

APPLICATION OF 5900  
FOOTE ST LLC  
BZA 20320

5900 FOOTE ST NE

# NATURE OF RELIEF SOUGHT

- SPECIAL EXCEPTION : PURSUANT TO 11 DCMR SUBTITLE X CHAPTER 9 § 900.2 UNDER SUBTITLE U § 421.1 TO ALLOW THE CONSTRUCTION OF A 16 UNIT APARTMENT BUILDING.
- APPLICATION SOLELY SEEKS SPECIAL EXCEPTION TO ESTABLISH THE USE
- PROPOSED PROJECT COMPLIES WITH ALL OTHER APPLICABLE PROVISIONS

# NEIGHBORHOOD DESCRIPTION

- NEIGHBORHOOD CONSISTS OF A MIX OF RESIDENTIAL TYPES, INCLUDING SINGLE FAMILY DWELLINGS AND MEDIUM DENSITY APARTMENT BUILDINGS.
- SUBJECT PROPERTY IS LOCATED IN THE RA-1 ZONE DISTRICT.
- THE GENERAL PROVISIONS OF THE RA ZONES PERMIT MODERATE OR HIGH DENSITY AREAS SUITABLE FOR MULTIPLE DWELLING UNIT APARTMENT. (SUBTITLE F CHAPTER 1 §100.2

# COMPLIANCE WITH BURDEN OF PROOF

## A. HARMONY WITH THE GENERAL PURPOSE OF THE ZONING REGULATIONS AND MAPS.

- USE PERMITTED BY SPECIAL EXCEPTION IS DEEMED A PERMITTED USE IN ITS ZONE LOCATION SUBJECT TO PRESCRIBED CONDITIONS OF APPROVAL.
- PROJECT COMPLIES WITH THE PURPOSE OF THE RA-1 ZONE DISTRICT SET FORTH UNDER F § 300.1 (A) WHICH PERMITS ALL TYPES OF URBAN RESIDENTIAL DEVELOPMENT PROVIDED THEY CONFORM TO PRESCRIBED DEVELOPMENT STANDARDS.
- PROJECT CONFORMS TO ALL OTHER DEVELOPMENT STANDARDS, INCLUDING HEIGHT, DENSITY AND AREA REQUIREMENTS.

# COMPLIANCE OF BURDEN OF PROOF (CONTINUED)

B. WILL NOT TEND TO AFFECT ADVERSELY THE USE OF NEIGHBORING PROPERTY.

- PROPOSED BUILDING IS FREE STANDING AND UNATTACHED TO ANY OTHER ADJOINING STRUCTURE.

- THE PROPOSED PROJECT IS SEPARATED FROM THE FACE OF WALL OF ADJOINING PROPERTY TO THE EAST IS APPROXIMATELY 37 FT. ALL OTHER PROPERTY ARE SEPARATED BY PUBLIC ALLEYS OR STREETS A MINIMUM OF 15 FT OR 60 FT RESPECTIVELY.

- PROPOSED USE MEETS AND EXCEEDS THE MINIMUM OF REQUIRED PARKING SPACES. 2 REQUIRED, 5 PROVIDED.

- IMPACT ON INCREASE IN VEHICLE, TRANSIT, PEDESTRIAN, BICYCLE TRIPS AND AVAILABILITY OF ON-STREET PARKING IS MINIMAL. (SEE DDOT REPORT)

# SPECIAL CONDITIONS SPECIFIED

- ADEQUACY OF EXISTING AND PLANNED AREA SCHOOLS TO ACCOMMODATE RESIDENTS.
  - NUMBER OF DWELLING UNITS NOT SUBSTANTIAL TO SIGNIFICANTLY IMPACT ON THE CAPACITY OF EXISTING OR PLANNED SCHOOLS.
  - NO COMMENT FROM THE SCHOOL BOARD.
- PUBLIC STREETS, RECREATION AND OTHER SERVICES TO ACCOMMODATE RESIDENTS.
  - SUBJECT PROPERTY DEEMED "SOMEWHAT WORKABLE" IN LIGHT F WORKABILITY SCORE OF 65 AND A BIKEABLE SCORE 57.
  - PROPERTY IS WITHIN 0.6 MILES OF THE BLUE METRORAIL BLUE LINE AND 1.3 MILES OF THE ORANGE METRORAIL ORANGE LINE.
  - BUS LINES: X9:0.1 MILES ; V2:0.1 MILES ; V4:0.1 MILES ; V14:0.3 MILES ; F14:0.3 MILES
  - NEARBY PARKS: MARVIN GAYE PARK ; WOODSON RECREATIONAL CENTER ;
  - PROPERTY IS WELL SERVED BY PROXIMITY TO PUBLIC STREETS RECREATION AND OTHER SERVICES TO ACCOMMODATE THE RESIDENTS.

# CONCLUSION

- APPLICATION COMPLIES WITH THE 3 PRONG TEST FOR THE GRANTING OF SPECIAL EXCEPTION SOUGHT
- OFFICE OF PLANNING RECOMMENDS APPROVAL OF PROJECT
- DDOT HAS NO OBJECTION TO THE APPLICATION
- APPLICANT RESPECTFULLY REQUESTS THAT THE BOARD GRANT THE RELIEF SOUGHT FOR ALL THE FORGOING REASONS.