GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Memorandum

TO: Board of Zoning Adjustment

FROM: Ellen McCarthy, Director
Office of Planning

DATE: June 19, 2005

SUBJECT: BZA Application #17350 (54th Street Corporation)
5355-5357 Queen's Stroll Place, S.E. (Square 5299, Lots 14, and 15)

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APPLICATION

54th Street Corporation (applicant) requests, pursuant to 11 DCMR 3104.1, a special exception under Section 353 to allow the development of an apartment building to house handicapped individuals in the R-5-A District.

RECOMMENDATION IN BRIEF

The proposed development will benefit the overall good and appearance of the community and specifically address the housing needs of handicapped persons. The proposal meets all the requirements of the Zoning Regulations and therefore the Office of Planning (OP) recommends **approval** of the special exception.

SITE AND AREA DESCRIPTION

The subject property is located in the southwest quadrant of the intersection of Queens Stroll Place (formerly Drake Place) and 54th Street, S.E., Square 5299, Lots 14 and 15 (Attachments 1 and 2). The property is currently vacant. The surrounding area is predominantly residential use composed of single-family detached homes and garden apartments. The area is interspersed with a few undeveloped parcels. The area is in the R-5-A District.

PROPOSAL

The proposal is to construct an eight unit, two-story apartment building specifically to house handicapped persons.

ZONING

The subject site is in the R-5-A district. The Zoning Regulations require that new developments in the R-5-A district be subject to review as a special exception under Section 3104 in accordance with the requirements in Sections 353. The table below shows how the proposal meets the R-5-A area requirements.

BZA Case No. 17350 Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17350
EXHIBIT NO. 27

	R-5-A Requirement	Provided
Lot Area	As prescribed by the Board	8,000 sq. ft.
Lot Width	As prescribed by the Board	100 ft.
Floor Area Ratio	0.9 FAR	0.8 FAR
Lot Occupancy	40%	40%
Side Yard	3 ins./foot of height of building, but no less than 8 ft.	8 ft.
Rear Yard	20 ft.	20 ft.
Height	40 ft./3 stories	25.75 ft/2 stories
Parking	1 space per 6 dwelling units or 2 spaces	5 spaces

ANALYSIS

The proposal is to develop the site with a two-story apartment building with parking in the rear. The building will have six, one-bedroom apartments and two, two-bedroom apartments for a total of eight units. The apartments will be rented specifically to residents who are handicapped (wheelchair bound). The project will be subsidized through the US Department of Housing and Urban Development's (HUD) Project Rental Assistance program that will provide financing for forty years.

The property slopes steeply from a high of 185 feet down to 180 feet along the 54th Street and Drake Place frontages and then gently slopes down towards the rear of the site. Due to this topography, the building will be viewed as one-story from 54th Street and the two-stories from the rear. The apartments on the upper floor will be accessed directly from 54th Street while the lower floor apartments will have direct access from the rear of the building as well as from a walkway that leads from the rear of the property to below grade entrances below 54th Street. These entrances are not visible from 54th Street.

Section 353 requires that all new residential developments except single family detached and semi-detached units be reviewed for compliance with the requirements of Section 410, Special Exceptions for Groups of Residential Buildings in the R-4 and R-5 Districts. The analysis below demonstrates how the proposed application meets the requirements.

410.1 ***In an R-5 District, if approved by the Board of Zoning Adjustment as a special exception under § 3104, 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.***

The proposed development will consist of only one building and the apartments will be built simultaneously.

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

The front entrance to the building will be along 54th Street. The front of the building will only allow pedestrian access while vehicular access will be from Drake Place.

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

The entrances to the rear of the building does not front on a street.

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.

The exterior stairway along the southeast portion of the building does not extend beyond the joist of the main floor.

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.

The applicant proposes to combine the two lots. The proposed building has frontage along two streets. Pedestrian access is provided along 54th Street and vehicular access from Drake Place. Fire protection can be administered from the adjacent streets and emergency vehicles can also access the property directly from the driveway along Drake Place. All required setbacks are provided and are adequate to provide light and air to each unit.

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 building will have a height of 16.42 feet using the above method of measurement. The height is below the 40-feet maximum allowed in the R-5-A District.

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

The four units on the upper floor front on 54th Street. The entrances to the units on the lower floor are below grade and do not face a street.

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 main entrances into the building are along 54th Street.

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.

The exterior stairway along the southeast portion of the building does not extend beyond the joist of the main floor.

410.12 In an R-5-A District, if approved by the Board of' Zoning Adjustment as a special exception under § 3104, 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 should not affect adversely the present character or future development of the neighborhood.

Not Applicable.

The application is also required to meet the requirements of Section 3104.1 for Special Exceptions as follows:

"…. special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps, …."

As demonstrated above, the proposed development meets the requirements of Section 354 and 410. The development is specialized to meet the need of handicapped persons who are confined to wheelchairs. The proposed apartment building meets all the required setbacks, will complement the building types in the neighborhood, and will not adversely affect neighboring properties.

COMMUNITY COMMENTS

On May 10, 2005, ANC-7E voted to support the proposed development.

RECOMMENDATION

Currently, this vacant property is an eyesore in the community and the proposed development will make these parcels productive and benefit the overall good and appearance of the community. The proposed apartment building will specifically address the housing needs of handicapped persons. The proposal meets all the requirements of the Zoning Regulations and therefore OP recommends **approval**.

ATT:

Attachment 1 – Aerial Photograph
Attachment 2 – Zoning and Land Use

EM/mbr



OPID0006507

Aerial Photogaph
BZA #17350
5355-5357 Queen's Stroll Place, SE

N

Feet

0 100 200

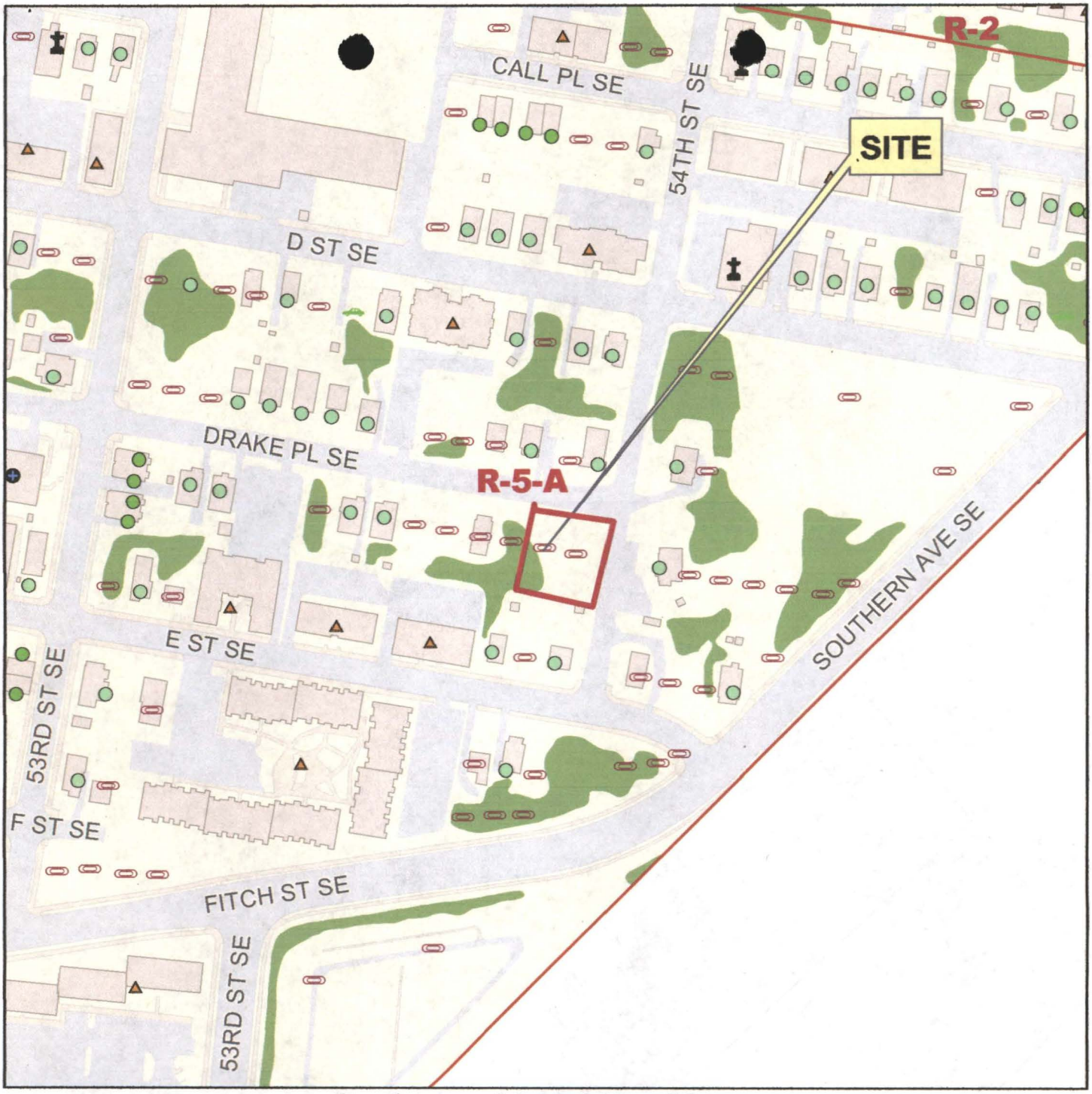
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District of Columbia
Anthony A. Williams, Mayor

Office of Planning ~ July 5, 2005

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



Attachement 1



OPID0006517

Zoning and Land Use Map
BZA 17350
5355-57 Queen's Stroll Place, SE

N

Feet

0 100 200

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Anthony A. Williams, Mayor

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Land Use Legend

- Non-conforming SF Use
- Rowhouse
- Single-Family Detached
- Single-Family Semi-Detached
- Resid. Garage
- Resid. Mixed Use
- Multi-family
- Multi-Resid. Garage
- Hotel - Small
- Hotel - Large
- Club
- Resid. Transient
- Store
- Restaurant
- Office
- Vehicle Service Station
- Parking - Special Purpose
- Warehouse
- Religious
- Educational
- Embassy or Chancery
- Museum, Library, Gallery
- Recreational
- Health Care Facility
- Memorial
- Special Purpose
- Vacant

Attachment 2