



# 1735-1737 10th St NW

## BZA Presentation Case 19768

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Prepared for:

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**Board of Zoning Adjustment**  
District of Columbia  
CASE NO.19768  
EXHIBIT NO.45

## project overview

- **Two “Vacant to Vibrant” Lots**
- **Proposed Use: two-unit flats; total of 4 units**
- **Two of the dwelling units will be “workforce” housing**
  - 120% Median Family Income (MFI)
  - Maximum purchase price / similar to IZ regulations
- **Greater U Street Historic District / HPRB Approval**
  - Received concept approval / delegation to staff
  - HPRB submission reflective of relief





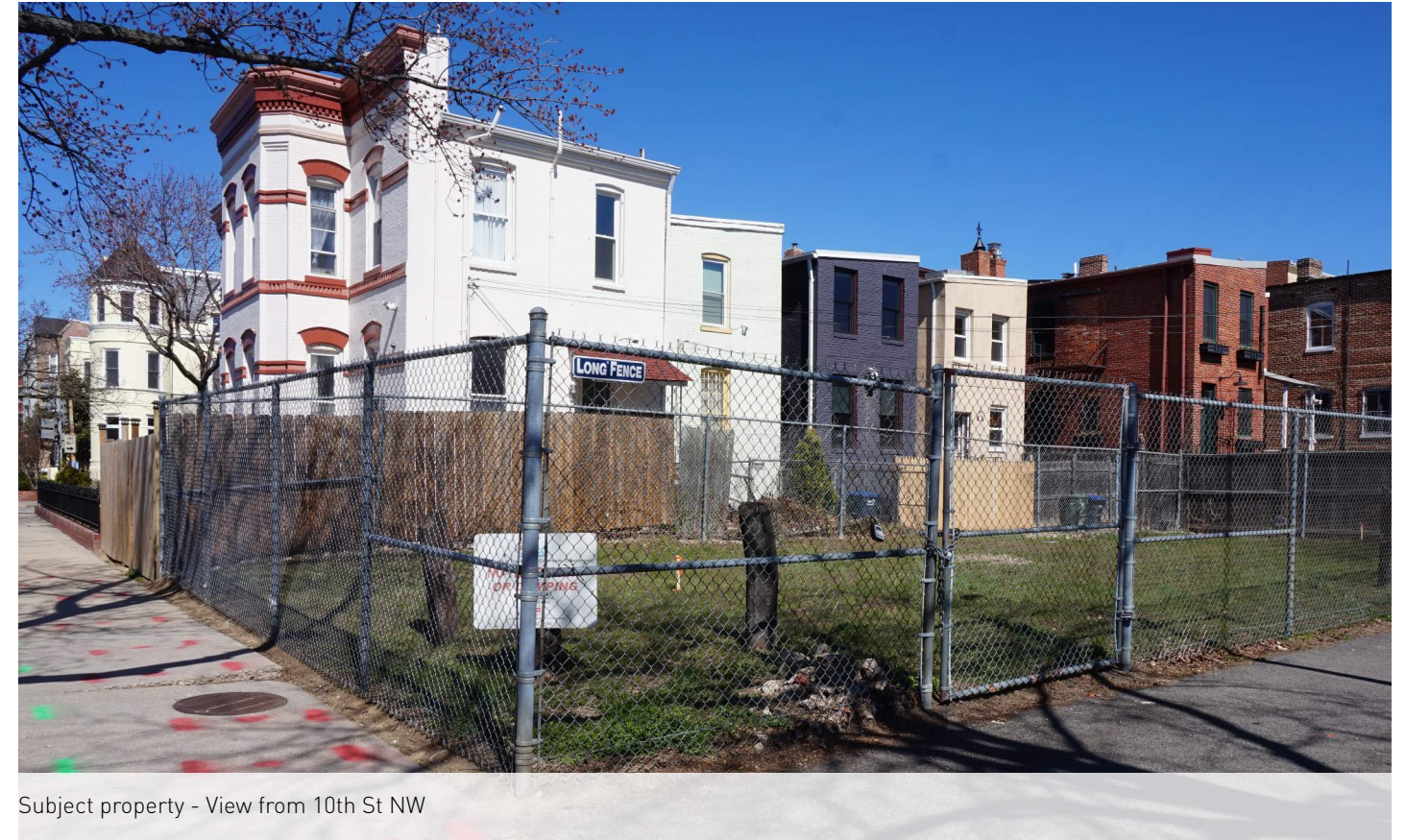




View from 10th St NW



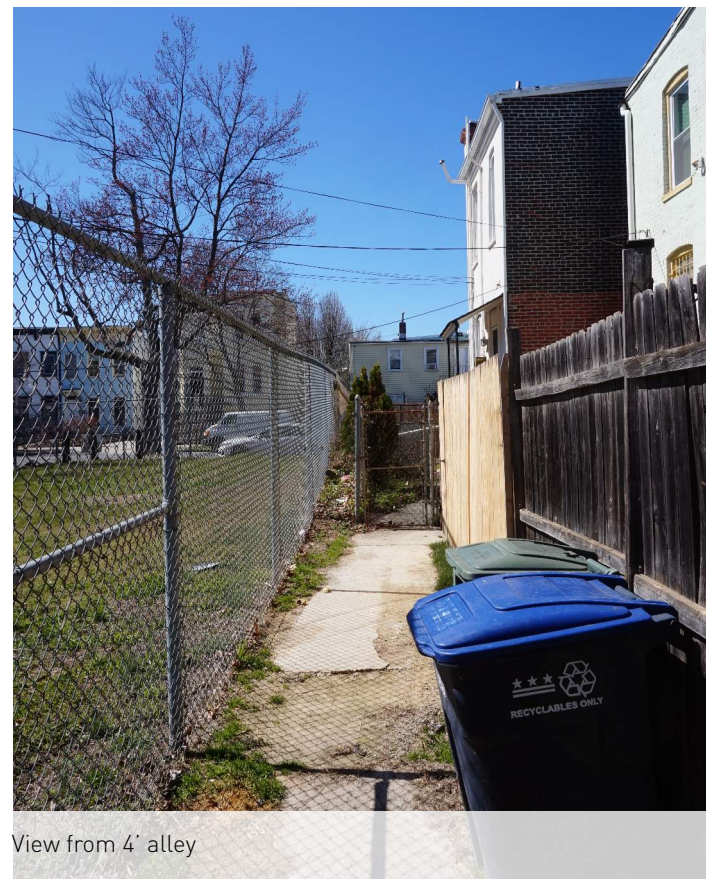
View from 15' public alley



Subject property - View from 10th St NW



View from 4' alley



View from 4' alley



Subject property - View from 10th St NW



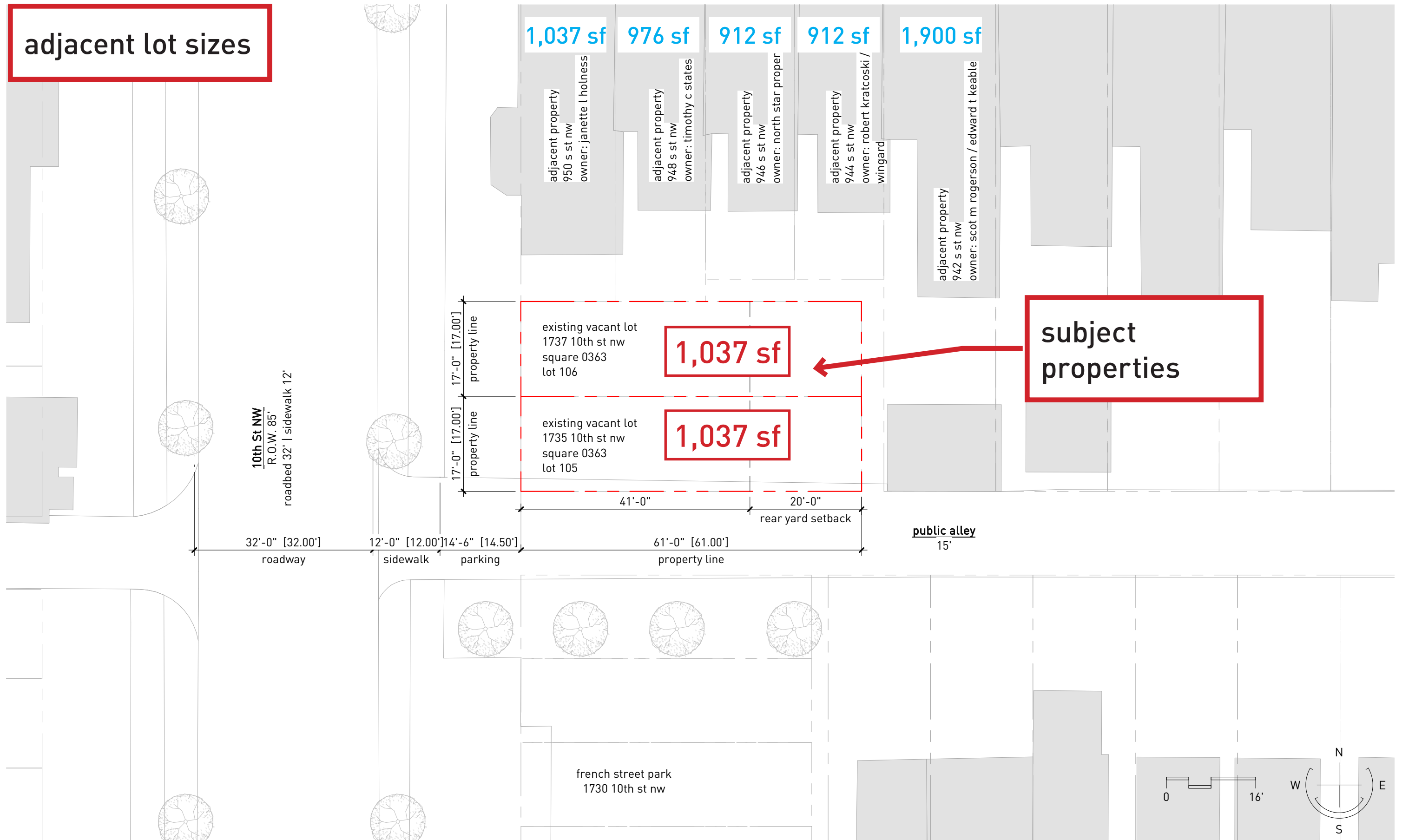
## zoning relief

- **Side Yard**
  - E § 307.1 Requires side yard on each freestanding side
  - ZA has determined this is required on both alley and northern lot lines
  - Results in 12' wide buildings
- **Lot Occupancy**
  - 70% requested (maximum of 60% required)
  - Exceptionally small lots at 1,037 sf
- **Rear Yard**
  - 18.3 (minimum of 20' required)
  - rear alley of 4' - "read" of a compliant rear yard

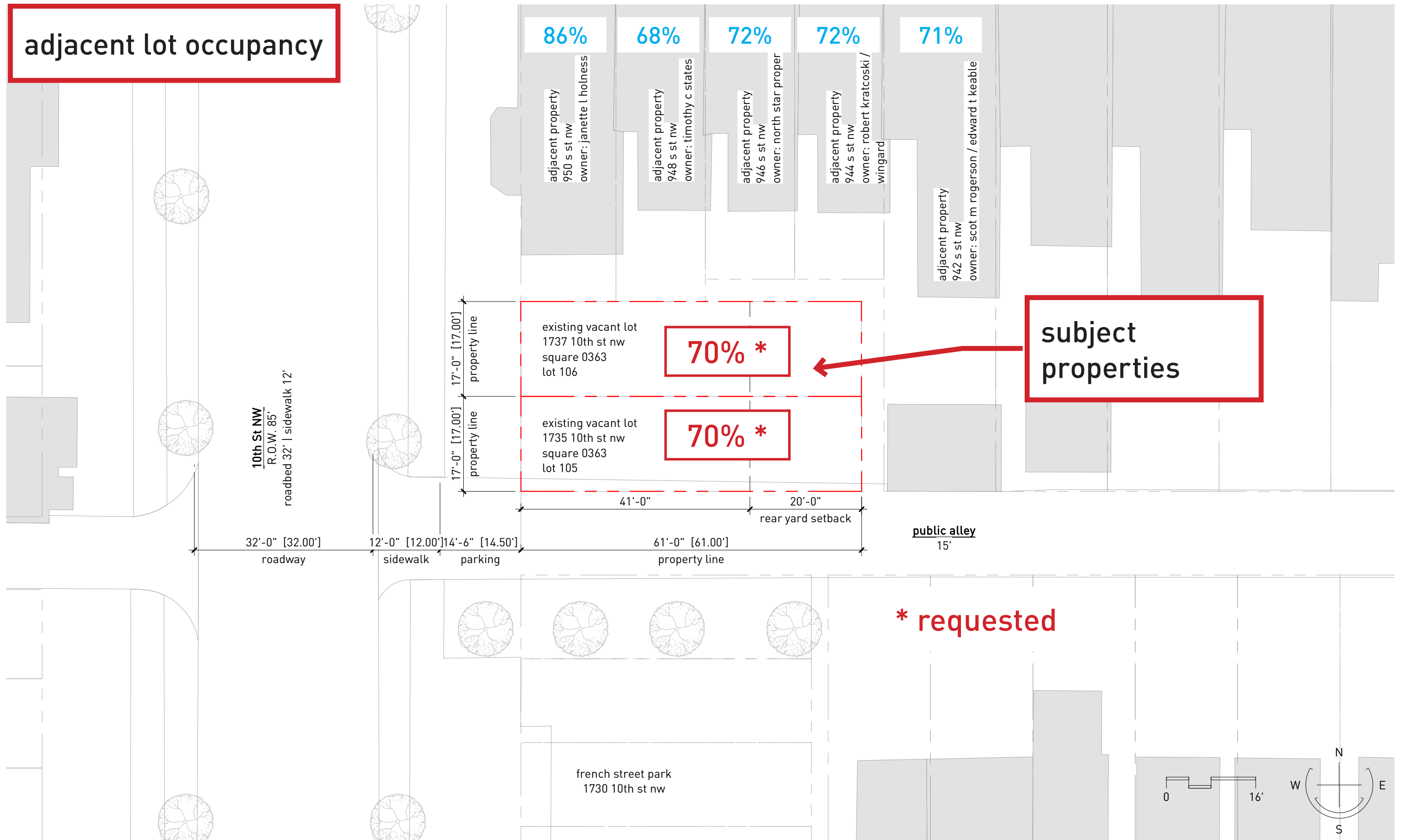
## Parking

- 17' wide lot; cannot accommodate a standard space (9x18)
- proposing compact (8x16) space to meet requirement

adjacent lot sizes



adjacent lot occupancy

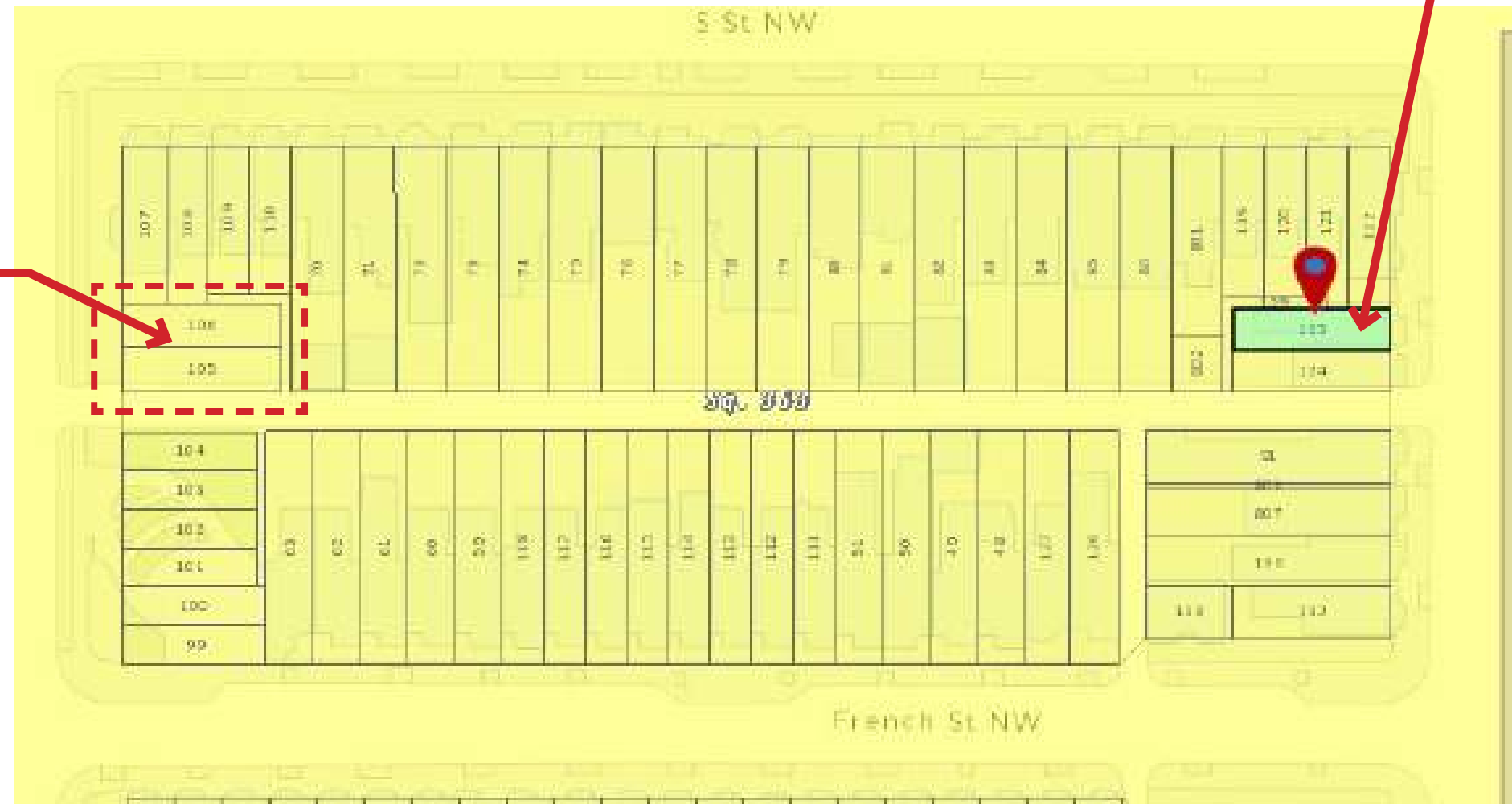


mirrored condition



1718-1720 9th  
lot area: 976 sf

subject  
properties  
lot area 1,037 sf





# lot occupancy details

- **Is the property affected by an exceptional size?**
  - Exceptionally small at 1,037 sf
  - 57.6% of lot minimum (1,800 sf)
  - 69% of an IZ opt-in lot minimum (1,500 sf)
- **Practical difficulty?**
  - building area available at 60% doesn't allow for enough market rate area to offset the affordable (workforce) units
  - IZ opt-in scenario would allow for 900 sf of footprint
    - 622 sf at 60% / requesting: 725.9 sf
  - 70% lot occupancy allows for "family friendly" - 3 bedroom "workforce" unit in spirit of "Vacant to Vibrant" and zone
  - 3 bedroom unit has higher maximum purchase price



## community outreach / OP

- **ANC 6E**
  - Unanimous support
- **French Street Neighborhood Association**
  - presented twice during HPRB + BZA process
  - support from both current + previous chairs (also neighbors)
- **Office of Planning recommends approval**



