

BZA Application No. 20711

2628 Martin Luther King Jr. Ave., SE
2628MLK LLC
May 11, 2022

Board of Zoning Adjustment
District of Columbia
CASE NO.20711
EXHIBIT NO.25

Sullivan & Barros, LLP



Overview and Requested Relief

- RA-1 Zone; U-421 Relief
- Razing existing single-family dwelling
- New 10-unit apartment building
- Meets all other development standards
- The Office of Planning recommends approval
- Applicant attended and presented at two ANC 8C meetings
One virtual, one in-person; neither had a quorum
- DDOT has no objection
- Applicant has responded to all agency comments/conditions (*see next slide*)



Agency Conditions

The Applicant agrees to, or has responded to, the following agency requests and conditions:

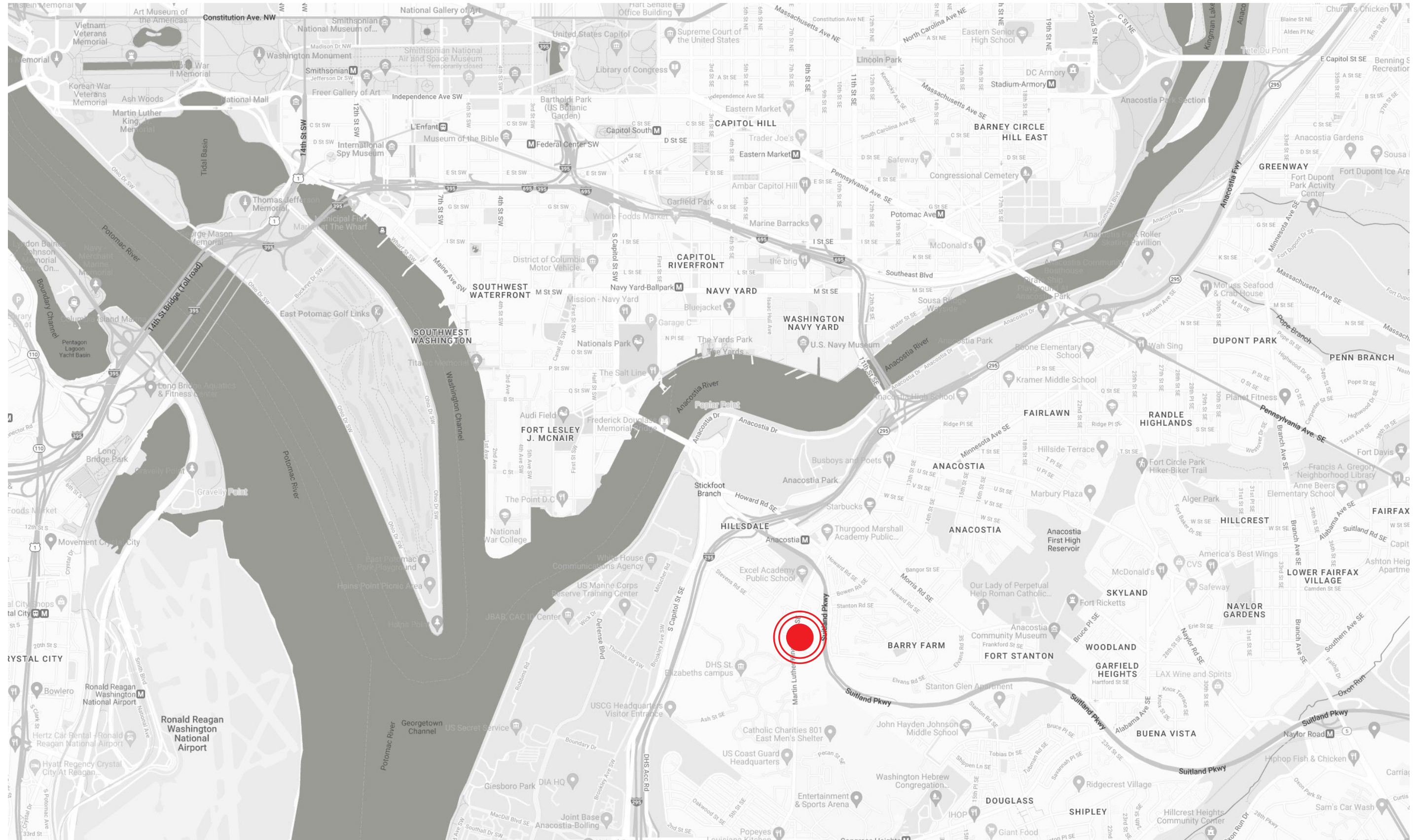
- Construction of the project shall be in conformance with the plans submitted at Exhibits 18B, 18C and 19A, including the provision of a cornice at the top of the parapet; materials and color ranges as shown; entrance lighting and canopies as shown; and the provision of a walkway, separate and distinct in materiality from the driveway, leading from the Martin Luther King Jr. Avenue sidewalk to the side doors and the rear of the building. The applicant shall have the flexibility to vary the final selection of the exterior materials within the color ranges and the material types as proposed, based on availability at the time of construction and without reducing the quality of the materials. **Applicant agrees**
- The sidewalk area is shown as only 6-feet wide. This is narrower than DDOT's standard 10 feet combines sidewalk and treebox area. The plans should be updated to show a 4-foot treebox zone and 6 foot sidewalk, consistent with the properties to the south; **Plans have been adjusted to show a tree box and sidewalk consistent with properties to the south**
- The Applicant is proposing a 20-foot driveway to Martin Luther King Jr Avenue SE. The Zoning Commission recently approved a Text Amendment(ZC 21-10) reducing the minimum drive aisle width requirements (Subtitle C § 711.6.a.) to only 18 feet to match DDOT's commercial curb cut standards. Since the site will only have seven (7) vehicle parking spaces, the driveway should be narrowed, and amount of pavement reduced. This will also better align the driveway and curb cut to minimize the transition area near the property line; **Plans have been adjusted to show an 18 ft. driveway**
- The Applicant's submitted plans do not show that long-term bicycle parking spaces have been designed into the project. DDOT estimates zoning would require three (3) long-term bicycle parking spaces. **Bike Parking room shown with 4 spaces (3 required)**

General Requirements of Subtitle X § 901.2

Criteria	Project
1) "Granting relief will be in harmony with the general purpose and intent of the Zoning Regulations, and Zoning Maps."	<ul style="list-style-type: none"><li data-bbox="691 369 1908 478">• The RA-1 Zone provides for areas predominately developed with low to moderate density development, including multi-family residential buildings. The Applicant is proposing to construct a new multi-family Building.
2) "Granting relief will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps."	<ul style="list-style-type: none"><li data-bbox="691 580 1881 729">• Most of the surrounding properties are developed with apartment buildings. The property to the north is a single-family dwelling and the Applicant is proposing a large, 20 ft.+ side yard as a buffer. The proposed building is conforming with respect to the development standards of the RA-1 Zone.

Specific Requirements of U § 421	Project
<p>Section 421.2 (a) Existing and planned area schools to accommodate the numbers of students that can be expected to reside in the project; and</p>	<p>All DC public students eligible for grades K-12 have a guaranteed right to enroll in their respective in-boundary schools and all in-boundary schools have capacity.</p>
<p>Section 421.2 (b) Public streets, recreation, and other services to accommodate the residents that can be expected to reside in the project</p>	<p>There are adequate public streets, recreation, and other services available to accommodate the expected residents.</p>
<p>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.</p>	<p>The Applicant has provided sufficient information for the Office of Planning to recommend approval.</p>
<p>Section 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.</p>	<p>All relevant materials have been submitted.</p>

REGION SITE CONTEXT



NEW 10-UNIT APARTMENT HOUSE

2628 Martin Luther King Jr Ave SE, Washington, DC 20020



SCALE
NTS



① PERSPECTIVE 2



② PERSPECTIVE 1

NEW 10-UNIT APARTMENT HOUSE

2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
NTS

003



④ ROOF AXON



③ PERSPECTIVE 3

NEW 10-UNIT APARTMENT HOUSE

2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
NTS

001



Ⓒ EX SITE IMAGE



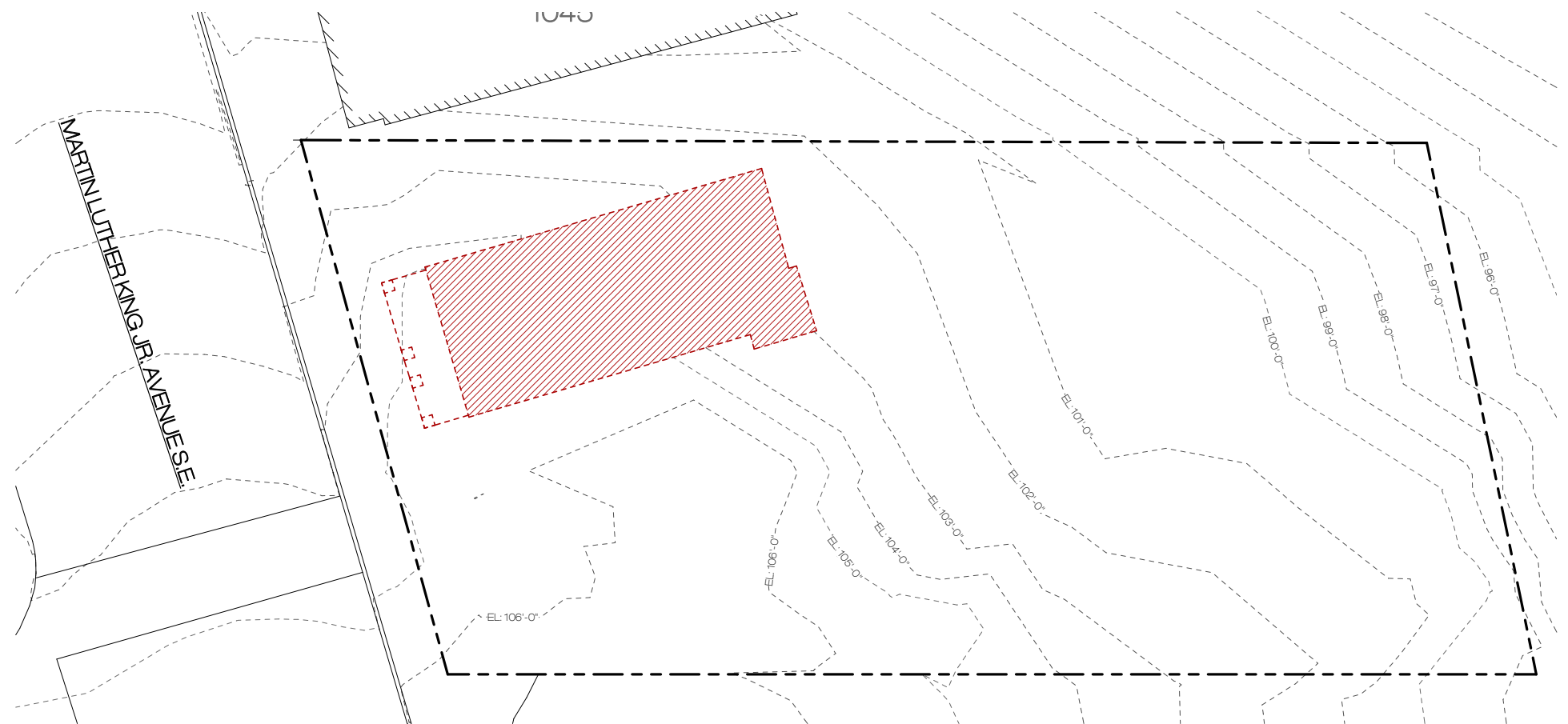
Ⓓ EX SITE IMAGE



Ⓐ EX SITE IMAGE



② LOCATION MAP
1" = 100'-0"



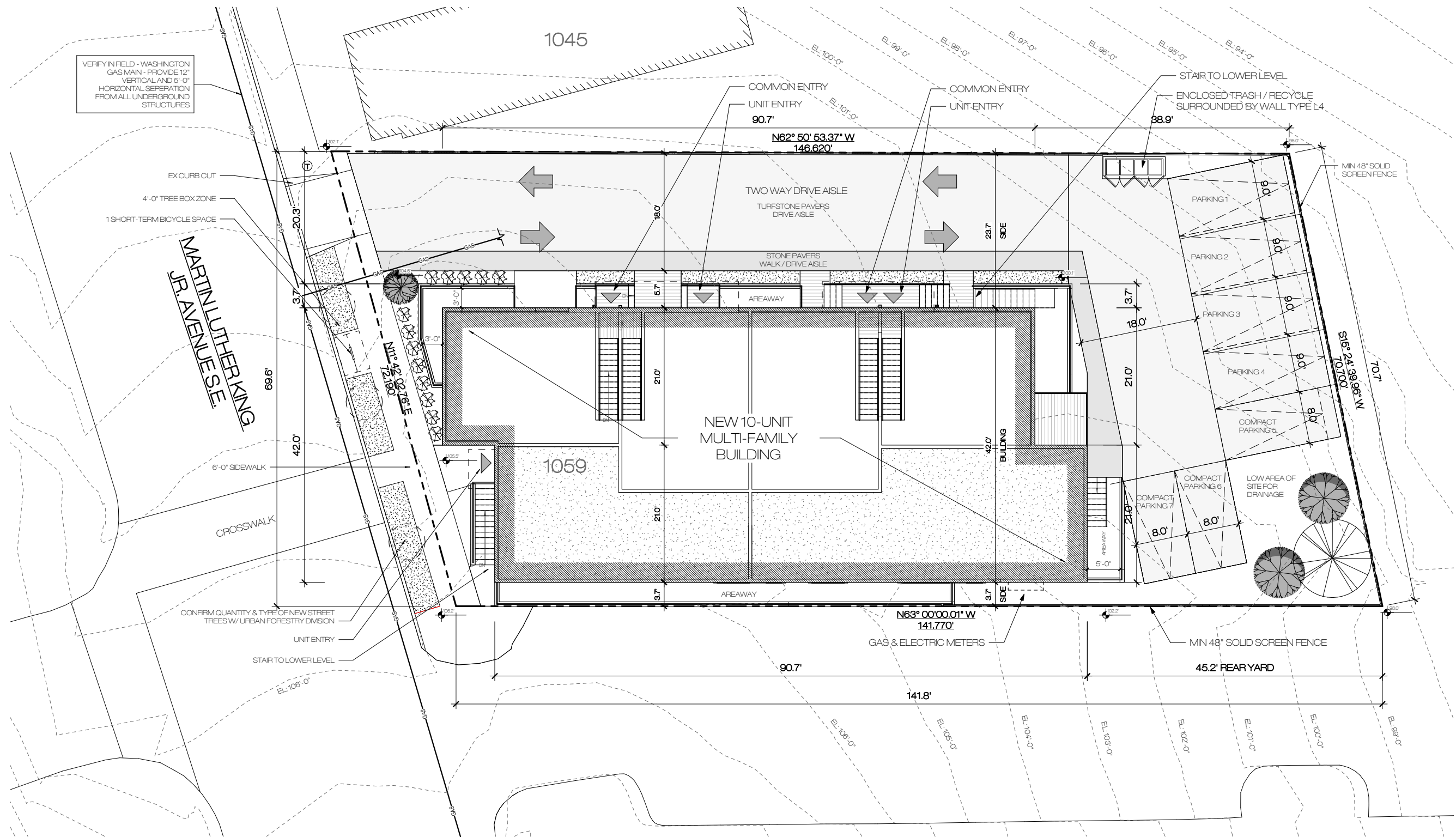
① DEMOLITION SITE PLAN
1" = 10'-0"

NEW 10-UNIT APARTMENT HOUSE

2628 Martin Luther King Jr Ave SE, Washington, DC 20020



SCALE
3/32" = 1'-0"



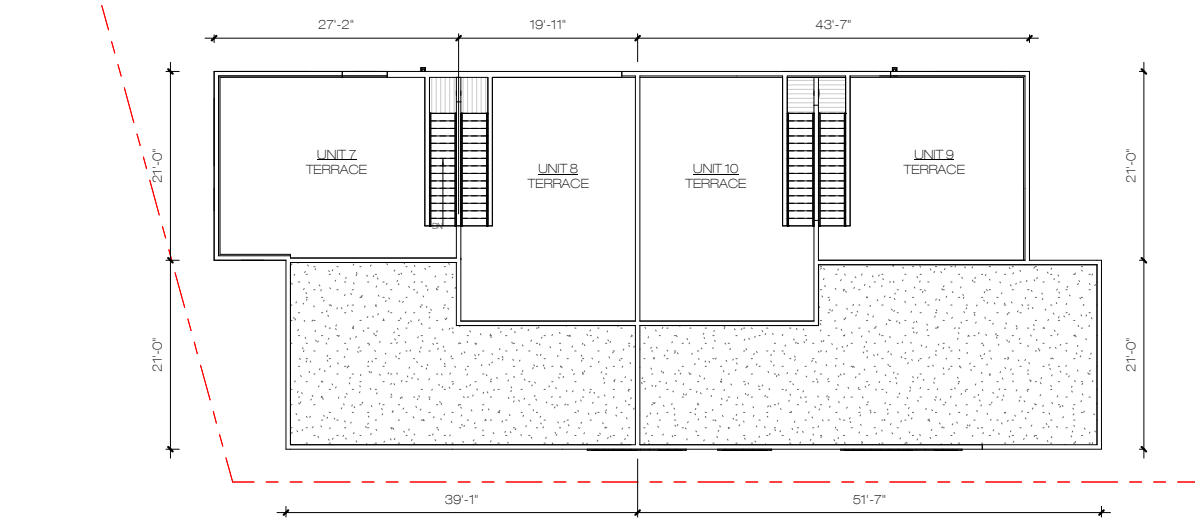
VERIFY IN FIELD - WASHINGTON GAS MAIN - PROVIDE 12" VERTICAL AND 5'-0" HORIZONTAL SEPARATION FROM ALL UNDERGROUND STRUCTURES

1 PROPOSED SITE PLAN
1/8" = 1'-0"

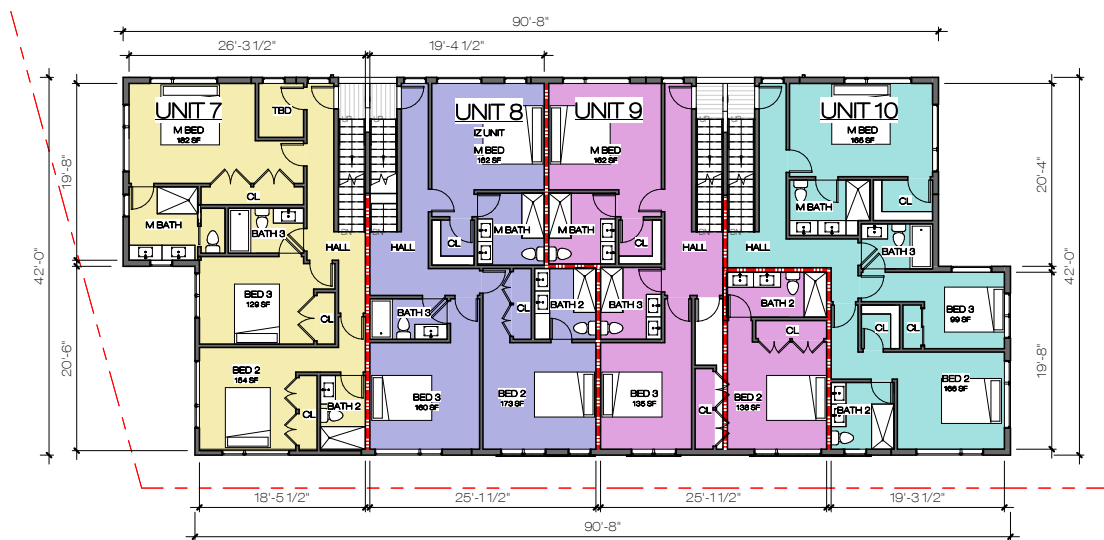
SCALE
3/32" = 1'-0"

NEW 10-UNIT APARTMENT HOUSE

2628 Martin Luther King Jr Ave SE, Washington, DC 20020

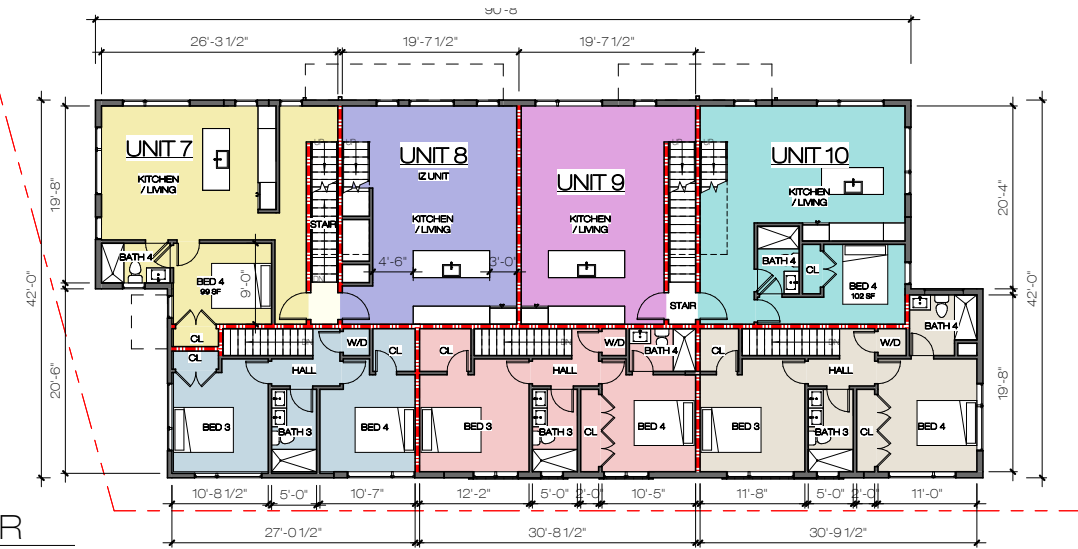


5 PH/4TH FLOOR
3/32" = 1'-0"

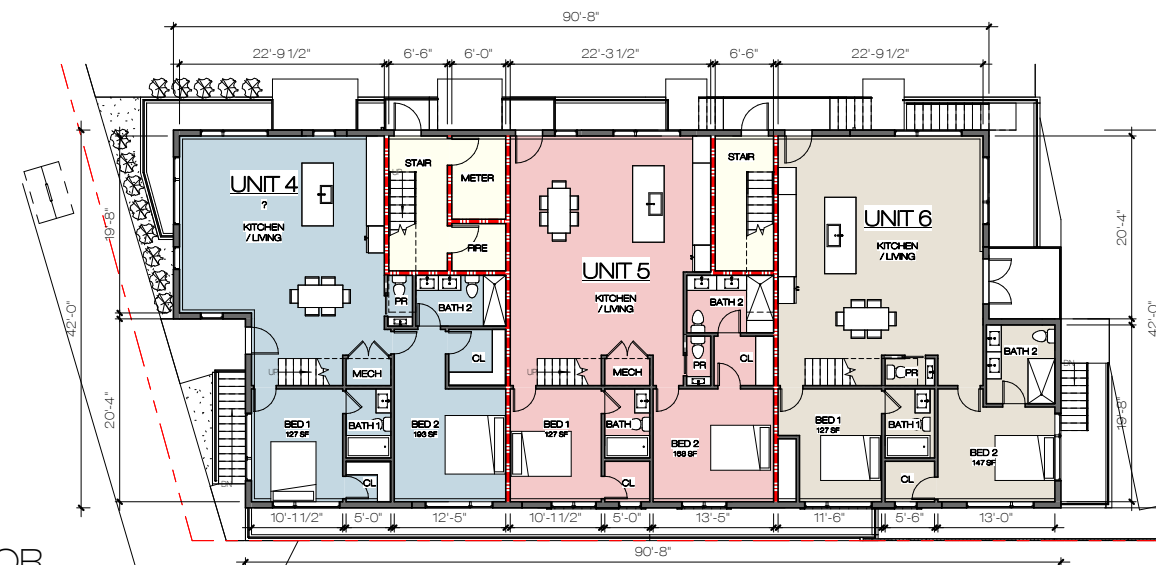


4 3RD FLOOR
3/32" = 1'-0"

3 SECOND FLOOR
3/32" = 1'-0"



2 FIRST FLOOR
3/32" = 1'-0"



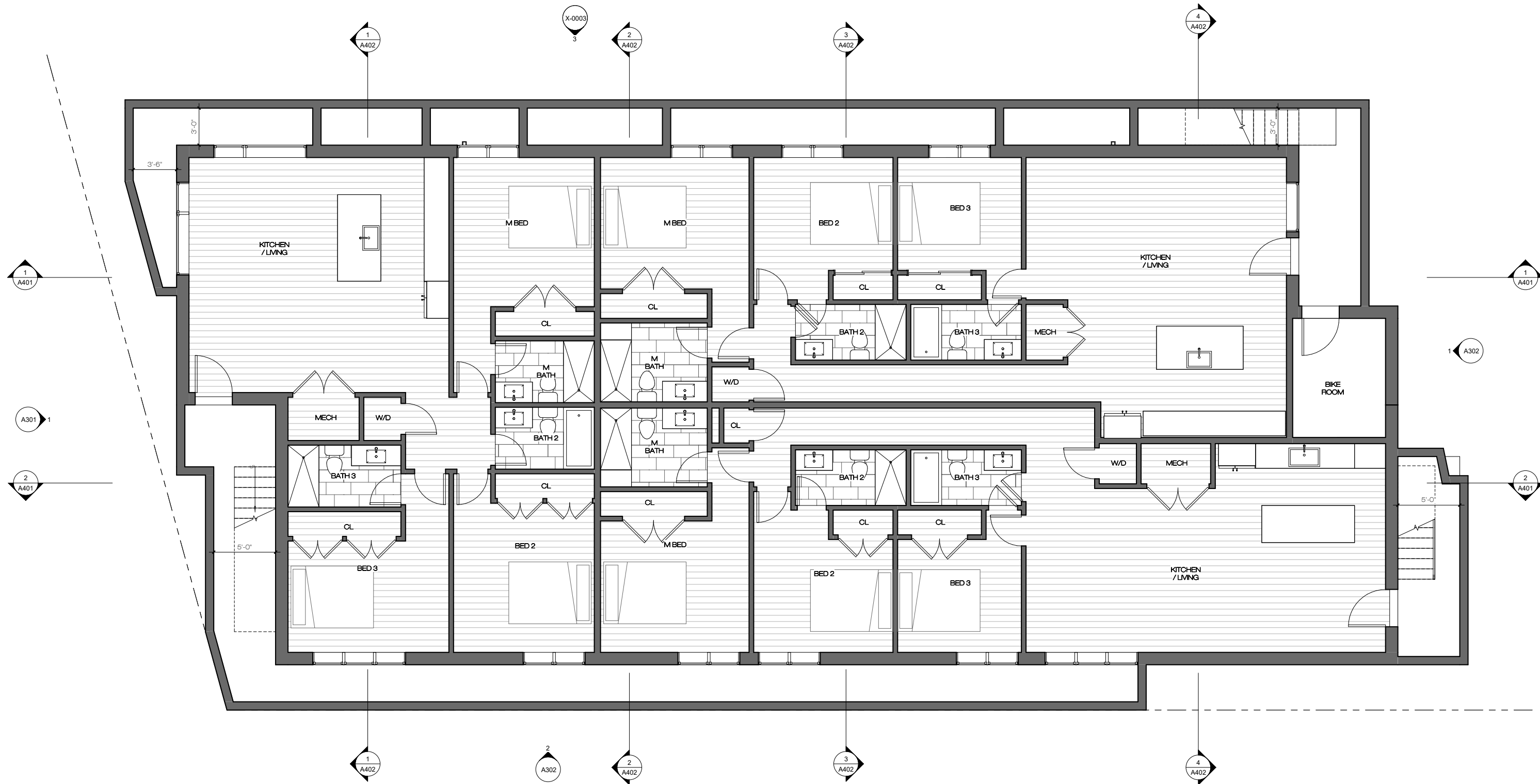
1 CELLAR
3/32" = 1'-0"



NEW 10-UNIT APARTMENT HOUSE

2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
1/16" = 1'-0"



1 CELLAR LEVEL PROPOSED
 1/4" = 1'-0"

NEW 10-UNIT APARTMENT HOUSE

2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
 1/8" = 1'-0"

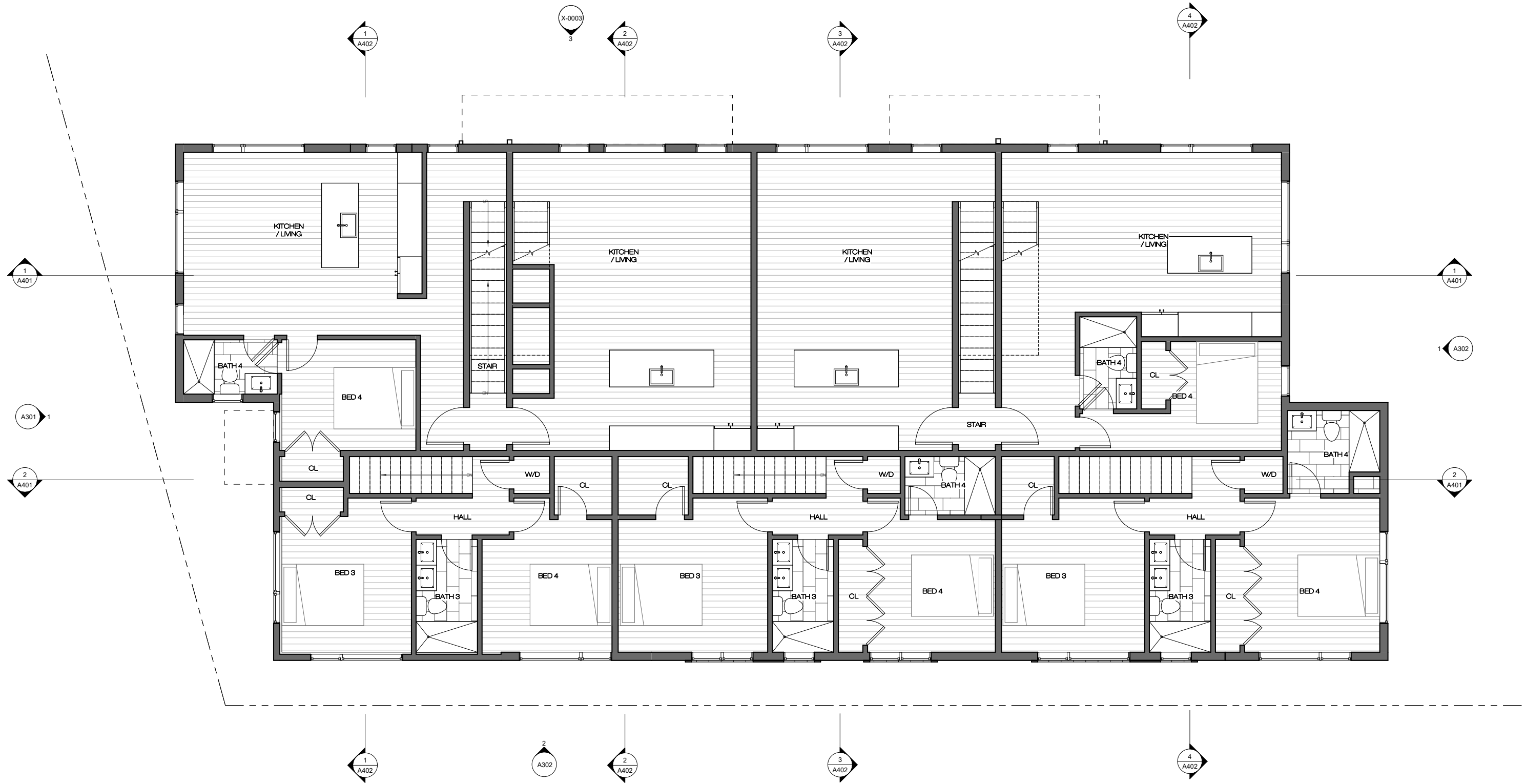


1 FIRST FLOOR PROPOSED
1/4" = 1'-0"

NEW 10-UNIT APARTMENT HOUSE

2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
1/8" = 1'-0"

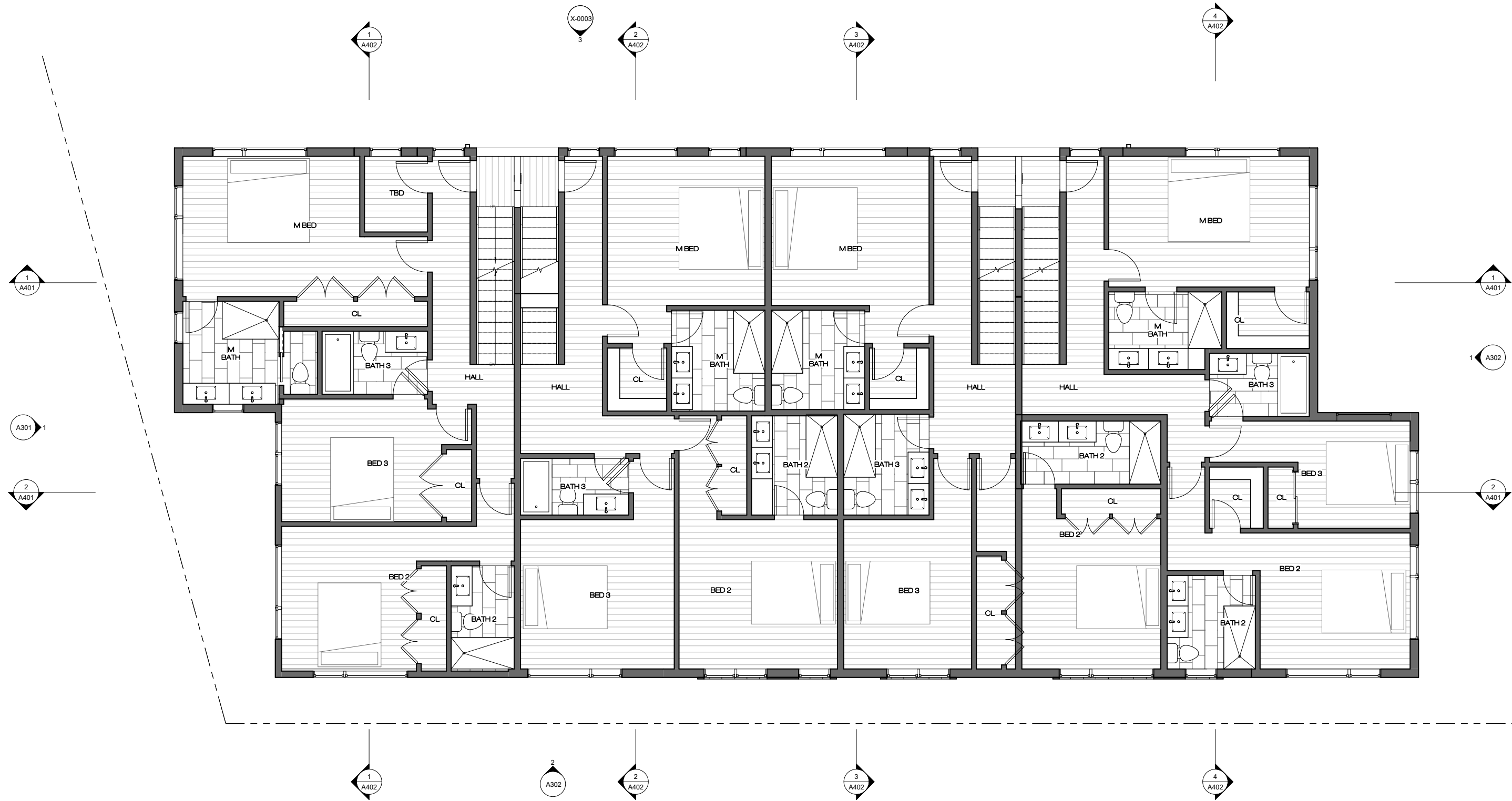


1 SECOND FLOOR PROPOSED
1/4" = 1'-0"

NEW 10-UNIT APARTMENT HOUSE

2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
1/8" = 1'-0"

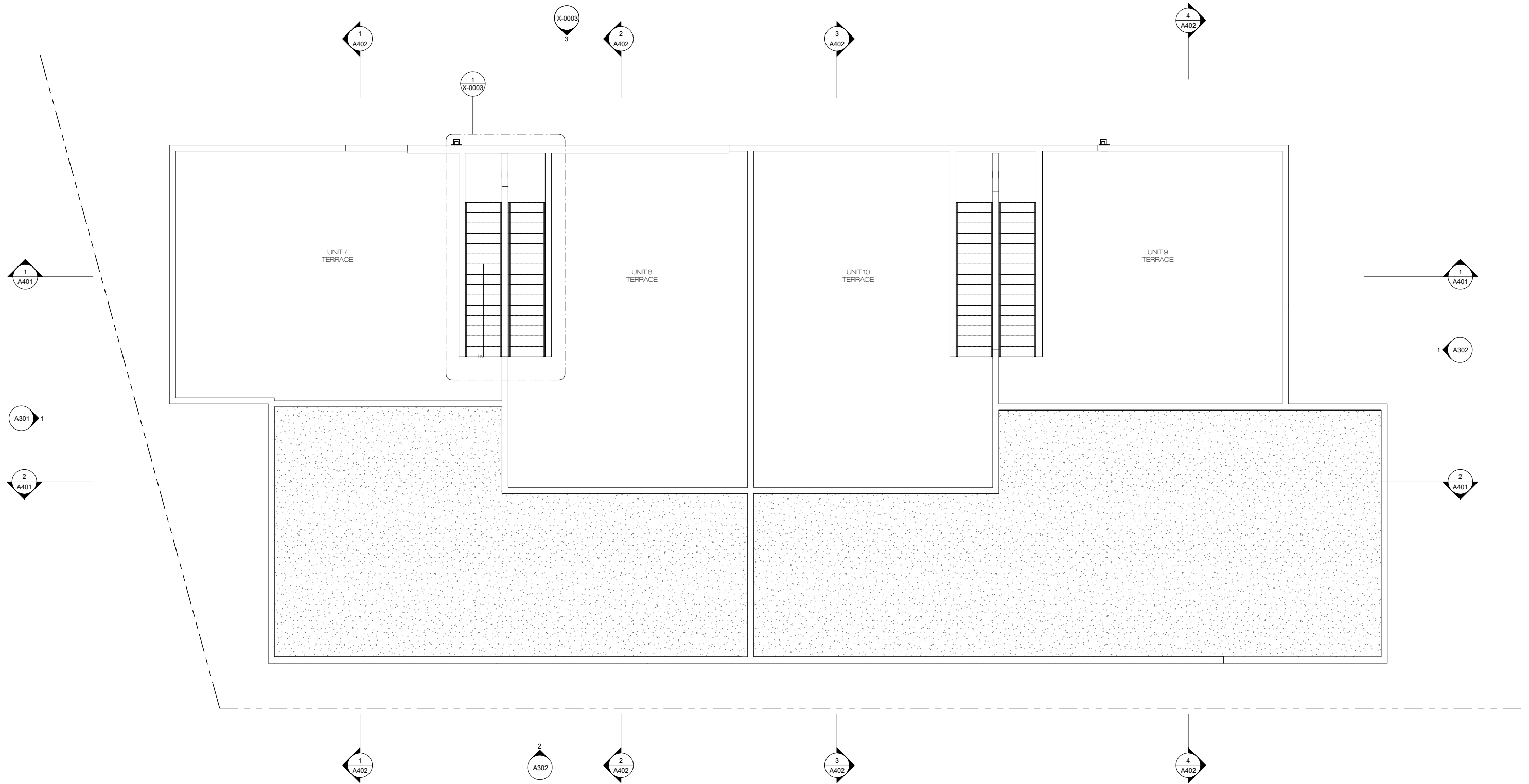


1 THIRD FLOOR PROPOSED
1/4" = 1'-0"

NEW 10-UNIT APARTMENT HOUSE

2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
1/8" = 1'-0"



1 ROOF PLAN PROPOSED
1/4" = 1'-0"

NEW 10-UNIT APARTMENT HOUSE

2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
1/8" = 1'-0"



② NORTH (TOP) ELEVATION
3/16" = 1'-0"



① WEST (LEFT) STREET ELEVATION
3/16" = 1'-0"

NEW 10-UNIT APARTMENT HOUSE

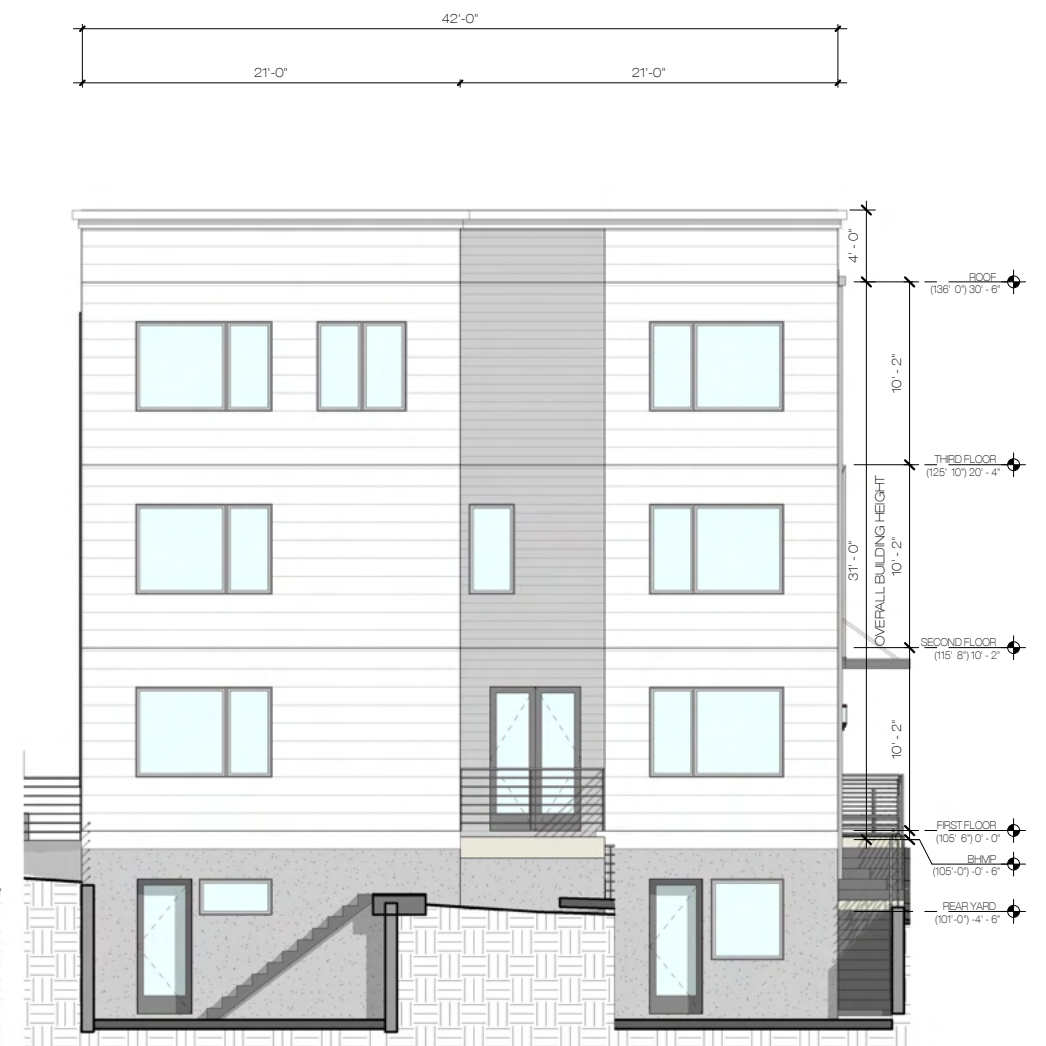
2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
3/32" = 1'-0"

0010



② SOUTH (BOTTOM) ELEVATION
3/16" = 1'-0"



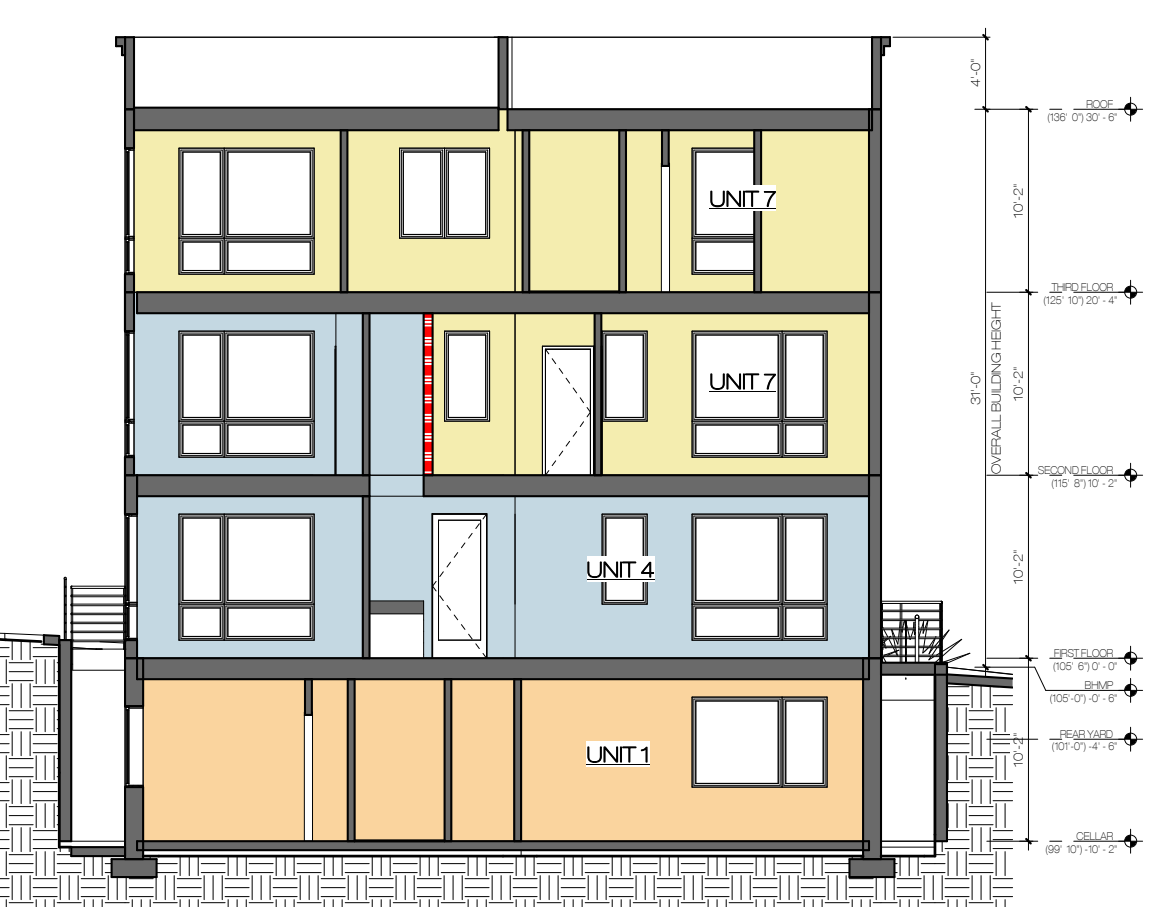
① EAST (RIGHT) REAR ELEVATION
3/16" = 1'-0"

NEW 10-UNIT APARTMENT HOUSE

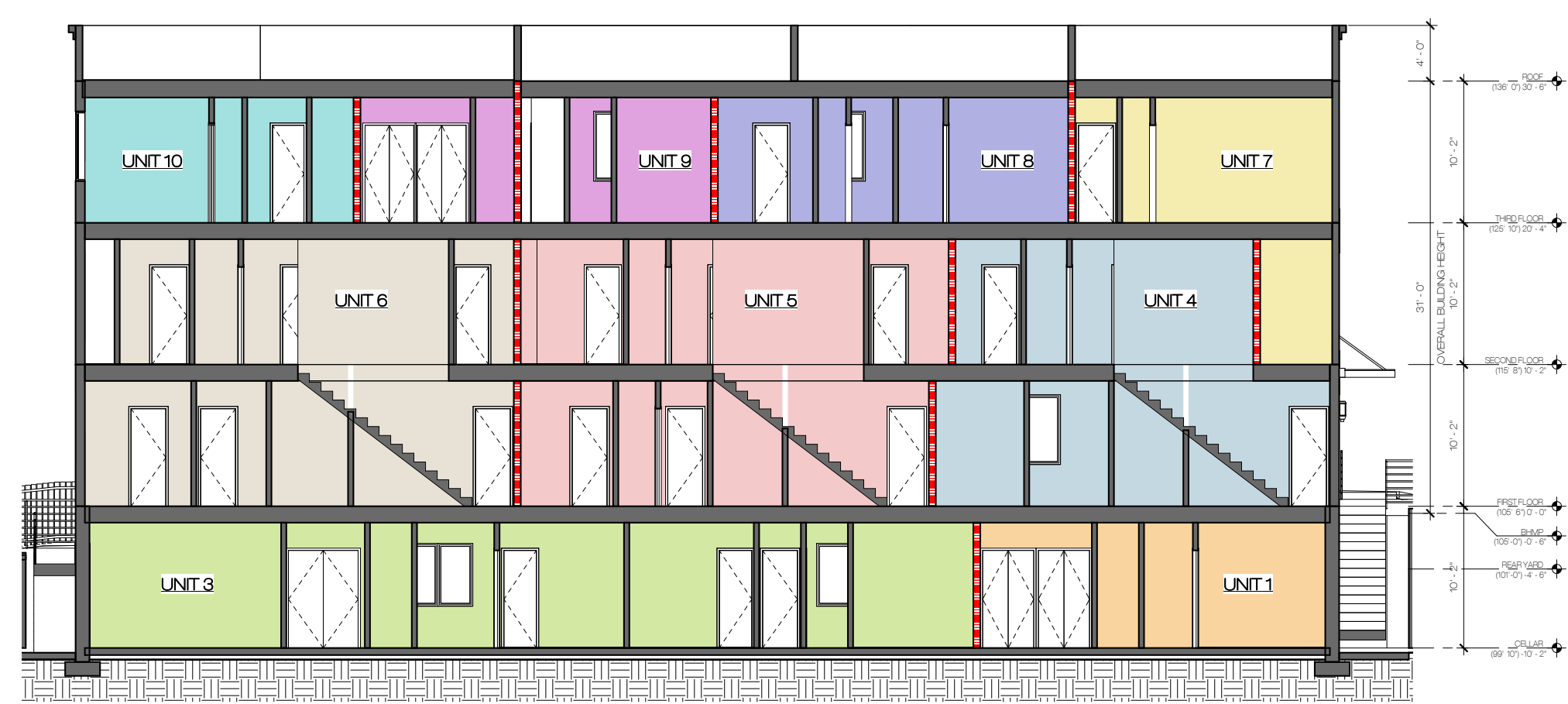
2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
3/32" = 1'-0"

0011



1 CROSS SECTION 1
3/16" = 1'-0"



2 LONGITUDINAL SECTION 2
3/16" = 1'-0"

NEW 10-UNIT APARTMENT HOUSE

2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
3/32" = 1'-0"

0012



3 CROSS SECTION 3
3/16" = 1'-0"



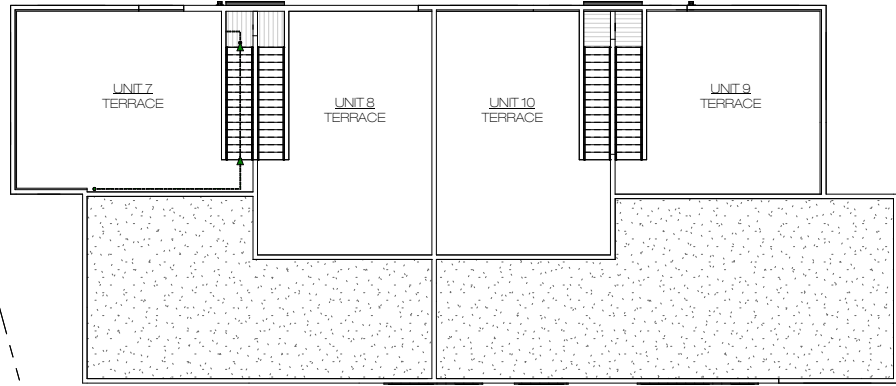
1 LONGITUDINAL SECTION 1
3/16" = 1'-0"

NEW 10-UNIT APARTMENT HOUSE

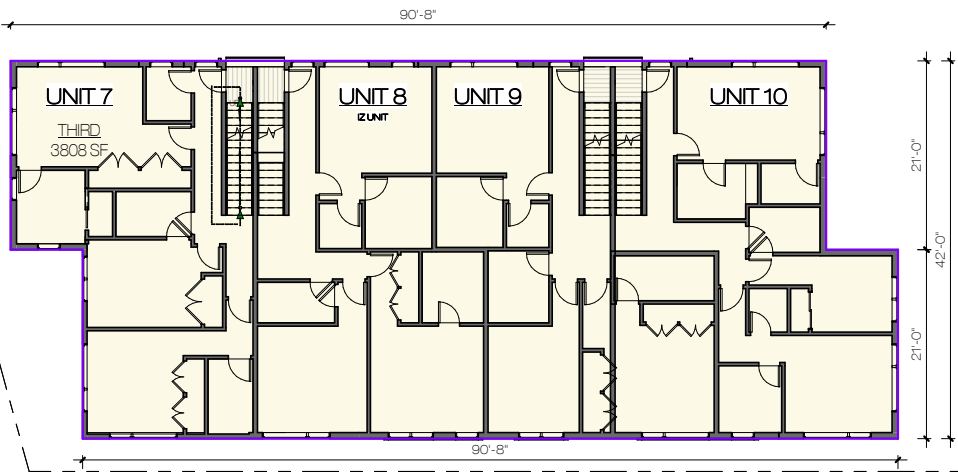
2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
3/32" = 1'-0"

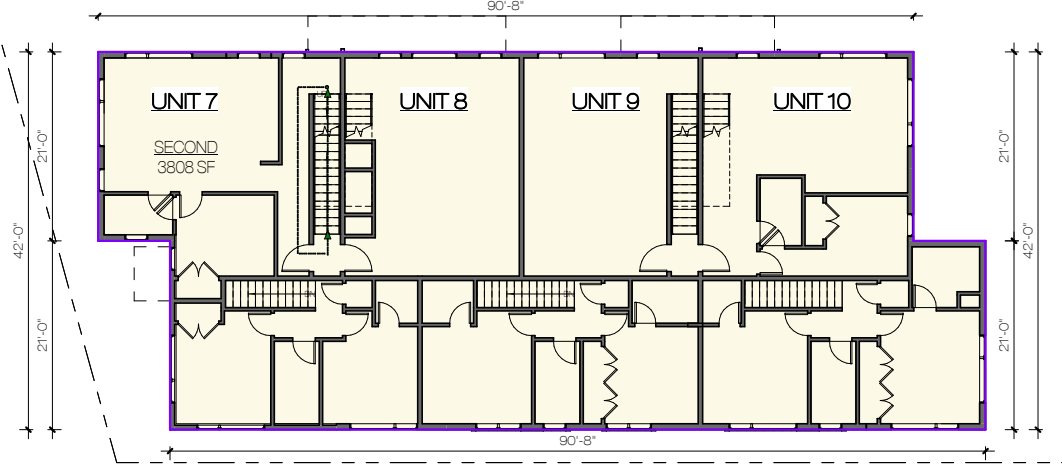
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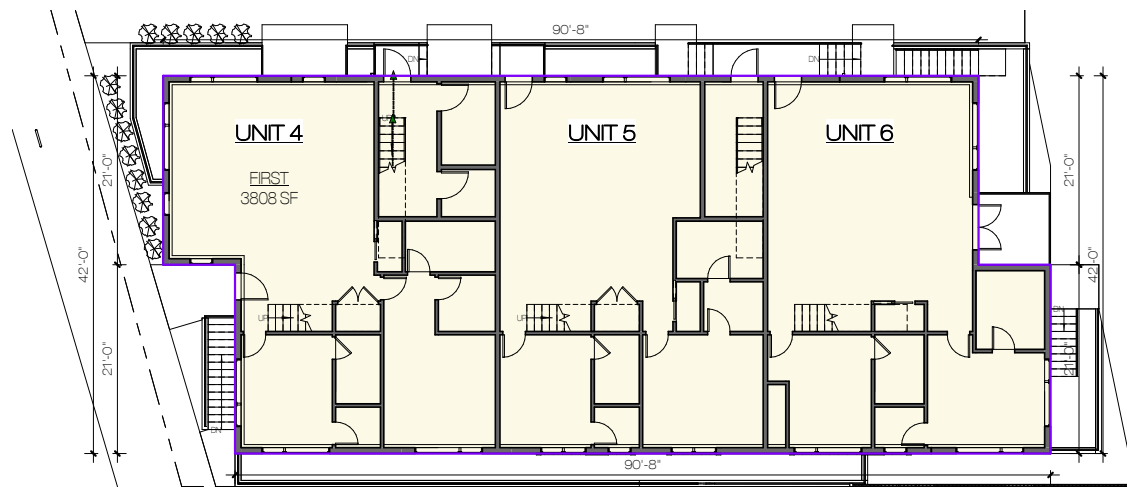
5 ROOF ZONING
3/32" = 1'-0"



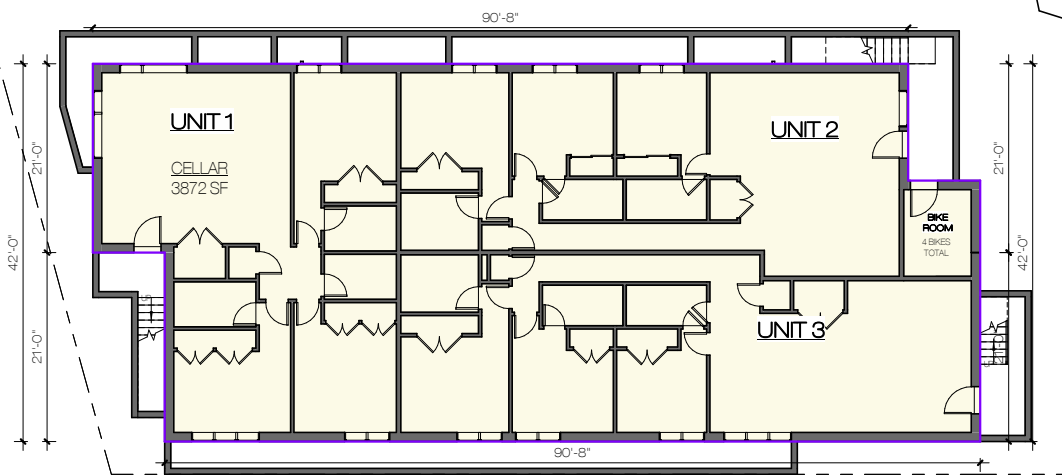
4 THIRD ZONING
3/32" = 1'-0"



3 SECOND ZONING
3/32" = 1'-0"



2 FIRST ZONING
3/32" = 1'-0"



1 CELLAR ZONING
3/32" = 1'-0"

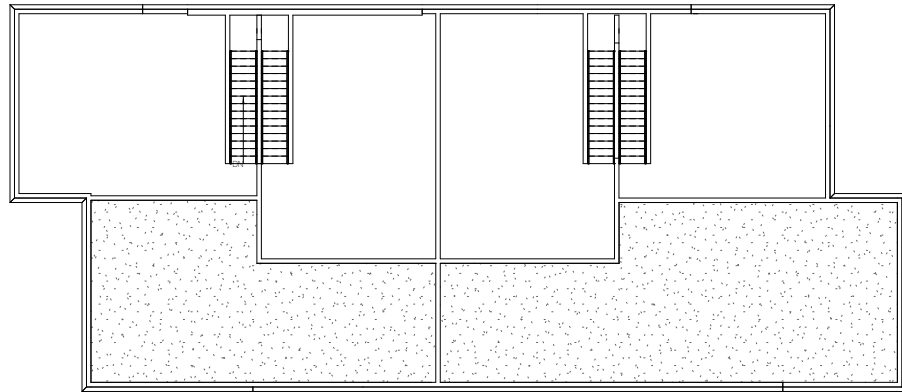
ZONING INFORMATION	
ZONING CLASSIFICATION:	RA-1
LOT OCCUPANCY	
EXISTING LOT AREA	10,585 SF
MAX OCC. 40%	4,234 SF
PROPOSED FOOTPRINT	3,808 SF
TOTAL LOT OCCUPANCY	36%
FAR CALCULATION	
MAX FAR ALLOWABLE -	0.9 9,526.5 SF ALLOWABLE
MAX FAR ALLOWABLE (Z)	1.08 11,432 SF ALLOWABLE
AREAS	
LEVEL 1	3808 SF
LEVEL 2	3808 SF
LEVEL 3	3808 SF
GROSS SF	11,424 SF // 1.08 FAR
CELLAR	3872 SF
TOTAL SF W/ CELLAR	15,296 SF
MISC	
BUILDING HEIGHT ALLOWABLE:	
40' MAXIMUM PER TABLE H 803.1; MAX PERMITTED BLDG HEIGHT	
BUILDING HEIGHT PROVIDED:	
32'-0" MEASURED FROM CENTER OF FRONT GRADE (B.H.M.P)	
STORIES:	
ALLOWABLE:	3
PROVIDED:	3 (PLUS CELLAR)
MIN REQUIRED SIDE YARD:	
REQUIRED:	ONE 8'-0" SIDE SETBACK
PROVIDED:	23'-0"
MIN REQUIRED REAR YARD:	
REQUIRED:	20'-0"
PROVIDED:	47.2'
GREEN AREA RATIO	
REQUIRED:	0.4
PROVIDED:	SEE GREEN AREA RATIO SHEETS
PARKING:	
REQUIRED:	1 PER 4 DWELLING UNITS ABOVE 4 // 2 MIN REQ'D
PROVIDED:	7 PARKING SPACES (4 STANDARD SPACES & 3 COMPACT SPACES)

NEW 10-UNIT APARTMENT HOUSE

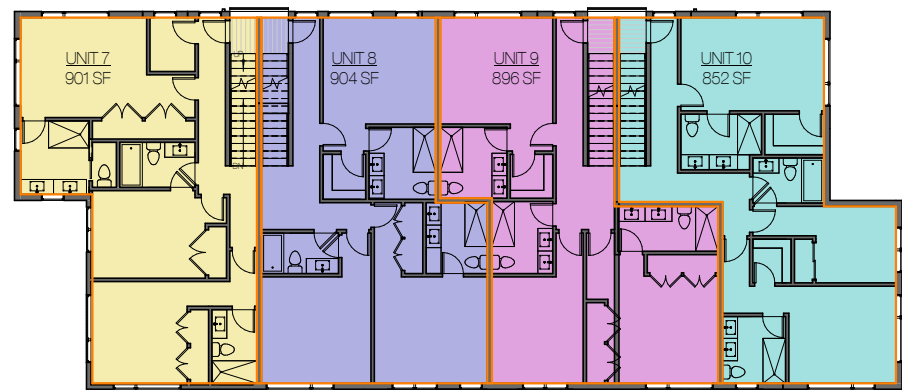
2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
3/32" = 1'-0"

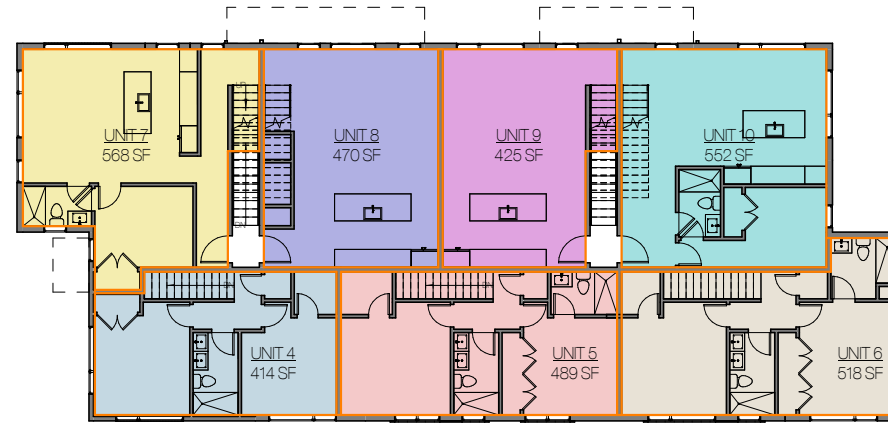
0014



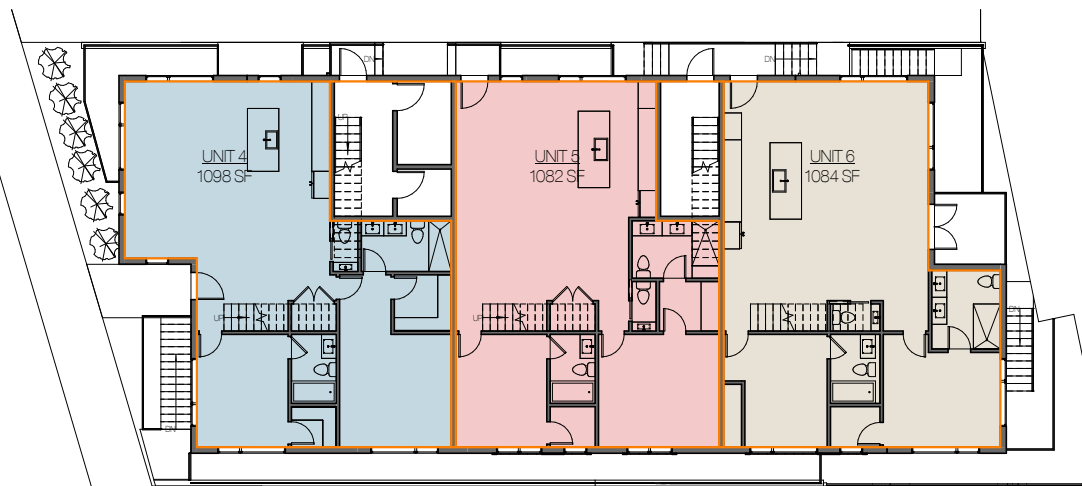
⑤ FOURTH FLOOR
3/32" = 1'-0"



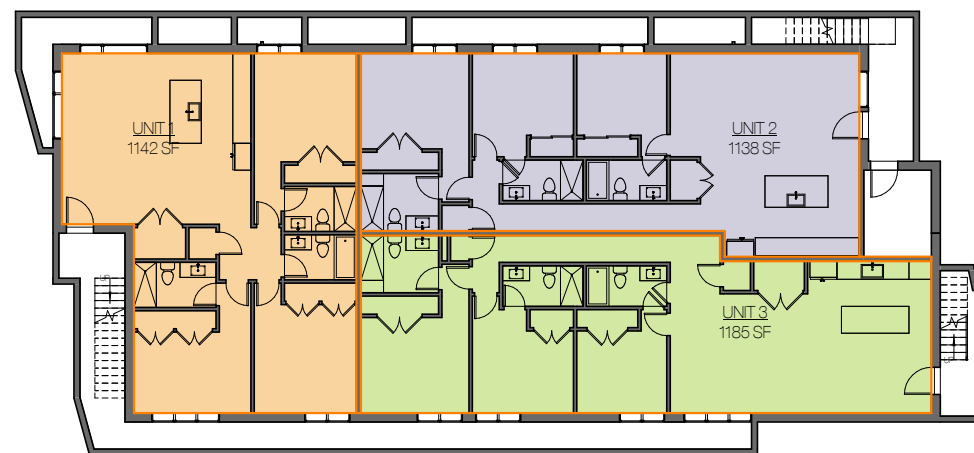
④ THIRD FLOOR
3/32" = 1'-0"



③ SECOND FLOOR
3/32" = 1'-0"



② FIRST FLOOR
3/32" = 1'-0"



① CELLAR
3/32" = 1'-0"

IZ UNIT INFORMATION

IZ UNIT SET ASIDE REQUIREMENTS OF TITLE 11 - ZONING (1003)

IZ WORKSHEET:

BOX 20.	TOTAL LAND AREA	10,585 SF
BOX 21.	TOTAL GROSS FLOOR AREA (FAR)	11,424 SF
BOX 22.	IZ BONUS DENSITY USED	1,905 SF
BOX 23.	TOTAL GROSS FLOOR AREA (RESIDENTIAL)	11,424 SF
BOX 24.	NOT APPLICABLE	
BOX 25.	RESIDENTIAL GROSS FLOOR AREA (BOX 23) + GROSS CELLAR AREA + GROSS PROJECTIONS	11,424 SF 3,808 SF -- SF TOTAL: 15,232 SF
BOX 26.	RESIDENTIAL NET FLOOR AREA + NET CELLAR AREA + NET PROJECTIONS	10,253 SF 3,426 -- SF TOTAL: 13,679 SF
BOX 27.	RATIO BOX 26 / BOX 25	.90
BOX 28.	FACTOR YIELDING GREATER IZ 10% OF GFA (BOX 25) 75% OF BONUS DENSITY UTILIZED (1102*.75)	X / 1,523 SF ✓ / 1,429 SF
BOX 29.	PRELIMINARY IZ REQUIREMENT: RESIDENTIAL GROSS FLOOR AREA: NET RESIDENTIAL FLOOR AREA GROSS * BOX 27:	15,233 SF 13,700 SF 1,370 SF
BOX 30.	OWNERSHIP 20% REDUCTION	--
BOX 31.	PENTHOUSE IZ REQ W/IN BLDG SF	--
BOX 32.	PENTHOUSE IZ FULFILLED BY PAYMENT?	--
BOX 33.	TOTAL NET RESIDENTIAL IZ REQUIRED	1,370 SF

UNIT REQUIRED TO BE 98% OF AVE. UNIT SIZE

IZ UNIT PROPOSED: **UNIT 8 / 3 BED 1374 SF**

NET UNIT AREA TOTALS

-FOR INFORMATION ONLY.
-UNIT MEASUREMENT SHOWN IS INSIDE FACE
OF UNIT EXTERIOR WALLS. (PAINT TO PAINT)

NAME	AREA	BEDS
UNIT 1	1142 SF	3 BEDS
UNIT 2	1138 SF	3 BEDS
UNIT 3	1185 SF	3 BEDS
UNIT 4	1513 SF	4 BEDS
UNIT 5	1571 SF	4 BEDS
UNIT 6	1602 SF	4 BEDS
UNIT 7	1469 SF	4 BEDS
UNIT 8	1374 SF	3 BEDS
UNIT 9	1321 SF	3 BEDS
UNIT 10	1404 SF	4 BEDS
Grand total	13718 SF	

NEW 10-UNIT APARTMENT HOUSE

2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
1/16" = 1'-0"

0015

MATERIALS



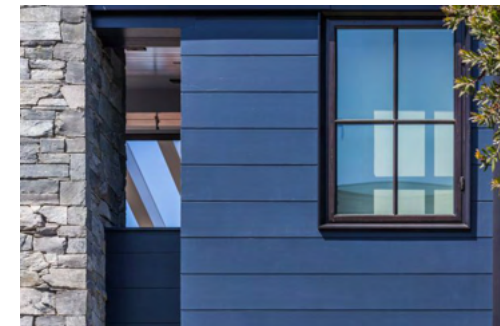
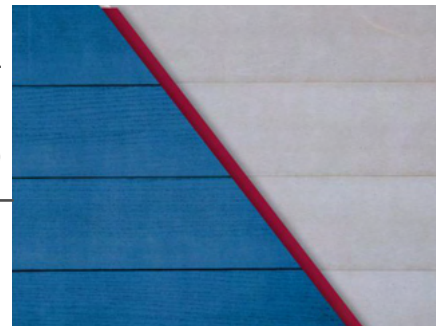
HARDIE PLANK LAP SIDING
COLOR: ARTIC WHITE

HARDIE PLANK LAP SIDING
COLOR: GREY



HARDIE PANEL
GREY

BORAL
NICKEL GAP
COLOR: TBD



BOARD ON BOARD WOOD FENCE
HEIGHT VARIES, 3'-6' MIN
STAIN COLOR: TBD

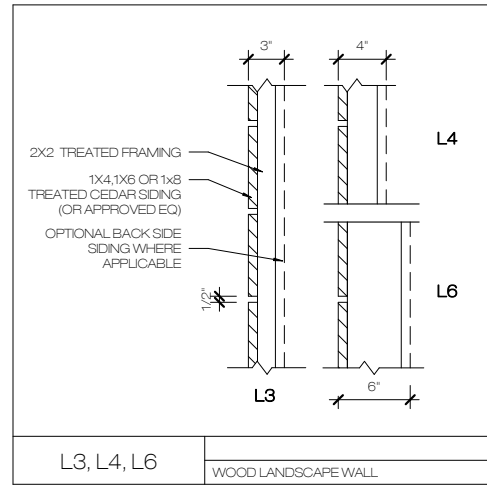


NEW 10-UNIT APARTMENT HOUSE

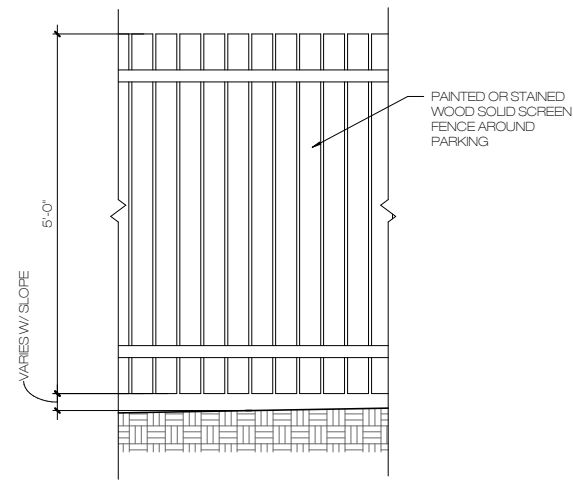
2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
NTS

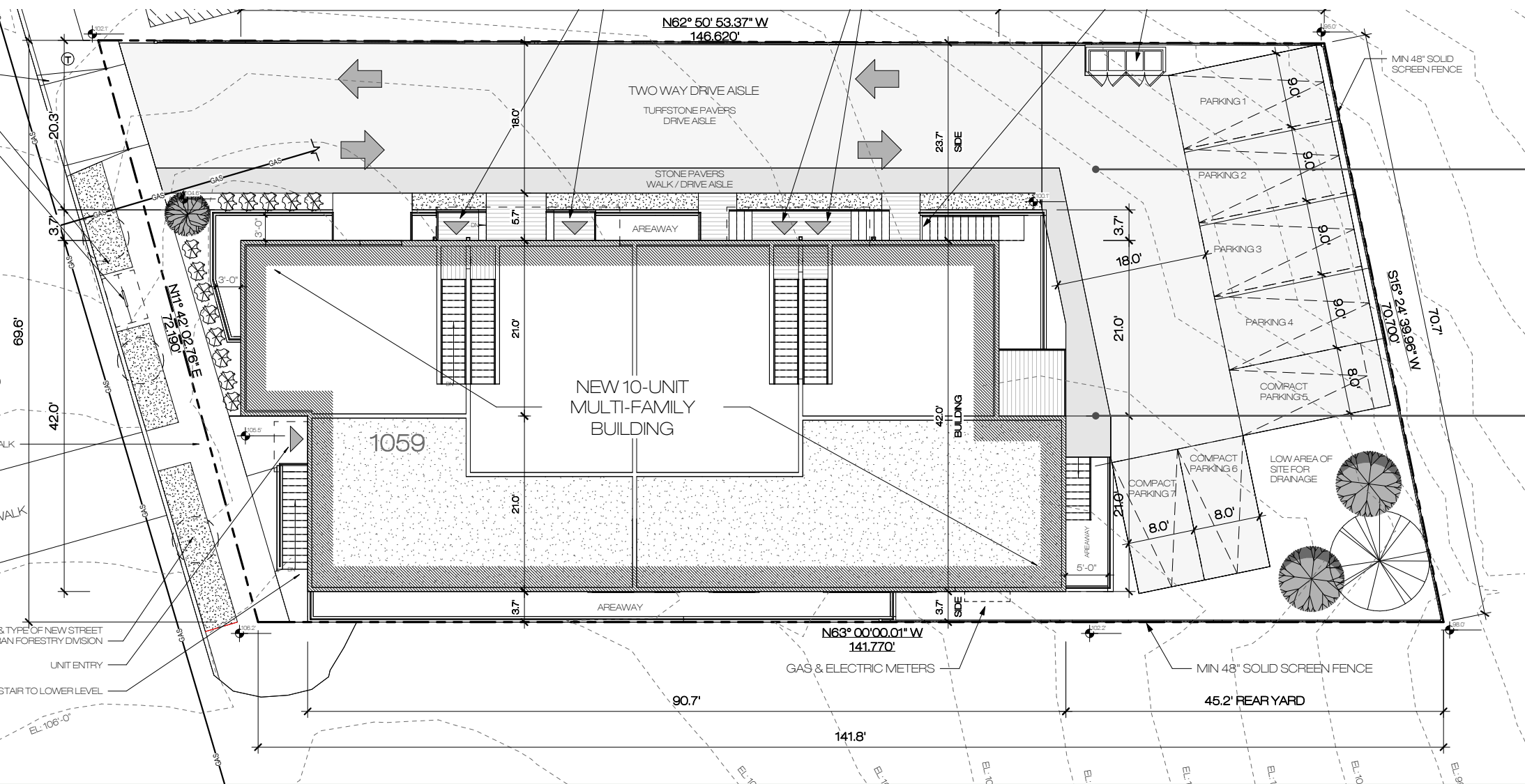
0016



② TRASH / RECYCLING ENCLOSURE



① SOLID SCREEN FENCE



DRIVEWAY
TURFSTONE PAVERS



PARKING SPACES
SANDHILLS PAVER
(GREY)

NEW 10-UNIT APARTMENT HOUSE

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SCALE
NTS

0017

In-grade luminaire

Ground surface illuminator



A series of LED in-grade luminaires to illuminate ground surfaces. Equipped with one, two or four light apertures to meet different lighting requirements. These luminaires are designed to bear pressure loads up to 8800 lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.

Die-cast aluminum · Clear safety glass · Reflector made of pure anodized aluminum

LED color temperatures: 2700K, 3000K, 3500K, 4000K

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards - Suitable for wet locations - Protection class IP 67



Bollard

Symmetric



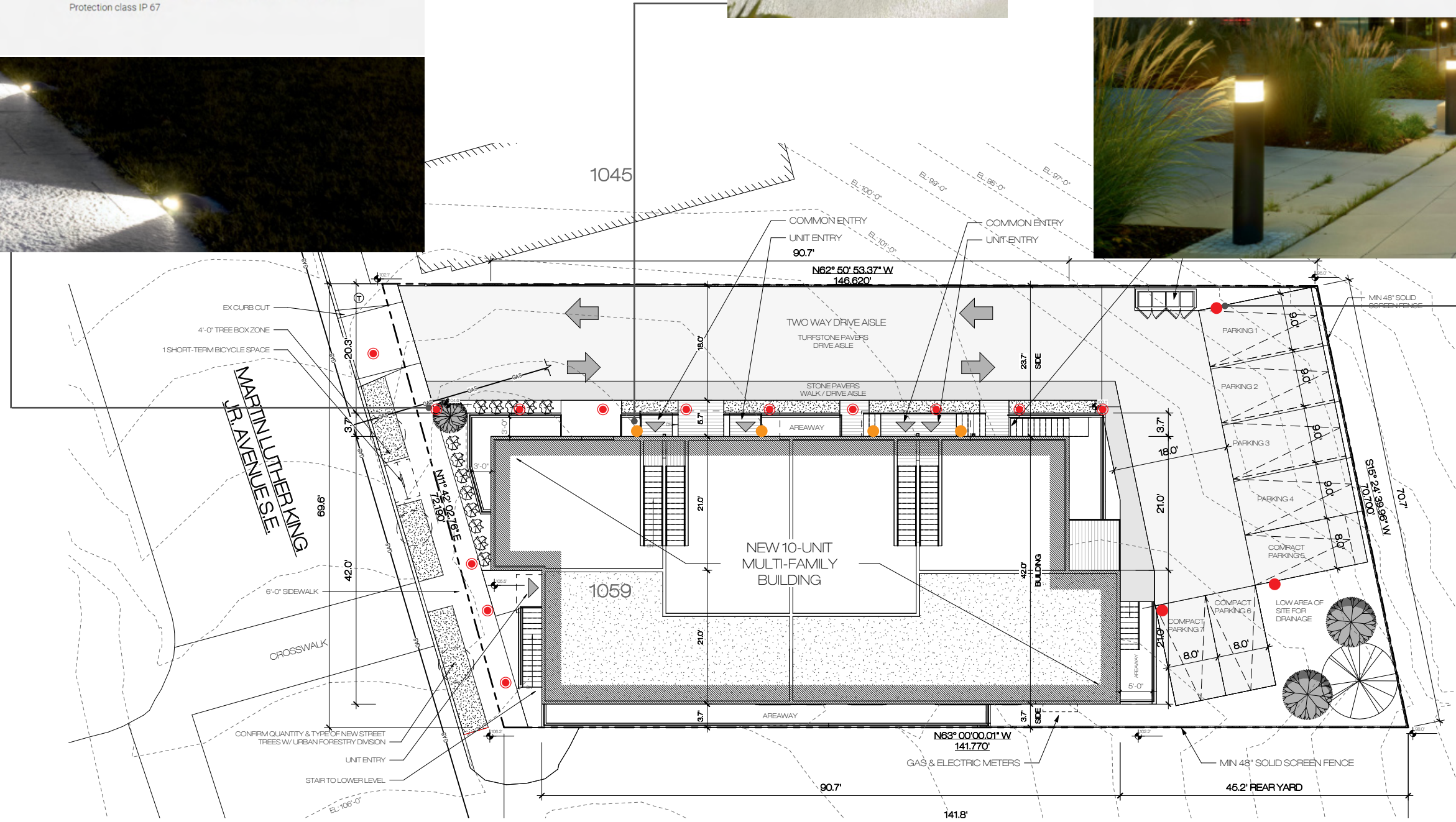
A series of LED bollard luminaires with unshielded 360° light distribution. Luminaires in this family are provided without safety guard and hand-blown three-ply opal glass for even illumination. Designed for use in the illumination of gardens and residential installations.

Die-cast and extruded aluminum · Three-ply opal glass diffuser

LED color temperatures: 2700K, 3000K, 3500K, 4000K

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards - Suitable for wet locations - Protection class IP 65

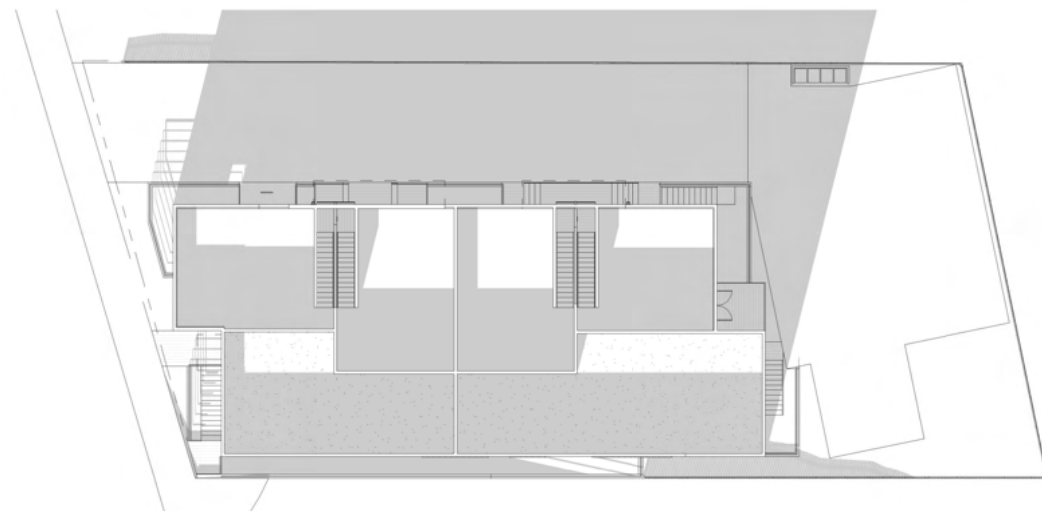


NEW 10-UNIT APARTMENT HOUSE

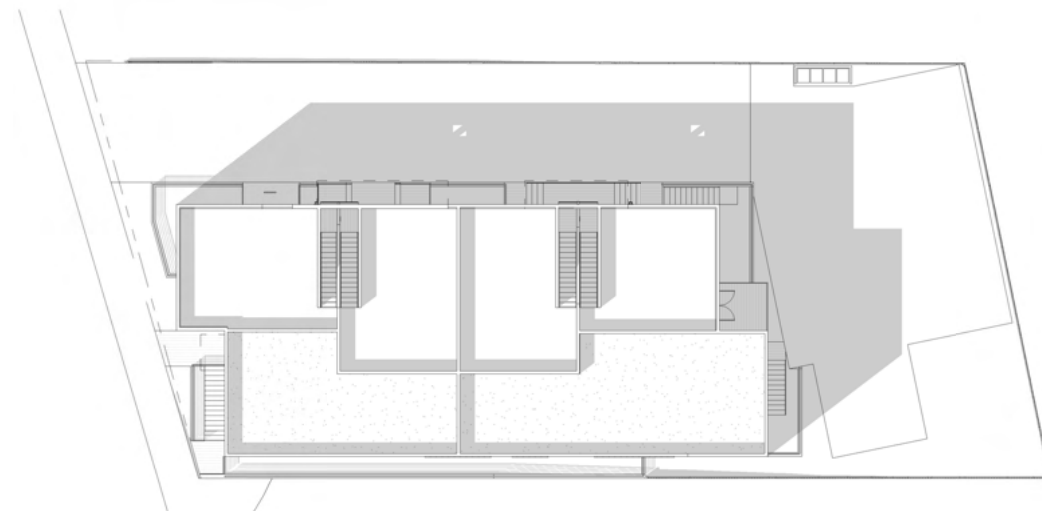
2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
NTS

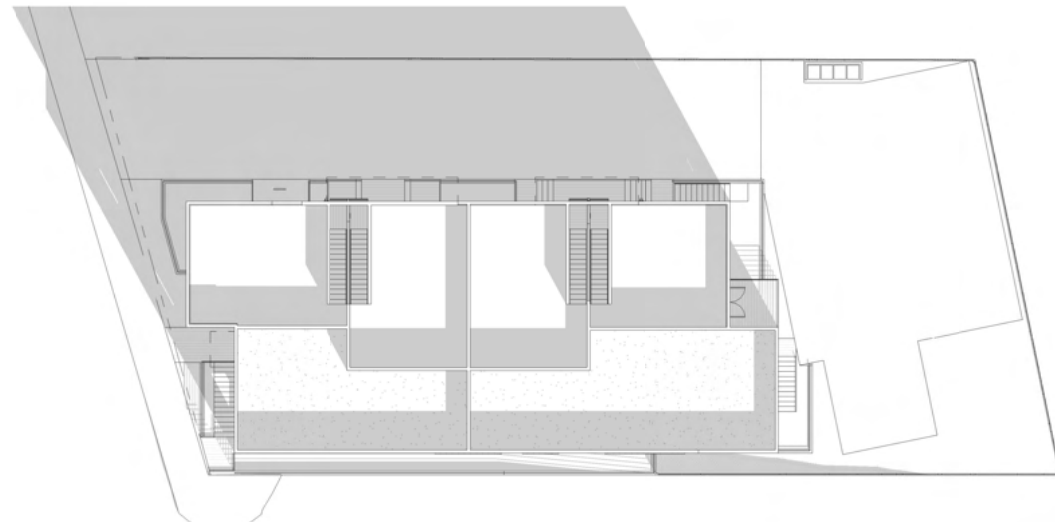
0018



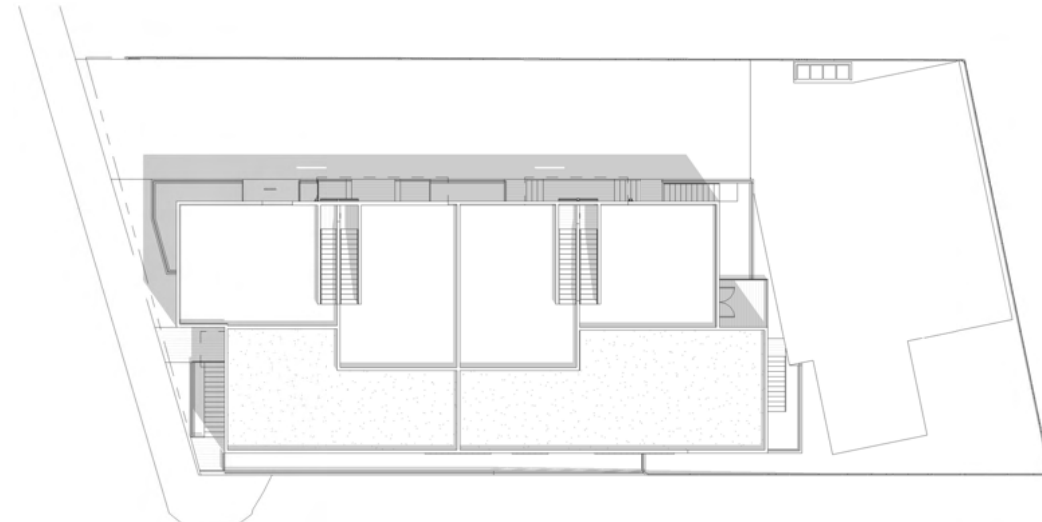
⑥ SHADOW STUDY - 3PM WINTER SOLSTICE
1/16" = 1'-0"



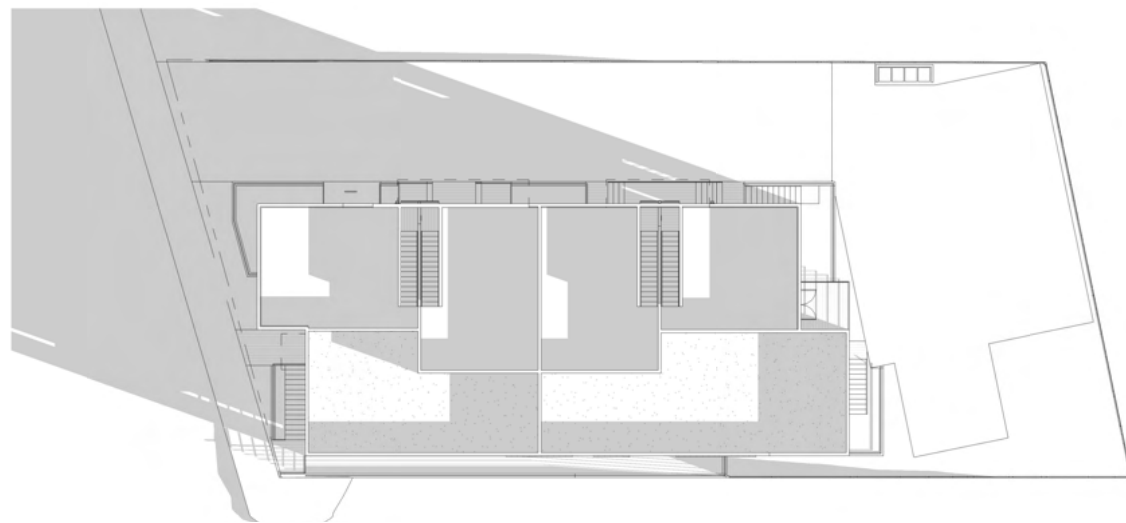
③ SHADOW STUDY - 3PM SUMMER SOLSTICE
1/16" = 1'-0"



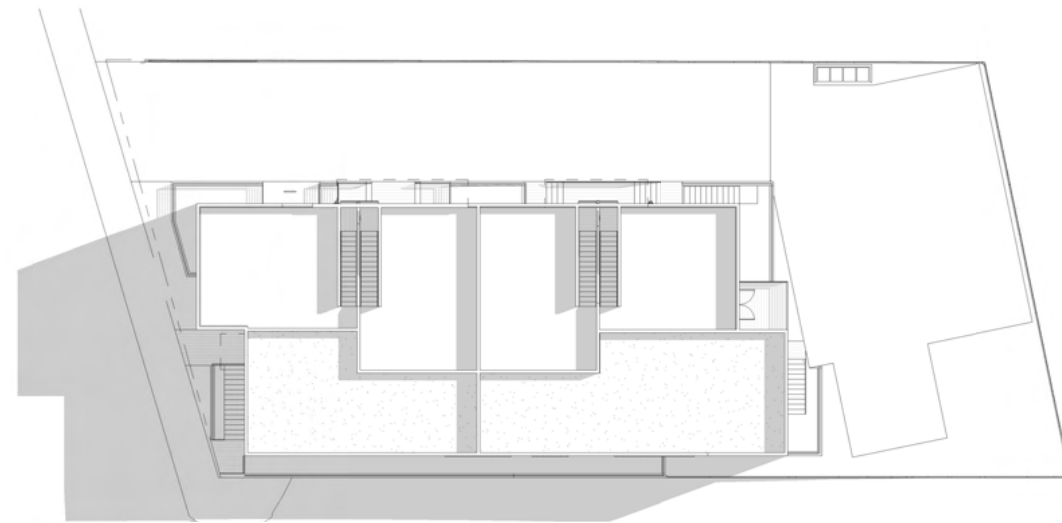
⑤ SHADOW STUDY - 12PM WINTER SOLSTICE
1/16" = 1'-0"



② SHADOW STUDY - 12PM SUMMER SOLSTICE
1/16" = 1'-0"



④ SHADOW STUDY - 9AM WINTER SOLSTICE
1/16" = 1'-0"



① SHADOW STUDY - 9AM SUMMER SOLSTICE
1/16" = 1'-0"

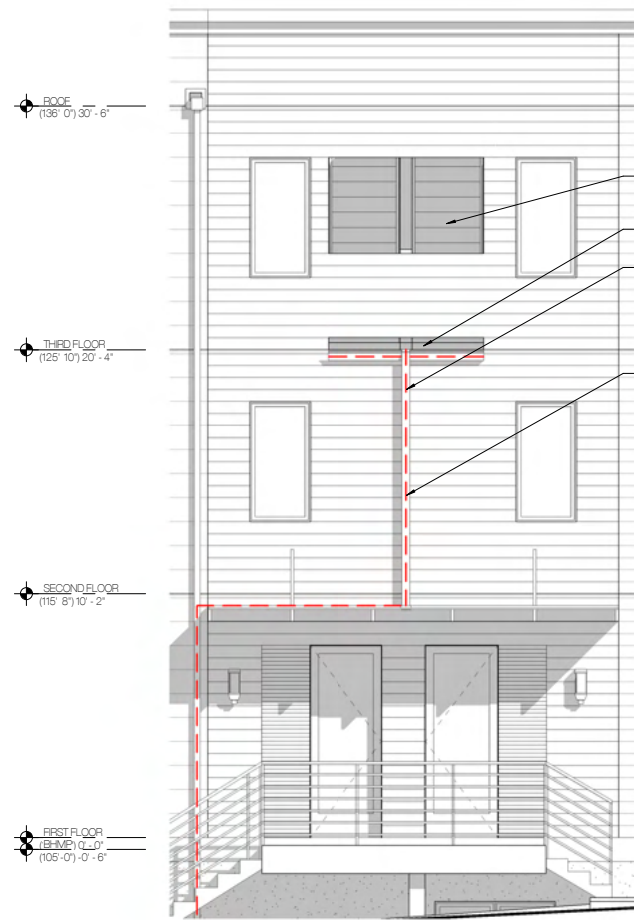


NEW 10-UNIT APARTMENT HOUSE

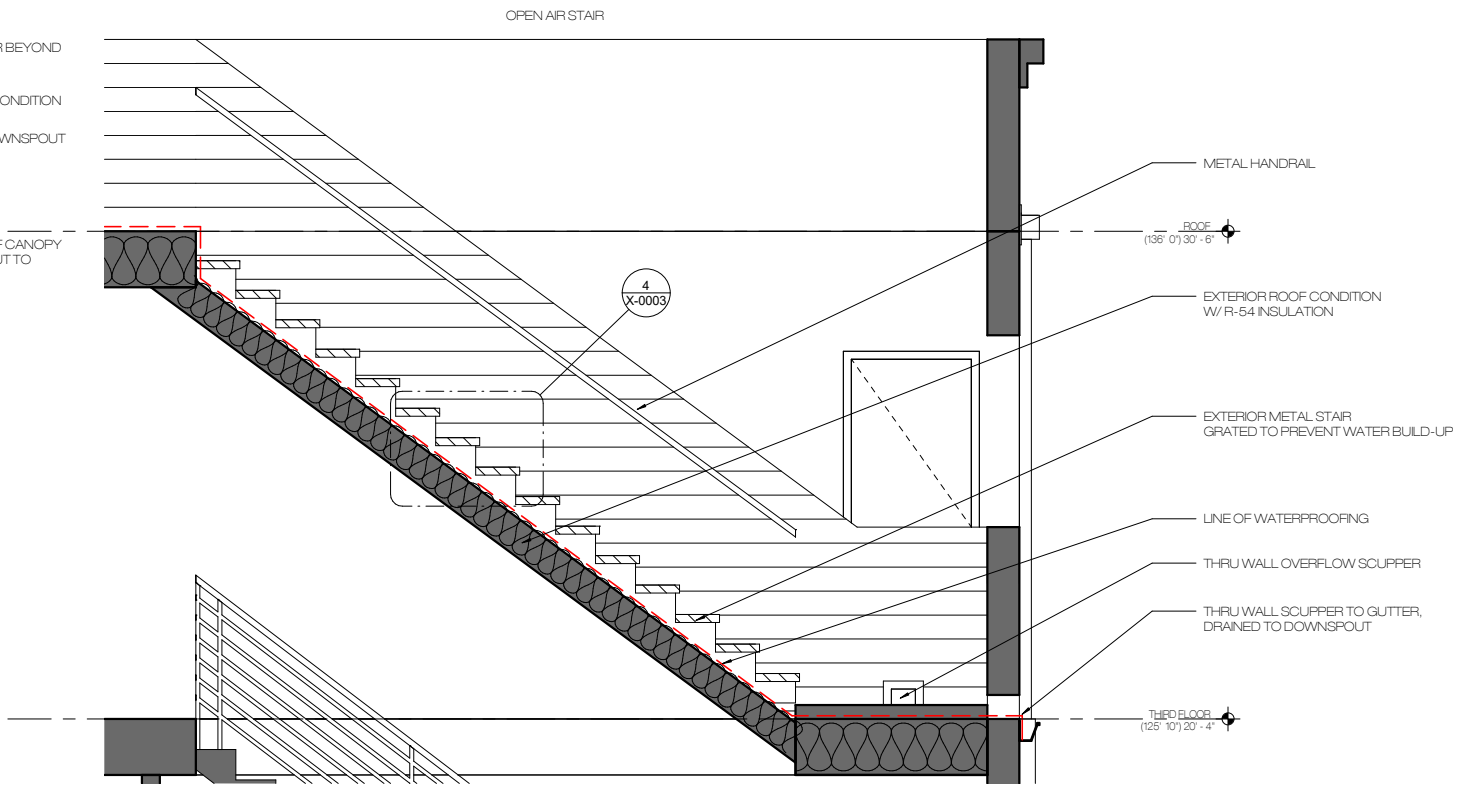
2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE

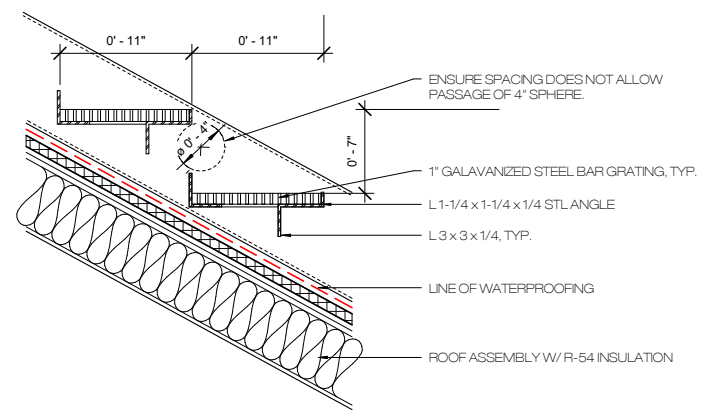
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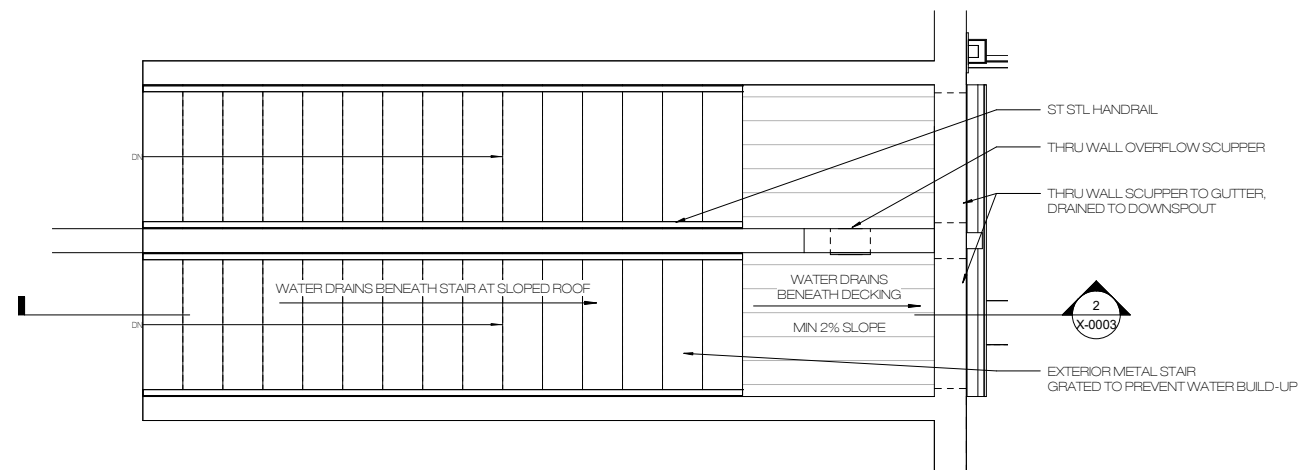
3 EXTERIOR ELEV AT STAIR
1/4" = 1'-0"



2 EXTERIOR STAIR SECTION
1/2" = 1'-0"



4 EXTERIOR STAIR DETAIL
1 1/2" = 1'-0"



1 EXTERIOR STAIR ENLARGED
1/2" = 1'-0"

NEW 10-UNIT APARTMENT HOUSE

2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE

0020

Questions?