

# STATEMENT OF EXPLANATIONS AND REASONS

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

AS PER OP IN ADDITION OF SPECIAL EXCEPTION, WE REQUIRE  
PERSUANT TO 11 DCMR SUBTITLE F CHAPTER 3 A VARIENCE  
FROM SIDE YARD  
UNDER SECTIONS 306.4

Address: 18 Brandywine ST SE DC 20032

(SQ: 6170 LOT: 58)

BZA CASE NO.19665

## APPLICANT'S STATEMENT

We are developing a project of 6 row houses on Brandywine ST SE DC and between 1<sup>st</sup> ST SE and an alley. Lot 58 of the proposed row house which is furthest left side of the project abuts alley requires a variance from side yard requirements. Current lot at 18 Brandywine ST SE having a size of 20'X100' and is in RA1 Zoning District and does not meet the criteria to build a house as a matter of right because of side yard requirements as per new zoning code requirements. Therefore, we need a BZA variance from side yard requirements under Subtitle Chapter F Section 306.4 in order to build a single-family house.

## PROJECT DESCRIPTION

This brick front single family home will have foot print of 800 SFT with three floors including 4 bedrooms, 3 ½ bathrooms, Kitchen with separate dinning space, living room and family room.

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject property is located in ANC 8D07 neighborhood and near major roads of S Capitol ST, MLK Ave and 295. It is supported by an adequate number of educational facilities, such as Hendley Elementary School, Hart Middle School and Ballou high School.

ZONING

The site is currently in RA1 zoning district designed to protect quiet residential areas. The tables below show a comparison between the development standards of the RA-1 zone and the proposed development.

1. The property is zoned RA-1 with lot area of 2000 SFT and lot width of 20’.

Zone RA-1

	<u>Lot Area</u>	<u>Lot Width</u>	<u>Lot Occupancy</u>	<u>FAR</u>	<u>Min. Green Area Ratio</u>	<u>Rear Yard</u>	<u>Side Yard</u>	<u>Building Height</u>	<u>Parking Spaces</u>
<u>Zoning Requirement</u>	<u>Not Defined</u>	<u>Not Defined</u>	<u>40%</u>	<u>0.9</u>	<u>0.4</u>	<u>20 ft.</u>	<u>8 ft.</u>	<u>40 ft.</u>	<u>Not required</u>
<u>Provided</u>	<u>2,000 sf</u>	<u>20 ft</u>	<u>40%</u>	<u>0.8</u>	<u>0.43</u>	<u>45’</u>	<u>0</u>	<u>28’</u>	<u>1</u>

ANALYSIS

The proposal construction of a single-family end unit dwelling on the subject lot is non-conforming because we can’t provide 8’ side yard as per new zoning regulation in RA-1 zoning district.

### Section 306.4 - Side Yard

A side yard shall not be required along a side street abutting a corner lot in an RA-1. However, 18 Brandywine ST SE DC 20032 is abutting an alley. Therefore, we require 8' side yard in this 20' wide lot resulting a 12' wide house.

### ANALYSIS

#### *i. Exceptional Situation Resulting in a Practical Difficulty*

This is an exceptional situation to provide 8' side yard resulting in a practical difficulty of having a 12' wide home. A 12' wide home would provide inefficient and impractical living standard for the homeowner. Also, while all other houses are 20' wide, this subject property of 12' wide would not be visually in harmony in relation to other 20' wide homes.

#### *ii. No Substantial Detriment to the Public Good*

Variance to build proposed two-story structure plus basement would not limit the light and air to adjacent properties or to other dwellings in the neighborhood. We will also provide one car driveway at the rear of the proposed structure and thus will not be any burden of street parking. Therefore, there will be no Substantial Detriment to the Public Good to provide a Variance of side yard to build the proposed house.

#### *iii. No Substantial Harm to the Zoning Regulations*

Our subject development will provide for the orderly development and use of land and structures in areas characterized by predominantly moderate density residential uses as described in RA-1 Zoning District. Thus, there will be no Substantial Harm to the Zoning Regulations for variance of side yard of our subject property.

## **FOR SPECIAL EXCEPTION**

### **PERSUANT TO DC ZONING REGULATIONS OF 2016 TITLE 11 SUBTITLE U CHAPTER 421.1 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.

### **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. As per Subtitle U Chapter 421.1, it requires Special Exception from BZA for new residential Development.

### **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 dining 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 1<sup>St</sup> 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 Hendley Elementary School, Hart Middle School and Ballou high School.

## 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 RA-1 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 contestation 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