

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

**APPLICATION OF KAJ VENTURES LLC
2805 JASPER STREET, SE
SQUARE 5722, LOT 74**

**BZA CASE NO. 20482
HEARING DATE: JULY 21, 2021**

PREHEARING STATEMENT OF THE APPLICANT

I. NATURE OF RELIEF SOUGHT

This Prehearing Statement of the Applicant is submitted on behalf of KAJ VENTURES LLC (the “Applicant”) pursuant to Subtitle X § 901.2 of the District of Columbia Zoning Regulations, Title 11 of the District of Columbia Municipal Regulations (“DCMR”) for special exception relief pursuant to (i) 11-U DCMR § 421.1 to permit a new multi-family residential development in the RA-1 zone at premises 2805 Jasper Street, SE (Square 5722, Lot 74) (the “Property”); and (ii) 11-C DCMR §§ 802.1 and 807.2 from the minimum long-term bicycle parking space requirements.

The Applicant herein removes its prior request for special exception relief pursuant to 11-C DCMR § 605.1 for a partial reduction in the GAR requirements of 11-H DCMR § 910.1.

II. JURISDICTION OF THE BOARD

The Board has jurisdiction to grant the requested relief pursuant to 11-X DCMR § 901.2.

III. WITNESSES

Outlines of testimony and resumes for the Applicant and its witnesses are included in the case record at Exhibits 13-14.

IV. EXISTING AND PROPOSED CONDITIONS

The Property consists of Lot 74 in Square 5722 and has a total land area of approximately 5,346 square feet. The Property is bounded by Jasper Street, SE to the north, private property to the east and west, and a 16-foot wide public alley to the south. The Property is zoned RA-1.

The Property is improved with an existing three-story building that is presently vacant but which was most recently operated as a rooming house with 13 rooms (the “Existing Building”). The Existing Building has a height of 38 feet and a density of 1.35 floor area ratio (“FAR”). The Existing Building has three surface parking spaces at the rear of the Property, accessed from the public alley. The properties immediately surrounding the subject Property are also improved with three-story multi-unit buildings and detached single-family homes.

As shown on the architectural drawings attached hereto as Exhibit A (the “Plans”), which are intended to update and supersede the drawings previously submitted to the case record at Exhibit 6, the Applicant proposes to undertake interior renovations to the Existing Building and convert it to an eight-unit apartment house. The building would contain two units in the cellar and two units on each of floors 1-3. Each unit would have three bedrooms, two bathrooms, and an open living space and kitchen. Parking for three vehicles would be provided, accessed from the rear alley.

The Existing Building will not be expanded in terms of height, density, massing, lot occupancy, etc. However, the Applicant will make significant improvements to the Existing Building, including upgrading its windows and exterior finishes, adding sprinklers for fire protection, replacing the existing flooring, kitchens, and bathrooms, and incorporating new efficient water heaters, HVAC systems, and lighting. The building will also be powered by efficient green solar technology.

The Applicant seeks special exception relief pursuant to 11-U DCMR § 421.1, which requires that new residential developments in the RA-1 zone (other than those comprised of one-family detached and semi-detached dwellings) are reviewed by the BZA as special exceptions. The Applicant also seeks a special exception pursuant to 11-C DCMR § 807.2 to not provide the three long-term bicycle parking spaces that are required by 11-C DCMR § 802.1 for the eight residential units. As stated above, the Applicant no longer requests relief from the minimum GAR requirements.

V. SPECIAL EXCEPTION RELIEF

Section II of the Applicant’s Preliminary Statement in Support (Exhibit 8, pp. 2-8) provides a detailed analysis of how the application fully meets the applicable special exception standards of review for new residential developments in the RA-1 zone under 11-U DCMR § 421 and minimum bicycle parking requirements under 11-C DCMR § 807.2. Facts and circumstances have not changed since filing the Preliminary Statement, other than modifications to the landscape elements to meet the minimum GAR requirements, which are shown on the Plans (Exhibit A). Accordingly, the Board should refer to Exhibit 8, pp. 2-8 for a detailed analysis of how the Project complies with the applicable standards of review for special exception relief.

The proposed development is also consistent with and will help to advance a number of Land Use and Housing recommendations in the Comprehensive Plan, including, for example:

- Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods -- This policy recognizes the importance of increasing housing supply while protecting neighborhood character and restoring the environment. The Project will simultaneously increase the housing supply in the District while preserving the character of the surrounding neighborhood and implementing environmentally friendly design aspects into the Existing Building.
- Policy LU-2.2.4: Neighborhood Beautification -- This policy encourages projects to improve the visual quality of the District’s neighborhoods. The Project is designed to improve the visual aesthetic of the Site and the neighborhood in general. Development of

the Property will improve its existing condition, particularly because the Project will replace an existing underutilized lot that is currently improved with a building in need of repairs.

- Policy H-1.1.1: Private Sector Support -- The Project helps meet the needs of present and future District residents at locations consistent with District land use policies and objectives. Specifically, the new residential units proposed for the Project will contribute to the District's goal of producing 36,000 new housing units by 2025. Moreover, the provision of new housing at this particular location is fully consistent with the District's land use policies.
- Policy H-1.1.3: Balanced Growth -- This policy strongly encourages the development of new housing on surplus, vacant, and underutilized land in all parts of the city, and recommends ensuring that a sufficient supply of land is planned and zoned to enable the city to meet its long term housing needs. The Project supports this policy goal by developing new housing on an underutilized site.
- Policy H-1.1.5: Housing Quality -- The residential units included in this Project will include quality interior amenities, finishes, and appliances that are consistent with contemporary standards for new housing.

VI. COMMUNITY ENGAGEMENT


The Applicant has worked with the surrounding community, including the affected Advisory Neighborhood Commission ("ANC") 8B regarding the subject BZA application. At its regularly scheduled and duly noticed public meeting of June 15, 2021, with a quorum of commissioners present, ANC 8B voted unanimously to support the application. Accordingly, the application has support from the affected ANC.

VII. CONCLUSION

For the reasons stated above and described in the case record, the application meets the standards for special exception relief pursuant to (i) 11-U DCMR § 421.1 to permit a new multi-family residential development in the RA-1 zone, and (ii) 11-C DCMR §§ 802.1 and 807.2 from the minimum long-term bicycle parking requirements. Accordingly, the Applicant respectfully requests the Board's approval of the application.

Respectfully submitted,

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