

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Anne Fothergill, Development Review Specialist
JL Joel Lawson, Associate Director Development Review
DATE: November 6, 2020

SUBJECT: BZA Case 20320 to allow the construction of a new apartment building at 5900 Foote Street, N.E.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following Special Exception pursuant to Subtitle X Section 901.2:

- Subtitle U § 421.1 - New multi-family residential development in the RA-1 zone

II. LOCATION AND SITE DESCRIPTION

Address	5900 Foote Street, N.E.
Legal Description	Square 5256, Lot 0805
Ward, ANC	Ward 7, ANC 7C
Zone	RA-1
Historic District	N/A
Lot Characteristics	The irregularly shaped tax lot is 9,874 square feet. The lot has 148 feet fronting along Foote Street and abuts a 15 foot alley on the east and north sides.
Existing Development	The lot is currently unimproved with a number of trees on the property.
Adjacent Properties	The adjacent property to the west is an apartment building and across the alley to the east are the rear property lines of apartment buildings fronting on Eastern Avenue, N.E. Across Foote Street to the south are single family residential dwellings and across the alley to the north are single family residential dwellings fronting on Field Street, N.E.
Surrounding Neighborhood Character	The surrounding neighborhood character is predominantly residential with a mix of residential building typologies.



III. APPLICATION IN BRIEF

The Applicant proposes to construct a new three-story plus cellar, 36.4’ tall building with 16 rental units comprised of 10 2-bedroom and 6 3-bedroom apartments. The Applicant states they will comply with Inclusionary Zoning requirements and have identified Units 8 and 12, two-bedroom apartments, as the IZ units.

The building materials would be brick and vertical and horizontal siding. There would be Juliet balconies on the front and rear elevations.

The Applicant would provide three parking spaces directly behind the building which would be accessed off the alley. There would be 42” fencing provided for the required screening of the parking area (Subtitle C § 714.2) and to screen the trash dumpster. There would be six long-term bicycle parking spaces located inside a storage room on the cellar level of the building.

IV. ZONING REQUIREMENTS and RELIEF REQUESTED

RA-1 Zone	Regulation	Proposed	Relief
Number of stories	3 stories max	3 stories plus cellar	Not required
Height	40 feet max.	36.4’	Not required
FAR	1.08 max. (IZ)	1.08	Not required
Vehicle parking	1 per 3 units in excess of 4 –	3 spaces	Not required

	2 spaces req. per Subtitle C 702.1 (c) (4)		
Bicycle Parking	2 long term spaces, min.	6 long term spaces	Not required
Lot Occupancy	40% max.	36 %	Not required
Rear Yard	20 foot min.	20 feet	Not required
Side Yard	3" per foot of height; 8' min.	11.4' west; 9.4' east	Not required
Green Area Ratio	.4 min.	.406	Not required
New residential development	Special Exception required		Relief requested

V. OFFICE OF PLANNING ANALYSIS

**A. Special Exception to allow new residential development in the RA-1 zone
 Subtitle U Section 421 NEW RESIDENTIAL DEVELOPMENTS (RA-1 and RA-6)**

421.1 In the RA-1 and RA-6 zones, all new residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment as special exceptions under Subtitle X, in accordance with the standards and requirements in this section.

421.3 The Board of Zoning Adjustment shall refer the application to the Office of Planning for comment and recommendation on the site plan, arrangement of buildings and structures, and provisions of light, air, parking, recreation, landscaping, and grading as they relate to the surrounding neighborhood, and the relationship of the proposed project to public plans and projects.

OP is supportive of proposed site plan and building design. The Applicant has worked with OP to refine the building design. The proposed building would have some brick on all sides of the building, which is a material that would be compatible with other nearby buildings. The rear of the building has an accessible entrance that leads to the first floor of the building. The parking area behind the new building would be screened with fencing, which is required. The trash area would also be screened and would be adjacent to the parking area. The proposed site plan meets the Green Area Ratio and side and rear yard requirements.

In terms of the overall height and massing proposed, the building would be under the 40 foot maximum height allowed for this zone. The building would be within the maximum permitted FAR for an IZ building, and with lot occupancy requirements. The site plan shows compliance with side and rear yard requirements, providing light and air around the building. There are dead or dying trees that would be removed as part of this project, and the Applicant proposes tree replanting and landscaping as shown on the plans. OP encourages the applicant to work with the Urban Forestry Division within DDOT to assess the existing trees on the lot.

421.4 In addition to other filing requirements, the developer shall submit to the Board of Zoning Adjustment with the application a site plan and set of typical floor plans and elevations, grading plan (existing and final), landscaping plan, and plans for all new rights-of-way and easements.

At the time of this report, the Applicant has submitted the required plans for review into the record.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

At the time of this report, no other District agencies had filed a report.

VII. ANC COMMENTS

At the time of this report, no ANC comments had been filed in the record.

VIII. COMMUNITY COMMENTS

At the time of this report, no community comments had been filed in the record.