

BZA Application #19811
4526 13th Street NW
Columbia Heights Partners LLC

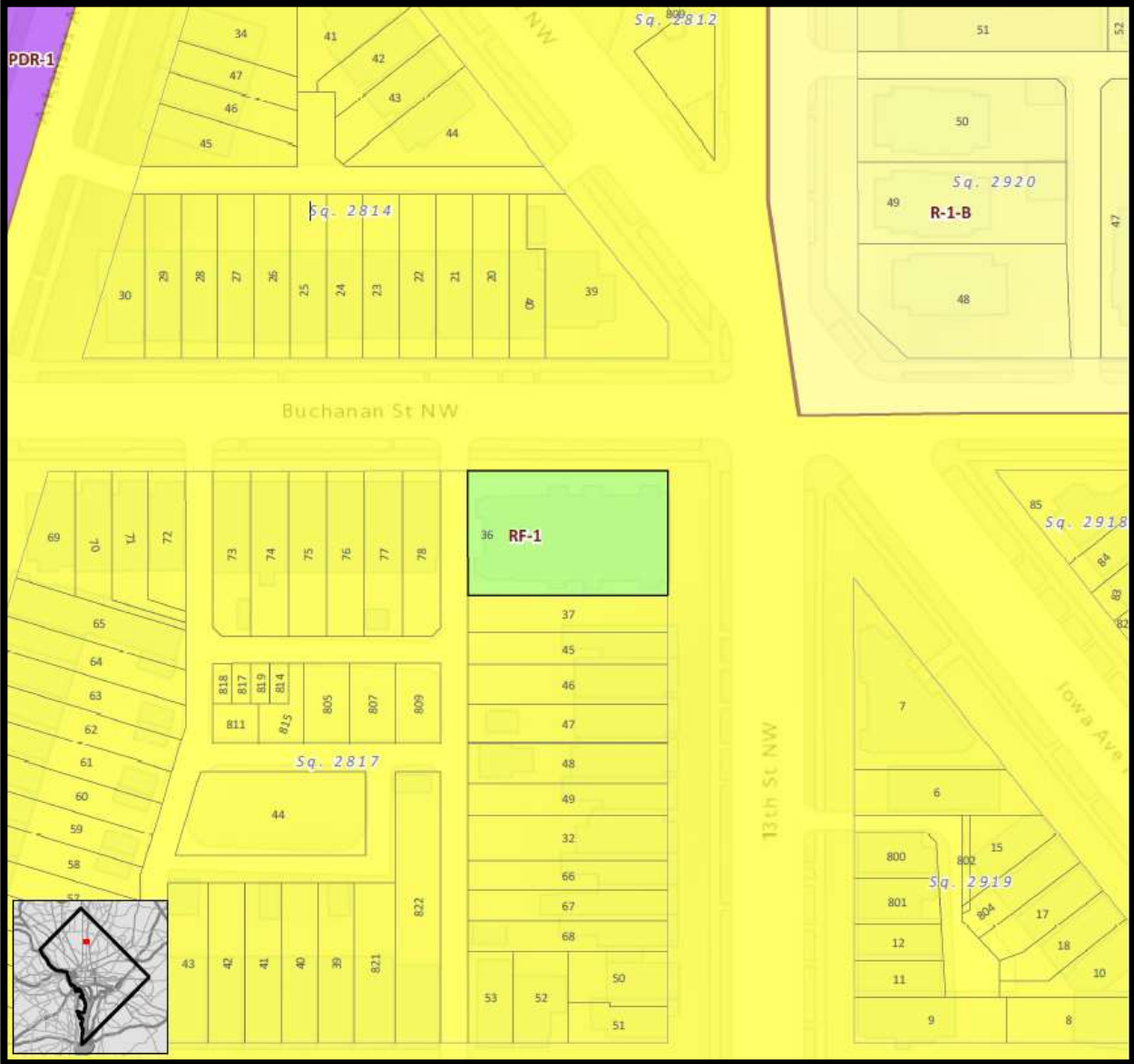
Presented by:
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Cozen O'Connor



About MED Developers

- District of Columbia based developer since 2006
- Nick Finland, Director of Development
- Max Finland, Director of Property Management
- More than combined 35 years experience in developing
- Own and manage approximately 1,000 units in 100 buildings in the District
 - Market rate multi-family housing
 - Affordable multi-family housing
 - Special needs facilities

The Property – 4526 13th Street NW



Square 2817
Lot 36
RF-1 Zone

The Property

- Located in Petworth neighborhood
- Contains a purpose-built apartment house constructed in 1919
- Land area: 7,452 sq ft.
- All units prioritized for existing and new low-income tenants at 30% AMI



Existing Condition

- Continue use of the Property as a purpose-built apartment home with 17 units in the RF-1 Zone
 - When the Applicant acquired the Property, there were 17 residential units on the rent roll, including one unit in the cellar, but only 16 units identified on the Certificate of Occupancy
 - All units are prioritized for existing and new low-income tenants and are priced at or below 30% Annual Median Income (“AMI”) through the Housing Choice Vouchers (“HVC”) program
- No changes to the footprint or massing are proposed

Community Outreach

- Applicant has coordinated with Single Member District Commissioner 4C03, Ulysses E. Campbell, throughout the BZA application process
- Applicant presented the case to the full ANC 4C at their duly-noted public meeting on September 12, 2018
 - Unanimous vote to **SUPPORT** the case
- DDOT Support for the Application: BZA Exhibit No. 31
- OP Support for the Application: BZA Exhibit No. 34

Variance Relief Requested

- Subtitle E § 201.4
 - Density Requirements to permit an existing 17-unit apartment house to remain in the RF-1 Zone

Variance: Property is exceptional & unique

- The Property is the largest lot on the Square
- The Property is a corner lot
- The structure is raised up on a berm
 - Allows for the 7-foot floor-to-ceiling clearance in the cellar
- There is a significant amount of public space on both the east and north sides of the Property
 - Limits the amount of square footage that counts toward the lot area
- The only lot directly adjacent to the Property is unimproved

Exceptional Conditions Create Practical Difficulties

- The 17th unit, located in the cellar, is a habitable space that would otherwise not be put to productive use
- Due to the topography of the lot and the building restriction lines setting the structure back from the streets, a significant amount of adjacent public space is left that would otherwise count toward the lot area of the Property and would significantly reduce the degree of relief requested
- If the relief is not granted, the Applicant would be required to remove an affordable, 30% AMI unit from the market that has been available to District residents for 10 years, thereby reducing the District's affordable housing stock

No substantial detriment to the public good

- The Applicant does not propose to expand the footprint of the Existing Building
- The Applicant does not intend to make changes to the façade of the building or the view from the street
- No tenants will be displaced
- Granting the requested zoning relief will not precipitate a change of use on the Property, and the residential nature of the block will remain undisturbed
- The Applicant seeks a variance to prevent usable floor space in the Existing Building from remaining idle, and there is no other reasonable use for the full finished dwelling unit
- The provision of additional housing stock is consistent with a number of policies from the Comprehensive Plan's Framework Element, Land Use Element, and Housing Element
- The Existing Building complies with the stated goals in the Rock Creek East Area Element of the Comprehensive Plan, which encourages "providing a variety of housing choices for residents," as well as preserving the affordability of some of the area's rental housing through "rehabilitation and renovation"