



421 T Street, NW

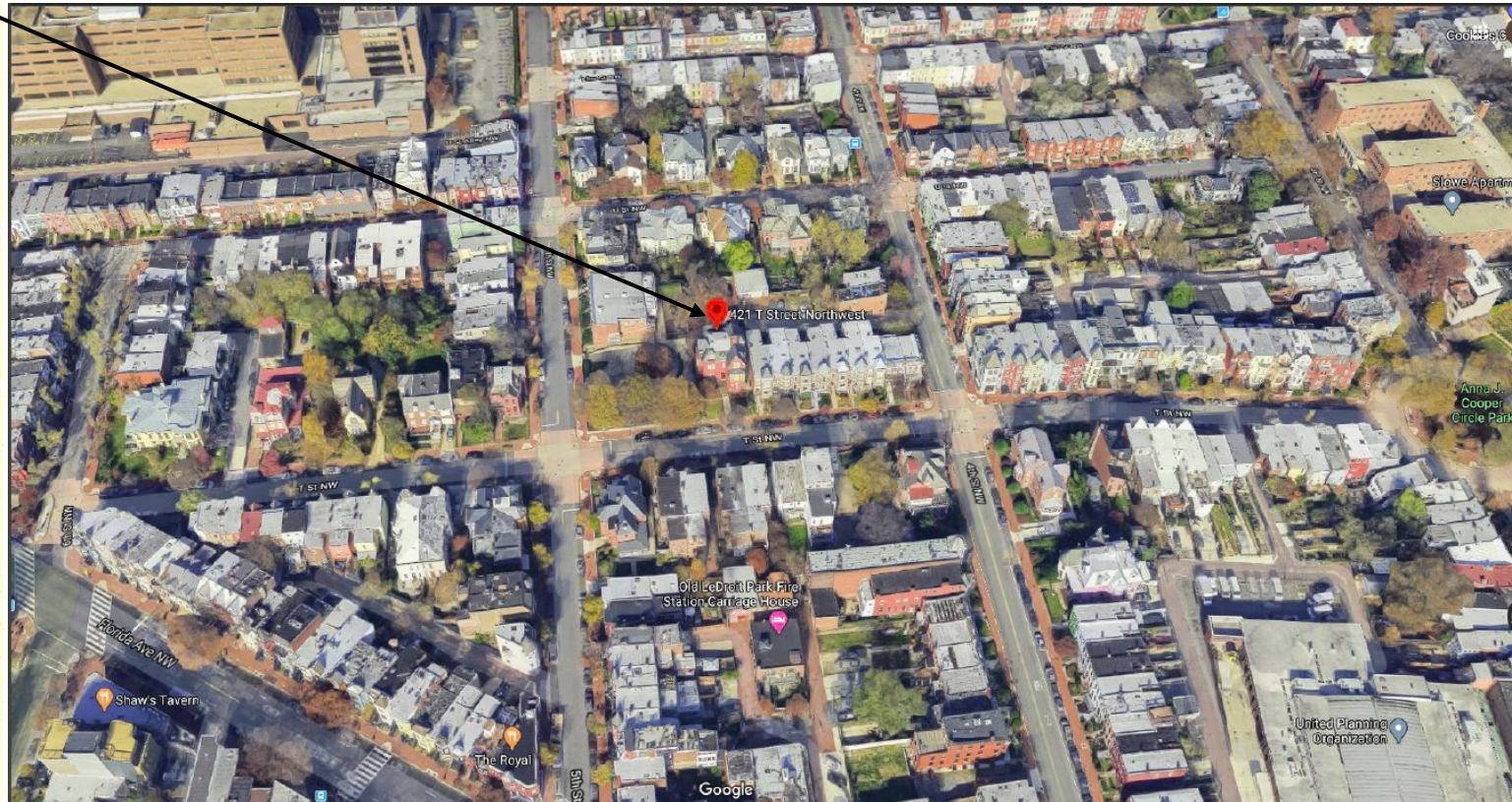
BZA APPLICATION NO. 20290

VITIS INVESTMENTS LLC

DECEMBER 9, 2020

Board of Zoning Adjustment
District of Columbia
CASE NO.20290
EXHIBIT NO.53

SITE







REAR YARD LOOKING SOUTHWEST



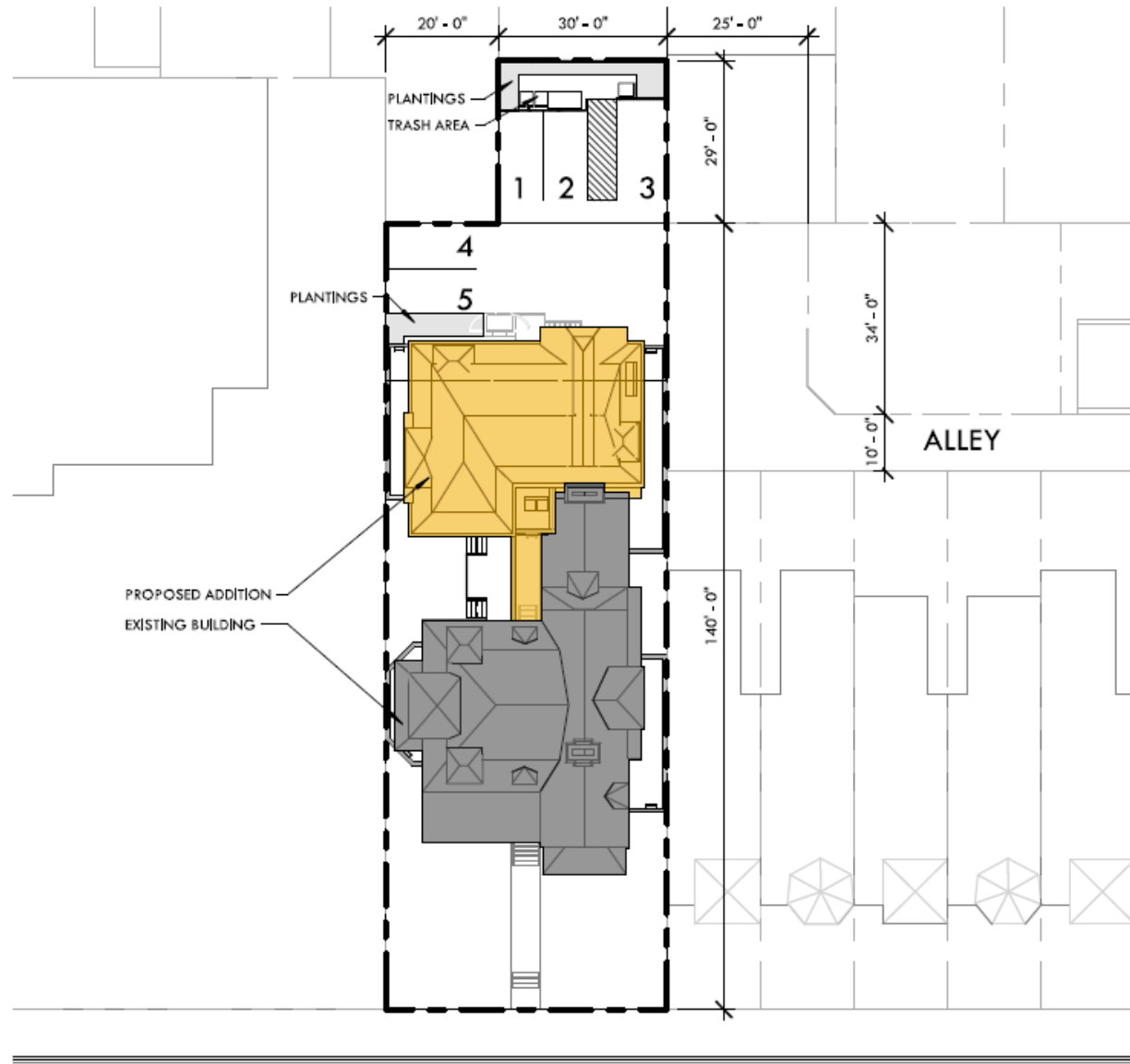
REAR YARD LOOKING SOUTH



REAR YARD LOOKING NORTH



WEST SIDE YARD





Proposed West Elevation

Overview

- As amended, the Applicant is requesting special exception relief in order to convert a single-family dwelling, with an addition, into a seven (7) residential dwelling unit building.
- Two of the seven units will be Inclusionary Zoning Units (U-320.2).

General Special Exception Requirements of Subtitle X § 901.2

1. *Addition will be in Harmony with the General Purpose and Intent of the Zoning Regulations and Zoning Maps.*
 2. *Addition will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps.*
- The Zoning Regulations permit the conversion of a single-family dwelling to 7 units via special exception. After over five (5) years that U-320 relief has existed, this is the first case that we know of with a request for two (2) IZ units as part of a U-320 conversion.
 - The Applicant is proposing five (5) parking spaces, two (2) more than required.
 - The Building is located less than a half mile from a Metrorail station.
 - The structure of the Addition is permitted as a matter-of-right, and a recent Text Amendment (19-21) removed the specific special exception criteria requiring an evaluation of any matter-of-right addition's effects on light/air, privacy, and character, scale, and pattern along the street.
 - HPRB has unanimously approved the Addition (8-0).
 - The Applicant is working closely with Tenleytown Trash to ensure smooth-working trash collection.

The Specific Special Exception Conditions of U § 320.2 Relief

- a) The building to be converted or expanded is in existence on the property at the time the Department of Consumer and Regulatory Affairs accepts as complete the building permit application for the conversion or expansion;*

The building to be converted is in existence on the property and will be in existence on the property at the time the Applicant files a building permit application.

- b) The fourth (4th) dwelling unit and every additional even number dwelling unit thereafter shall be subject to the requirements of Subtitle C, Chapter 10, Inclusionary Zoning, including the set aside requirement set forth at Subtitle C § 1003.6; and*

Two (2) IZ units will be provided.

Requirements of Subtitle U § 320.2

- c) There shall be a minimum of nine hundred square feet (900 sq. ft.) of land area per each existing and new dwelling unit.*
- The Applicant is proposing a total of seven (7) residential dwelling units, which would require 6,300 square feet of land area. The Subject Property has 7,870 square feet of land area, or 1,124 square feet of land area for each proposed dwelling unit.
 - The Project contemplates a subdivision which will incorporate Lot 807 into the existing Record Lot 13. Lot 807 provides room for three (3) parking spaces; which could be provided to satisfy the parking requirement even if Lot 807 was not incorporated.
 - Existing Record Lot 13 has a land area of 7,000 square feet, still well over the minimum required land area for seven (7) units.

Support

- HPRB voted unanimously 8-0 to approve the addition
- ANC 1B supports the Application
- Office of Planning recommends approval
- DDOT has no objection to the approval