

STATEMENT OF EXPLANATIONS AND REASONS

(Rev. December 07 2017)

**SUPPORTING AN APPLICATION
TO THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

FOR SPECIAL EXCEPTION

**PERSUANT TO DC ZONING REGULATIONS OF 2016 TITLE 11 SUBTITLE U
SECTION 421.1, SUBTITLE F SECTIONS 306.4 & 52001.1 FOR SPECIAL
EXCEPTION FOR NEW RESIDENTIAL DEVELOPMENTS IN RA1 ZONING
DISTRICT**

Address: 18-28 Brandywine ST SE DC 20032

(SQ. 6170 LOT : 58-63)

BZA CASE NO. 19655

APPLICANT'S STATEMENT

This project at 18-28 Brandywine ST SE is subdivided into 6 lots to build 6 row dwellings. Each lot size is 20'X100' in RA1 Zoning District.

Subtitle U Section 421.1: Requires Special Exception from BZA for new residential Development.

Subtitle F, Section 5200.1: Provisions of this chapter provide for relief to the development standards and regulations in the RA zones as a special exception subject to the provisions of this chapter and the general special exception criteria at Subtitle X, Chapter 9.

Subtitle F, Section 306.4: A side yard shall not be required along a side street abutting a corner lot in an RA-1 zone. However, property at 18 Brandywine SE is a corner lot and abutting an alley. Therefore, we need special exception for development of 18 Brandywine SE.

PROJECT DESCRIPTION

Each of row dwelling will have brick front and foot print of 20'X40' (800 SQFT) with two floors and basement including 3 bedrooms, 2 ½ bathrooms, Kitchen with separate dinning space, living room and family room. Each dwelling will have off street parking at rear of each house.

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject property is located in Congress Heights neighborhood at corner of Brandywine ST and 1St ST SE and near major roads of South Capitol ST, Southern Ave SE. It is supported by an adequate number of educational facilities, such as Simon Elementary School, Hart Middle School and Ballou high School. There are sufficient Recreation Centers nearby such as Ferebee Hope Recreation Center, Fort Stanton Recreation Center.

ZONING

The site is currently in RA1 zoning districts designed to protect quiet residential areas. The tables below show a comparison between the development standards of the RA1 zone and the proposed development. Under Subtitle F Chapter 300.2, RA-1 zone provides for areas predominantly developed with low- to moderate-density development, including detached dwellings, row houses, and low-rise apartments.

Zoning Analysis of RA1 Zoning District

	Lot Area	Lot Width	Lot Occupancy	FAR	Min. Green Area Ratio	Rear Yard	Side Yard	Building Height	Parking Spaces
Zoning Requirement	Not Defined	Not Defined	40%	0.9	0.4	20 ft.	8 ft.	40 ft.	Not required
Provided	2,000 sf	20 ft	40%	0.8	0.43	45'	7 ft	28'	1

ANALYSIS

The proposed construction of this project of 6 row dwellings on subject lots will be conforming since each lot meets RA1 zoning requirements. However, in the RA-1 zone, all new residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment as special exceptions under Subtitle X, in accordance with the standards and requirements in this section.

Under Subtitle X, Chapter 901.2, the Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C.Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:

- (a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
- (b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and

(c) Will meet such special conditions as may be specified in this title.

Our project at 18-28 Brandywine St SE will be in harmony with the community and will not tend to affect adversely. Also, there will be no street congestion for parking on the street since we will provide 6 off street parings at rear of these dwellings and will not require any curb cut permit from DDOT. We will provide SWM system as required by DDOE. Special Exception to build proposed 6 row dwellings would not limit the light and air to adjacent properties or to other dwellings in the neighborhood.

CONCLUSION

The proposal will contribute to the continued improvement of Congress Heights area by developing one of the many vacant infill lots. The improvement of this infill lot would be for the public good as it would remove a vacant property and prevent the use of the property negative purposes. Special Exception from BZA for new residential Development of these 6 row will not have a negative impact on the zoning regulations and would allow the property to be developed with SFD that will be consistent with the development pattern in the area.

Respectfully submitted,

M. Sikder
District properties
6500 Chillum PL., NW
Washington DC 20012