

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



Application No. 20256 of 3905 Kansas LLC as amended, pursuant to 11 DCMR Subtitle X, Chapter 9, for special exceptions under the RF-use requirements of Subtitle U § 320.2, including a waiver of the rooftop architectural element requirement of Subtitle U § 320.2(h), and under Subtitle C § 703.2 from the minimum parking requirements of Subtitle C § 701.5, to permit the conversion of an existing semi-detached principal dwelling into a three-unit apartment house in the RF-1 Zone at premises 3905 Kansas Avenue N.W. (Square 2906, Lot 830).

HEARING DATE: July 15, 2020¹
DECISION DATE: August 5, 2020

SUMMARY ORDER

Relief Requested. The zoning relief requested in this case was self-certified, pursuant to 11 DCMR Subtitle Y § 300.6. (Exhibit 37 (Final Revised); Exhibit 12 (Revised); Exhibit 6 (Original).)²

Notice of the Application and Public Hearing. The Board of Zoning Adjustment ("Board" or "BZA") referred the application to the appropriate agencies and provided proper and timely notice of the public hearing in accordance with Subtitle Y § 402.1.

Parties. The parties to this case were the Applicant and Advisory Neighborhood Commission ("ANC") 4C.

ANC Report. The ANC's report indicated that at a regularly scheduled, properly noticed public meeting on July 8, 2020, at which a quorum was present, the ANC voted to support the application subject to conditions dealing with the development and construction, solar panels, environmental impacts, and affordable housing. (Exhibit 58.) The Board did not adopt the conditions as part of this order, as the provisions were either outside the Board's jurisdiction,

¹ This application was originally scheduled for public hearing on April 15, 2020 but was rescheduled for a virtual public hearing on July 15, 2020 based on the closures and postponements related to the public health emergency declared on March 11, 2020. Notice of the virtual public hearing was provided to the parties and to the property owners within 200 feet of the subject property.

² The original application was amended to special exception relief from the parking requirements of Subtitle C § 701.5.

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unrelated to the specific relief requested, or already included in the Applicant's proposal. The Board notes, however, that the Applicant has agreed to abide by the ANC's conditions.

OP Report. The Office of Planning submitted a report recommending approval of the application. (Exhibit 48.)

DDOT Report. The District Department of Transportation ("DDOT") submitted a report indicating that it had no objection to the application, subject to conditions. (Exhibit 38.) DDOT recommended the Board adopt two conditions related to transportation demand management ("TDM"), as proposed by the Applicant. The Board did not adopt the conditions, but they were agreed to by the Applicant.

Persons in Support. Camilla Do testified in support of the application.

Persons in Opposition. The Board received a letter in opposition from a neighbor at 3820 10th Street NW. (Exhibit 33.) A neighbor, Jon Zubiller, testified in opposition to the application.

Special Exception Relief

The Applicant seeks relief under Subtitle X § 901.2, for special exceptions under the RF-use requirements of Subtitle U § 320.2, including a waiver of the rooftop architectural element requirement of Subtitle U § 320.2(h), and under Subtitle C § 703.2 from the minimum parking requirements of Subtitle C § 701.5, to permit the conversion of an existing semi-detached principal dwelling into a three-unit apartment house in the RF-1 Zone.

Based upon the record before the Board, and having given great weight to the appropriate reports and recommendations filed in this case, the Board concludes that the Applicant has met the burden of proof that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map and that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map. The Board further concludes that, pursuant to Subtitle X § 901.2(c), any other specified conditions for special exception relief have been met.

Pursuant to 11 DCMR Subtitle Y § 604.3, the order of the Board may be in summary form and need not be accompanied by findings of fact and conclusions of law where granting an application when there was no party in opposition.

It is therefore **ORDERED** that this application is hereby **GRANTED**, subject to the TDM plan approved by DDOT and, pursuant to Subtitle Y § 604.10, subject to the **APPROVED PLANS**³ at **EXHIBIT 65**.

³ Self-certification: In granting the certified relief, the Board made no finding that the relief is either necessary or sufficient. Instead, the Board expects the Zoning Administrator to undertake a thorough and independent review of

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VOTE: 4-0-1 (Frederick L. Hill, Lorna L. John, Carlton E. Hart, and Anthony J. Hood to APPROVE; one Board seat vacant.)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT
A majority of the Board members approved the issuance of this order.

ATTESTED BY:



SARA A. BARDIN
Director, Office of Zoning

FINAL DATE OF ORDER: August 11, 2020

PURSUANT TO 11 DCMR SUBTITLE Y § 604.11, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO SUBTITLE Y § 604.7.

PURSUANT TO 11 DCMR SUBTITLE Y § 702.1, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSE OF SECURING A BUILDING PERMIT, OR THE APPLICANT FILES A REQUEST FOR A TIME EXTENSION PURSUANT TO SUBTITLE Y § 705 PRIOR TO THE EXPIRATION OF THE TWO-YEAR PERIOD AND THE REQUEST IS GRANTED. PURSUANT TO SUBTITLE Y § 703.14, NO OTHER ACTION, INCLUDING THE FILING OR GRANTING OF AN APPLICATION FOR A MODIFICATION PURSUANT TO SUBTITLE Y §§ 703 OR 704, SHALL TOLL OR EXTEND THE TIME PERIOD.

PURSUANT TO 11 DCMR SUBTITLE Y § 604, APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT.

the building permit and certificate of occupancy applications filed for this project and to deny any application for which additional or different zoning relief is needed.

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IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ. (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.