

SUPPLEMENTAL MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Elisa Vitale, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: November 16, 2018
SUBJECT: BZA Case 19757 1201 Staples Street NE to permit conversion of an existing non-residential building to a three-unit apartment house in the RF-1 zone.

I. OFFICE OF PLANNING RECOMMENDATION

The Applicant filed revised plans on November 9, 2018 (Exhibit 56) and a revised zoning self-certification on November 14, 2018 (Exhibit 57). The revised application does not include penthouse setback relief.

The revised design addresses concerns raised in the Office of Planning’s (OP) June 28, 2018 report (Exhibit 48) and OP can now recommend **approval** of the following special exception relief:

- Subtitle U § 320.3, Conversion of an Existing Non-Residential Building to an Apartment House.

II. LOCATION AND SITE DESCRIPTION

Address	1201 Staples Street NE
Applicant	Teass \ Warren Architects on behalf of 1201 Staples LLC
Legal Description	Square 4067, Lot 0002
Ward, ANC	5 / 5D
Zone	RF-1 - The purpose of the RF-1 zone is to allow for detached, attached, semi-detached, single-family dwellings and flats.
Lot Characteristics	The property is a rectangular, corner lot that measures 34.33 feet in width and 82.5 feet in depth. The property is bounded by an adjoining lot to the north, a 15-foot wide, improved public alley to the east, Morse Street NE to the south, and Staples Street NE to the west.
Existing Development	The property is improved with a two-story semi-detached building that was most recently used for religious based institutional purposes (Certificate of Occupancy 1891916).
Adjacent Properties	The property to the north is improved with an attached, two-story building in one-family residential use.

Surrounding Neighborhood Character	The surrounding neighborhood is primarily residential in character with commercial uses in mixed-use zones to the south and east along Florida Avenue NE and Bladensburg Road NE.
Proposed Development	The Applicant is proposing to convert the existing non-residential building to an apartment house with three units, including rear and third story additions.

III. ZONING REQUIREMENTS and RELIEF REQUESTED¹

Zone – RF-1	Regulation	Existing	Proposed	Relief
Height (ft.) E § 303	35 ft./3 stories	30 ft./2 st.	35 ft./3 st.	None Required
Lot Width (ft.) E § 201	18 ft.	34.3ft.	unchanged	None Required
Lot Area (sq. ft.) E § 201	1,800 sq. ft.	2,832 sq. ft.	unchanged	None Required
Lot Occupancy E § 304	60%	21%	36%	None Required
Rear Yard (ft.) E § 306	20 ft.	41.8 ft.	26.83 ft.	None Required
Side Yard (ft.) E § 307	Not required, but 5 ft. minimum if provided	15 ft.	15 ft.	None Required
Parking C § 701	1 space/2 du	2 spaces	2 spaces	None Required

IV. OFFICE OF PLANNING ANALYSIS

a. Special Exception Relief from Subtitle U § 320.3

U 320.3 Conversion of a non-residential building or other structure to an apartment house and not meeting one (1) or more of the requirements of Subtitle U § 301.2, shall be permitted as a special exception in an RF-1, RF-2, or RF-3 zone if approved by the Board of Zoning Adjustment under Subtitle X, Chapter 9 subject to the following provisions:

(a) No special exception relief shall be available from the requirements of Subtitle U § 301.2(a);

The Applicant is proposing a third-floor addition that would increase the height of the building from 30 feet to the maximum permitted height of 35 feet.²

(b) Any addition shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular;

(1) The light and air available to neighboring properties shall not be unduly affected;

¹ Information provided by Applicant, Exhibit 57, dated November 14, 2018.

² See Exhibit 56, Sheet 4, November 9, 2018.

The proposed third story and rear additions should not unduly affect the light and air available to neighboring properties. The adjoining property at 1203 Staples Street NE has an existing solar array and the Applicant indicates that an agreement has been reached with the property owner to address concerns about impacts to the existing solar array.

(2) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; and

The Applicant is no longer proposing the second story deck on the front façade of the property. The proposed roof deck would be limited to the rear third of the building and would be screened by the parapet wall. The privacy of use and enjoyment of neighboring properties should not be unduly compromised.

(3) The conversion and any associated additions, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street or alley;

The revised proposal better reflects neighborhood character and should not substantially visually intrude on the character, scale, and pattern of houses on Staples and Morse Streets, NE. The Applicant is retaining the first-floor front porch and reintroducing the porch roof, which is consistent with the porch treatment for other properties on Staples Street NE. The Applicant is proposing to mirror the roof and decorative dormer style on the front façade. On the Morse Street elevation, the Applicant is proposing to carry the treatment of the bay to the third floor and is introducing a square bay projection at the rear of the building that provides articulation on the Morse Street façade.

(c) In demonstrating compliance with Subtitle U § 320.3(b) the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the conversion and any associated addition to adjacent buildings and views from public ways; and

The application materials include floorplans, elevations, and photographs.³

(d) The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent or nearby properties, or to maintain the general character of a block.

OP does not recommend any special treatment.

V. COMMENTS OF OTHER DISTRICT AGENCIES

The District Department of Transportation, in its May 11, 2018 report indicated that it had no objection to the approval of the requested special exception.

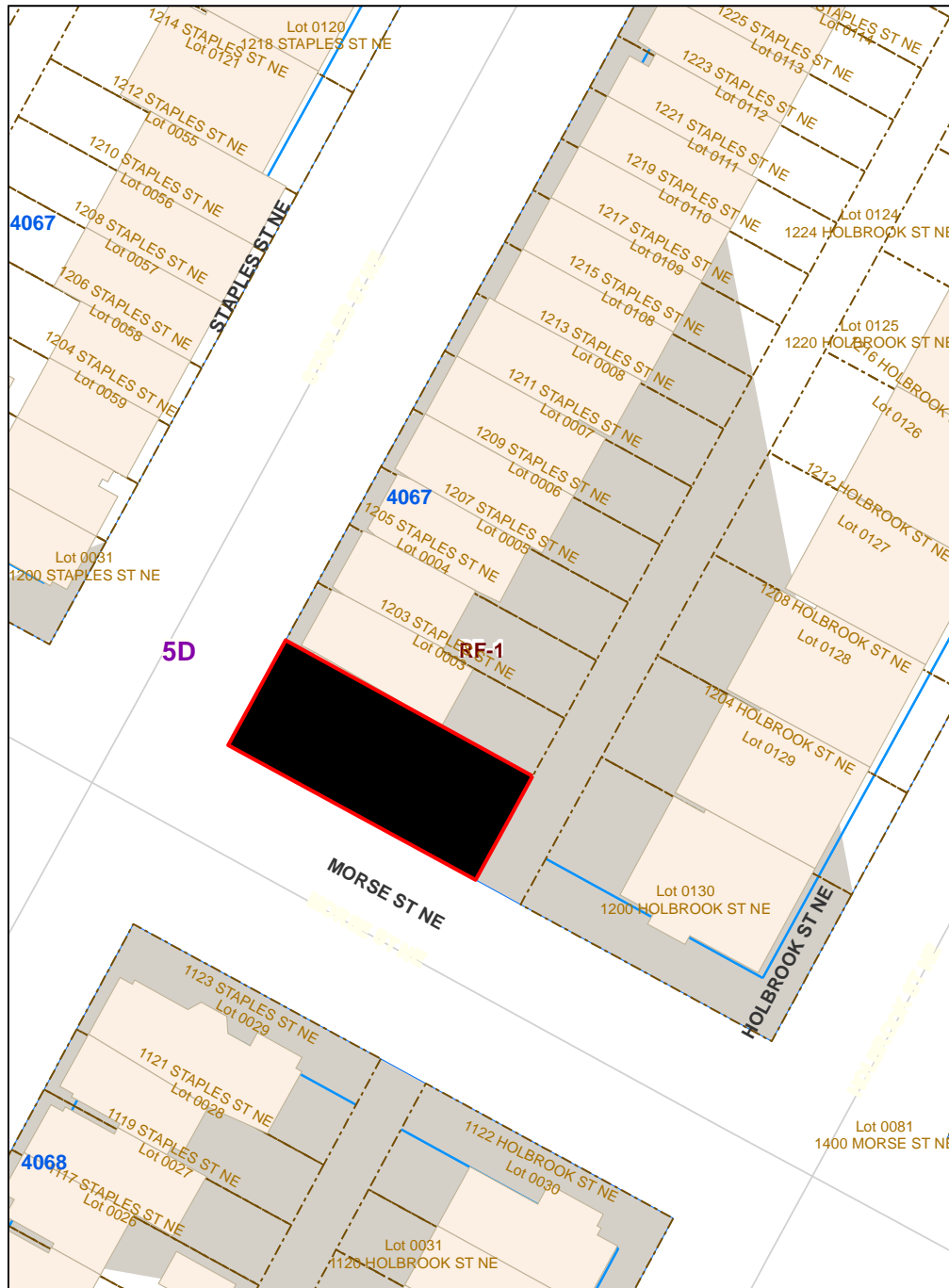
VI. COMMUNITY COMMENTS

No new comments from community members were entered in the record based on the revised plans.

Comments from ANC 5D on the revised proposal had not been submitted at the time this report was drafted.

Attachment: Location Map

³ See Exhibits 6 and 7, April 4, 2018; Exhibit 42, June 20, 2018; and Exhibit 56, November 9, 2018.



Location Map: 1201 Staples Street NE