



SUPPLEMENTAL MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Michael Jurkovic, AICP, Development Review Specialist
JL Joel Lawson, Associate Director Development Review
DATE: September 11, 2024

SUBJECT: BZA Case 21058, to permit a new thirty-nine (39) unit Apartment House at 2424 Pomeroy Road, SE.

I. BACKGROUND

At Exhibit #22, the Office of Planning (OP) filed a report in support of the requested special exception for a new 39 unit Apartment House use. At its May 8, 2024 public hearing, the Board granted the ANC 8B's Motion to Postpone and the request to defer the hearing due to notice issues. Since the public hearing, the applicant has made changes to the plans to accommodate an adjustment to the curb cut location resulting in the new building footprint shown throughout Exhibit #54.

II. RECOMMENDATION

OP continues to recommend **approval** of the following special exception relief:

- Subtitle U § 421, New Residential Developments (all new residential development, except for single household detached and semi-detached dwellings, must be reviewed by the Board of Zoning Adjustment).

OP's recommendation continues to be based on the following conditions of approval, intended to ensure that review criteria regarding potential external impacts, including trash collection, fencing, and landscaping are met:

1. Compliance with the proposed site and landscaping plans in the architectural plans on page A06 & A07 in Exhibit #54 is required, with the exception of modifications noted below;
2. Proposed Heat pumps and HVAC units shown in the areaways to the rear of the building shall be moved to the roof or another more acceptable location that would not negatively impact residents of this or an adjacent building;
3. Proposed retaining walls shall be faced with stone, or brick, to be consistent with the visual character shown in the submitted renderings at Exhibit #54, pages A22-27;
4. Shown trash area shall be screened from all sides; and
5. Preserve the trees outside of the limit of disturbance to maintain existing trees and a natural vegetated buffer between the proposed development and the existing R-3 zoned single family attached dwellings to the south, and work with the Urban Forestry Division of DDOT to establish an effective tree protection plan for the construction period.

Additionally, OP has recommended to the applicant that they provide a tot lot, or other permanent recreational facilities, on the property for use by residents of the building.