The project would result in improving the present character and future development of the neighborhood. OP recommends **APPROVAL** of the proposal to re-subdivide the lots in Square 6092 and Square 6118 into a single lot of record and construct three (3) new apartment buildings on the site.




**Generalized Land Use Key**

| | | |
|---|---|---|
| Residential Low Density | Commercial Low Density | Federal |
| Residential Moderate Density | Commercial Moderate Density | Institutional |
| Residential Medium Density | Commercial Medium Density | Local Public |
| Residential High Density | Commercial Med.-high Density | Parks, Recreation and Open Space |
| Water | Commercial High Density | Production and Technical Employment |

# Comprehensive Plan Landuse

DC Office of Planning
July 15, 2002

Scale 1:6669

N

150 0 150 Feet

Attachment 3

DISTRICT OF COLUMBIA
PUBLIC SCHOOLS

**Planning, Design and Construction**
**Penn Center**
**1709 3rd Street, N.E. 3rd Floor**
**Washington, D.C. 20002**
**(202) 576-7718, Fax: (202) 576-6662**

July 16, 2002

Ms. Karen Thomas:

This information is in answer to your questions:

1) The closest schools to the development are:
a) Simon elementary School.
b) Hart Middle School.
c) Ballou Senior High School.

2) The design capacity of these schools according to a 1997 study is:
a) Simon: 664 Students.
b) Hart: 1158 Students.
c) Ballou: 2001 Students.

3) The 2001-2002 enrollment for these schools was:
a) Simon: 472
b) Hart: 582
c) Ballou: 1029

4) We don't know what it would the population mix of the inhabitants of the new development. If we venture to take a high assumption of saying that each household will have two youngsters in school age, the maximum impact would be as follow:
a) Simon: 90 new students, and we have enough capacity to absorb them.
b) Hart: 54 new students, and we have enough capacity to absorb them.
c) Ballou: 36 new students, and we have enough capacity to absorb them.

5) We always welcome the arrival of new population to the area, as long as all the environmental issues have being study.

6) Our only concerns from the School System point of view, are the possibility of additional traffic, increased pollution, and the need for extra street parking space.

Please feel free to call me if you have any further questions.

Sincerely,

Alberto Treves
Planning Manager,Office of Facilities Management
District of Columbia Public Schools
Penn Center, 1709 3rd St. NE 3rd Floor
Washington DC 20002
Tel. 202 576 7718, Fax 202 576 6662
Email Alberto.Treves@k12.dc.us

Jul-16-02 02:33pm From- T-524 P.02/02 F-510

GOVERNMENT OF THE DISTRICT OF COLUMBIA
FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT
WASHINGTON, D.C. 20001

**MEMORANDUM**

**TO:** Karen Thomas
Development Review Specialist
Office of Planning

**FROM:** Bruce Cowan BC
Fire Marshal

**DATE:** July 8, 2002

**SUBJECT:** BZA Application 16905 Bowling Green Apartments

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The D.C. Fire and EMS Department has reviewed the above application.

In reviewing the site plans submitted with your application, it appears the Fire Department has adequate access to the front and rear of each building. Front access would be made via the public street and rear access via the rear parking lots.

The Fire and EMS Department approves this request if the applicant agrees to install a fire sprinkler system in each building. The applicant must install residential sprinklers inside each dwelling unit.

If you have any questions regarding this review, please contact Lieutenant William F. Guffey of my staff. He may be reached at 727-1614.

addition to all other remedies provided by law, institute injunction or other appropriate action or proceeding to prevent the unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use; or to correct or abate a violation; or to prevent the occupancy of the buildings, structure, or land.

SOURCE: §§8105.1 and 8105.2 of Regulations effective May 12, 1958.

## 3202 BUILDING PERMITS

3202.1 Except as provided in §§3202.5, 3202.7, or 3202.8, a building permit shall not be issued for the proposed erection, construction, conversion, or alteration of any structure unless that structure complies with the provisions of this title.

3202.2 To determine compliance with the provisions of this title, each application for a building permit shall be accompanied by any of the following that is deemed necessary:

(a) Scaled drawings showing the following:

(1) The exact shape, topography, and dimensions of the lot to be built upon;

(2) The plan, elevation, and location by dimensions of all existing and proposed structures, and the proposed use of those structures;

(3) The parking and loading plans and the basis for computation of those plans; and

(4) Other information necessary to determine compliance with these regulations; and

(b) An official building plat, in duplicate, prepared by the Surveyor of the District of Columbia, upon which the applicant shall indicate in ink and to the same scale dimensions of the following:

(1) All existing and proposed structures;

(2) The number, size, and shape of all open parking spaces, open loading berths, and approaches to all parking and loading facilities; and

(3) Other information necessary to determine compliance with the provisions of this title.

3202.3 Except as provided in §2516 and the Act of Congress of June 28, 1898 (30 *Stat.* 520, chapter 519, §5), a building permit shall not be issued for the proposed erection, construction, or conversion of any principal structure, or for any addition to any principal structure, unless the land for the proposed erection, construction, or conversion has been divided so that each structure will be on a separate lot of record; except buildings and structures related to a fixed right-of-way mass transit system approved by the Council of the District of Columbia. Any combination of commercial occupancies separated in their entirety, erected, or maintained in a single ownership shall be considered as one (1) structure.