

April 4, 2018

VIA IZIS AND HAND DELIVERY

D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 200S
Washington, D.C. 20001

Re: **Board of Zoning Adjustment Case No. 19377 – The Boundary Companies and The Missionary Society of St. Paul the Apostle (collectively, the “Applicant”) – BZA Application for 3015 4th Street NE (Square 3648, Lots 1070 and 1071¹)(the “Property”) – Applicant’s Supplemental Pre-Hearing Submission**

Dear Members of the Board:

On behalf of the Applicant, pursuant to 11-Y DCMR §300.15, this letter is intended to provide additional updates, details, and clarifications regarding the proposed development at the Property (the “**Project**”). The information in this letter results in part from continued discussions with District agencies and the community regarding the Project.

Paulist Building

The Paulist Building is 37’ 5” in height and is proposed to comply with the use and development parameters in the RA-1 Zone District. As such, the new building would contain no more than fifteen (15) residents. Attached hereto as Exhibit A is a zoning conformance chart for the new Paulist building, illustrating its compliance with the Zoning Regulations. Additionally, attached as Exhibit B are additional plans and line drawings for the Paulist building.

¹ Applicant notes that Assessment and Taxation (“A&T”) Lot 1067 became A&T Lots 1070 and 1071. These lots are a portion of former Lot 915.

Townhouse Project

The proposed townhouses comply with the height requirements of the RA-1 Zone District. The sixteen (16) foot wide townhouses are approximately 35' 10 5/8" in height and, where they have roof structures, those structures are approximately 8' 10" in height. The twenty (20) foot wide townhouses are approximately 31' 11 5/8" in height and, where they have roof structures, the roof structures are approximately ten (10) feet in height. This is illustrated on pages A1, A2, and A4 of Exhibit 64A in the case record. Additionally, attached hereto as Exhibit C are line drawing elevations providing additional details for the proposed townhouses.

Development Standards

The Applicant evaluated the Project's development standards based on conservative calculations and assumptions. To such end, the Applicant excluded private streets from the lot area used for area calculations and assumed full deck build-outs on all townhouses when determining both individual theoretical lot and entire-site zoning calculations (and the corresponding relief requested where applicable). While the Applicant has included data including the private streets in the lot area and excluding private decks from the townhouses in some calculations as well, these have only been included for illustrative purposes. The controlling development standards have been calculated using the more conservative data described above. As such, the overall calculations of 0.91 FAR and 32% lot occupancy exclude private streets from lot area and include decks. Additionally, the Applicant's rear yard calculations (and corresponding relief requests, where applicable) were calculated assuming decks will be constructed on each of the townhouses. We note that it is highly unlikely that all decks will be built out in the final Project condition, if approved. Page C-05A of the Exhibit 64A in the case record best illustrates the calculations described in this paragraph.

As noted in the Application, the Project's theoretical lots for the townhouses would require rear yard and lot occupancy relief including allowing some theoretical lots to have no rear yards and up to 89% lot occupancy. This approach and the resulting zoning calculations and relief are similar to those utilized in other recently approved cases. While the individual theoretical lots may not comply with lot occupancy and rear yard requirements, these smaller individual theoretical lots allow for the creation of larger swaths of open space within the Project to be considered for common use and benefit. As a result, the Project has an overall low lot occupancy of 32% (excluding streets from lot area and including decks in building footprint) and a significant amount of green space, which benefits both the townhouse/Paulist community and the surrounding community and allows for a more well-considered, holistic planning approach.

Regarding sustainability, the holistic design approach described above allows the Project to consolidate its green space, retain and plant trees, and otherwise integrate a considerable degree of landscaping in the plan. As such, the Project will be able to obtain, and ideally exceed, the required 0.4 Green Area Ratio (“GAR”) for the Project. As shown on Exhibit D attached hereto, the Project as currently designed has a GAR of approximately 0.433. Although this number is illustrative of the Project’s GAR, such figure demonstrates how the Project is able to achieve an unusual degree of sustainable design goals by potentially far exceeding the GAR requirements of this zone.

Clarification to A&T Lot Exhibit

Finally, attached hereto as Exhibit E is a revised A&T Lot exhibit that replaces Exhibit 64C in the case record. This exhibit clarifies that the Paulist property constitutes “Lot 61” within the Project and that “Lot 62” represents the open space on the Property not included within the townhouse lots or the Paulist property (ie, Lots 1-61). “Lot 62” includes both common green/landscaped areas and roads, including the open space south of the Paulist property.

Please feel free to contact Jeff at (202) 721-1132 or Meghan at (202) 721-1138 if you have any questions regarding the enclosed. We look forward to presenting the project to the Board at the April 25, 2018 public hearing.

Sincerely,



Jeff Utz



Meghan Hottel-Cox

Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document was delivered by first-class mail or hand delivery to the following addresses on April 4, 2018.

Elisa Vitale (2 copies)
Jennifer Steingasser
Joel Lawson
Office of Planning
1100 4th Street, SW, Suite 650E
Washington, DC 20024

Patrick Reed (2 copies)
District Department of Transportation
55 M Street, SE, Fourth Floor
Washington, DC 20003

Eddie Garnett – ANC 5E01
3055 Chancellor's Way, NE
Washington, DC 20017

Patricia Williams – ANC 5E02
401 Edgewood Street, NE
Washington, DC 20017

Hannah Powell – ANC 5E03
1930 4th Street, NE
Washington, DC 20002

Sylvia M. Pinkney – ANC 5E04
34 R Street, NE
Washington, DC 20002

Bradley Ashton Thomas – ANC 5E05
107 P Street, NW
Washington, DC 20001

Katherine McClelland – ANC 5E06
413 Richardson Place, NW
Washington, DC 20001

Bertha G. Holliday – ANC 5E07
49 T Street, NW
Washington, DC 20001

Horacio Sierra – ANC 5E08
150 V Street, NW
Washington, DC 20001

Dianne Barnes – ANC 5E09
41 Adams Street, NW
Washington, DC 20001

Nancy Darlene Jones – ANC 5E10
200 Bryant Street, NE
Washington, DC 20002

St. Paul's College Neighbors for Thoughtful Development
c/o David W. Brown, Esq.
Knopf & Brown
401 E. Jefferson St, Ste 206
Rockville, MD 20850



Meghan Hottel-Cox