

Proposed Development: 113 Wayne Pl SE
BZA Case: 21164

Proposed:

6 unit multifamily structure
(11 units proposed +
existing)

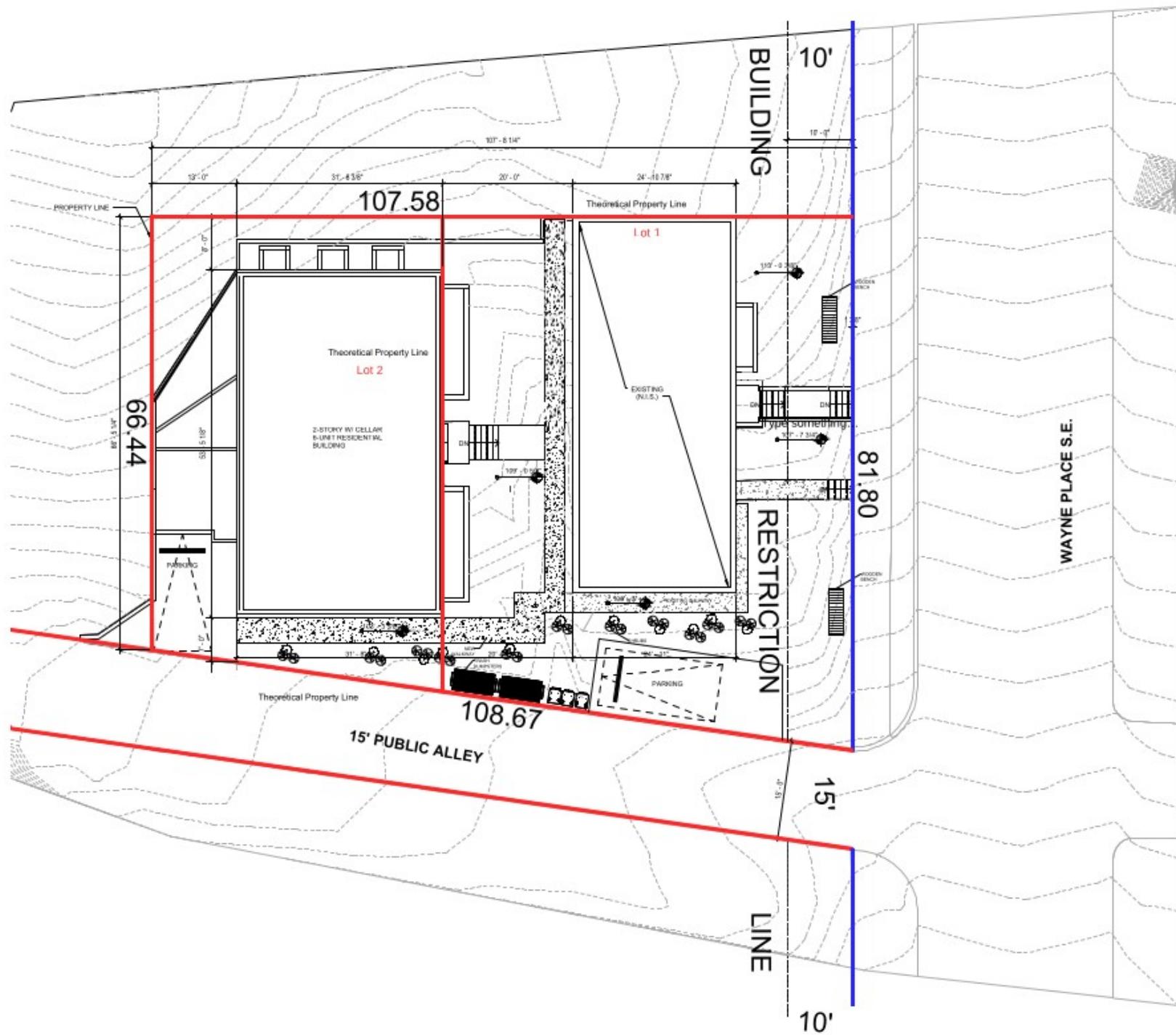


Existing:

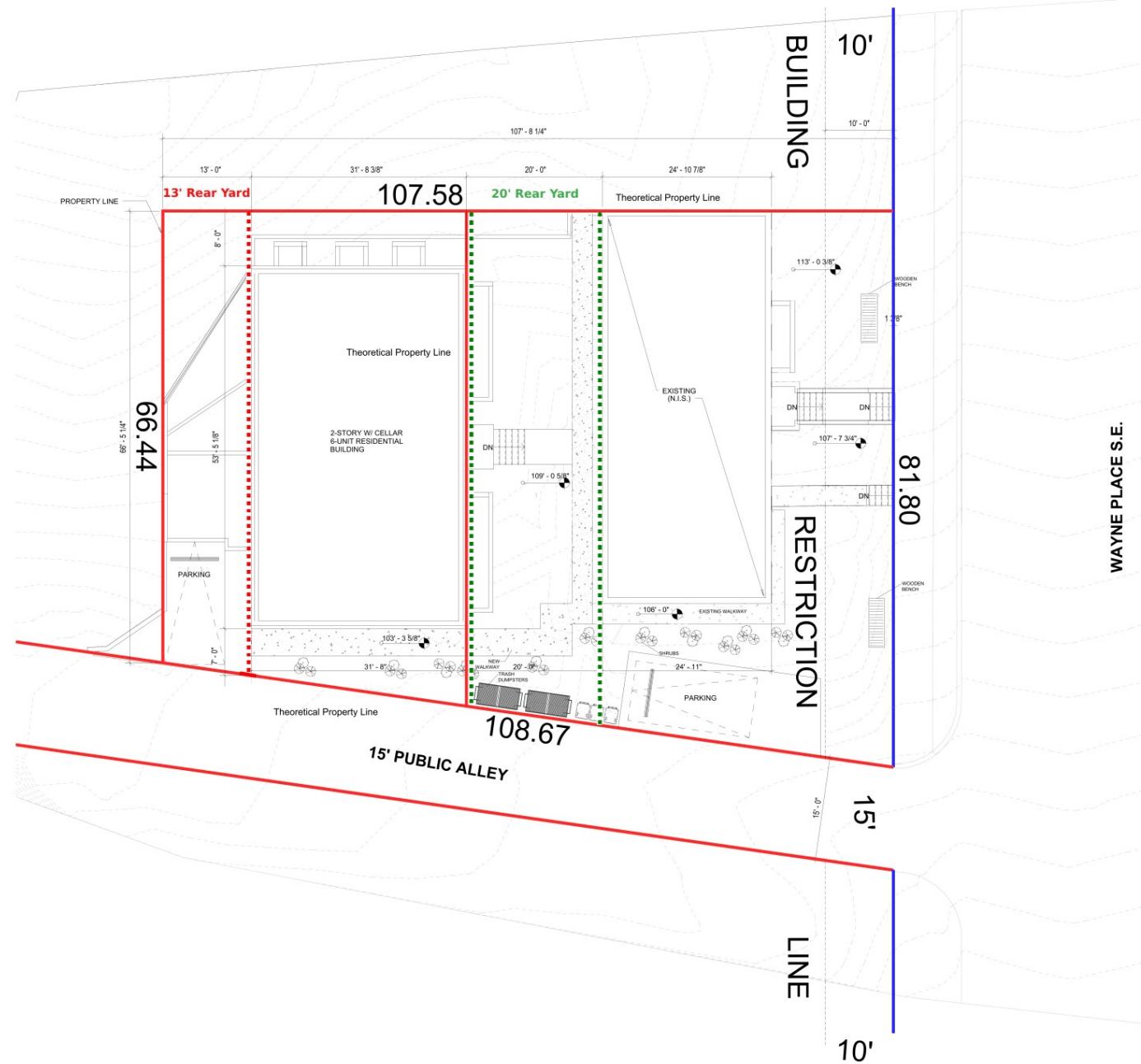
5 unit multifamily
structure







1. **New Residential Development in RA-1 Zone** - Special Exemption Approval (U-§421.1): Enlargement of the Proposed Building,
2. **Density (FAR) Inclusionary Zoning Relief (Subtitle F-§201.4)**: Voluntary application of Inclusionary Zoning to allow a maximum permitted FAR of 1.08. The proposed FAR for the Project is 1.00.
3. **Theoretical Subdivision Relief (C-§305)**: Two primary buildings on lot
4. **Rear Setback Area Relief (F-§207.1)**: As a result of the application of theoretical subdivision, relief of rear setback of 20 ft to accommodate the proposed 13 ft setback.



BZA Development Standards Table (by Theoretical Lot)			
	Lot 1 (Front)	Lot 2 (Rear)	Total
Lot Measurements			
Lot Occupancy (Sq ft)	1,445	1,697	3,142
Floor Area (sq ft)	3,611	4,398	8,010
Lot Size	4,579	3,395	7,974
Lot Occupancy (%)	32%	50%	39%
Floor Area Ratio (IZ)	79%	130%	100%
Rear Yard	3	13	13
Side Yard	20	8	8
Height	37	29	37
Stories	3	3	3
RA1 Requirements			
Lot Occupancy (%)	n/a*	n/a*	40%
Floor Area Ratio (IZ)	n/a*	n/a*	108%
Rear Yard	20	20	20
Side Yard	n/a	8	8
Height	40	40	40
Stories	3	3	3
Remaining Allowance			
Lot Occupancy (%)	n/a*	n/a*	1%
Floor Area Ratio (IZ)	n/a*	n/a*	8%
Rear Yard	-17	-7	-7
Side Yard	n/a	0	0
Height	3	11	3
Stories	0	0	0

* Please note that per Section C305, lot occupancy and floor area ratio is NOT applied to theoretical lots on an individual basis as a development standard requirement, however the above Development Standards Table is provided for informational purposes as requested by the BZA 10.2.2024 meeting.

Section C305.3 (a-d) outline the specific developmental standards to be applied to a theoretical lot which include a) side and rear yards, b) vehicle egress and ingress width, c&d) building height.

There are previous BZA cases in which application of Section C305 was applied in this manner. Please see BZS cases 20034 and 153154 for additional details.

The Office of Planning has reviewed Section C305 and concurs with above application of Section C305 to theoretical lot development standards and the applicant has followed the directive of Office of Planning.



Government of The District Of Columbia
Advisory
Neighborhood
Commission 8D



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September 27, 2024

The Honorable Phil Mendelson
Chair
Council of the District of Columbia
1350 Pennsylvania Avenue, NW, Suite 110
Washington DC 20004

Dear Chairman Mendelson:

Advisory Neighborhood Commission (ANC) 8D considered and motioned the request from Mr. Christopher Mak, Property Owner, and Ms. Sandra Odette McDonald, General Contractor/Overall Project Manager, with a quorum of six (6) Present at our September 26, 2024, meeting. With six voting "Yes" unanimously, we approve this letter of support to initiate the development construction of a detached six-unit, two-story apartment building with a cellar in the Residential Apartment Zone-1 District located at **113 Wayne Place, SE**, on Square 6117, Lot 0052.

Mr. Denver Terrance, Founder/Partner of the Cure Architect design group, joined Mr. Mak and Ms. McDonald in presenting the overview and architectural design plans that will be developed on Square 6117 to the 8D community members present at the ANC 8D monthly meeting. Overall, the community supported the design plan and construction of the project with requests to ensure that all surrounding residents and property owners are notified of the future construction plans.

After full consideration, ANC 8D enthusiastically supports Mr. Christopher Mak and Ms. Sandra Odette McDonald in expanding the unimproved shrub and ground cover lot at 113 Wayne Place, SE, into a brand new detached, six-unit, three-bedroom, two-story apartment building with a cellar. We respectfully request your careful consideration of their applications. For additional information or assistance, please feel free to contact me at 8D08@anc.dc.gov.

Best Regards,

Rv. Wendy Hamilton

Wendy Hamilton
Chair and Secretary
SMD 8D06

Lakiah Williams
Commissioner
SMD 8D08