

SECOND SUPPLEMENTAL MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Michael Jurkovic, AICP, Development Review Specialist
Joel Lawson, Associate Director Development Review
DATE: October 17, 2024
SUBJECT: BZA Case 21058, to permit a new thirty-nine (39) unit Apartment House at 2424 Pomeroy Road, SE.

I. BACKGROUND

At Exhibit #62, the Office of Planning (OP) filed a supplemental report in support of the requested special exception for a new 39-unit Apartment House use. At its public hearing of September 18, 2024, the Board requested that OP file a supplemental report based on information to be filed to the record by the applicant. Since the public hearing, the applicant has made changes to the plans which include adjustments to the location of the proposed HVAC units and details regarding the screening of the trash area.

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 is 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 adequately met:

1. Compliance with the proposed site and landscaping plans in the architectural plans on pages A06, A07, and A29 in Exhibit #73 is required, with the exception of modifications noted below;
2. Proposed retaining walls and foundation walls shall be consistent with the visual character shown in the submitted renderings at Exhibit #73, page A29;
3. Shown trash area shall be screened from all sides, as shown at Exhibit #73, page A29; and
4. 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.