

1321 Anacostia Road SE

BZA Case No. 21172

Board of Zoning Adjustment Presentation
October 2, 2024

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Land Use Attorney and Agent for the Applicant



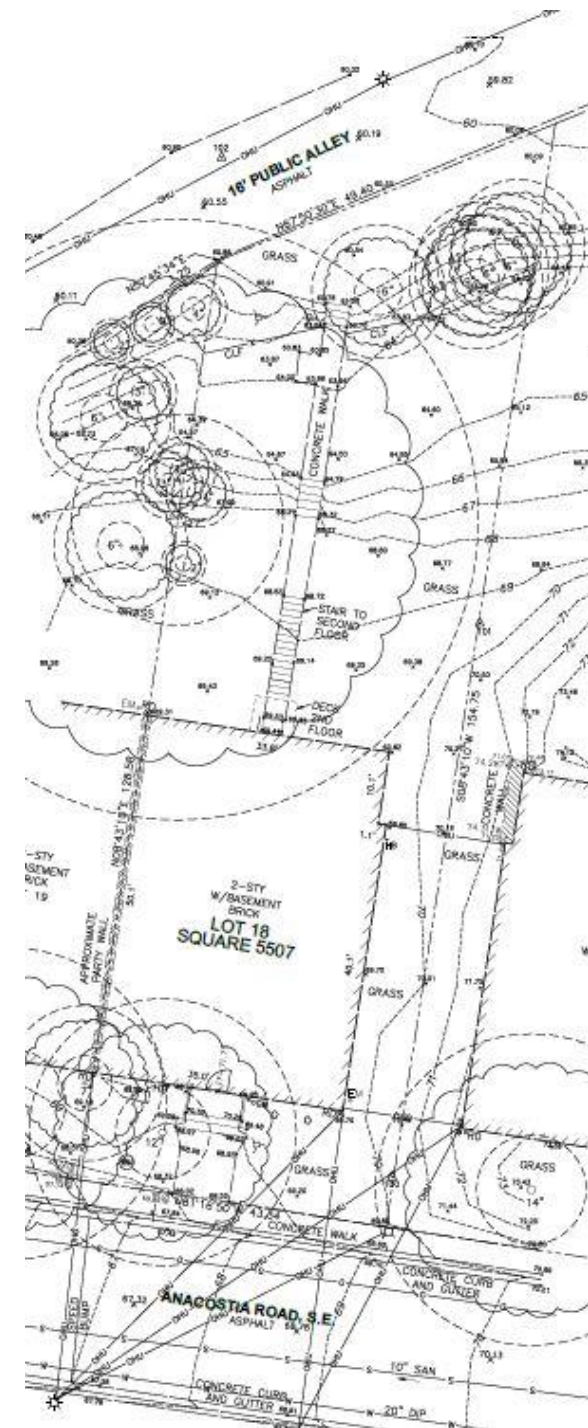
1321 Anacostia Road SE– Zoning Map



1321 Anacostia Road SE Survey

- Single lot – 6,139 s.f. of land area
- Zoned RA-1
- Existing two-story semi-detached apartment house with 4 units
- Alley access in the rear

VENABLE LLP



Current Conditions



- Three parking spaces
- Same footprint as current building



BZA Relief Requested

1. Special exception pursuant to 11 DCMR Subtitle U, Section 421 to add four units to an existing 4-unit apartment house in the RA-1 zone.
2. All other work is by-right and permitted without BZA relief.

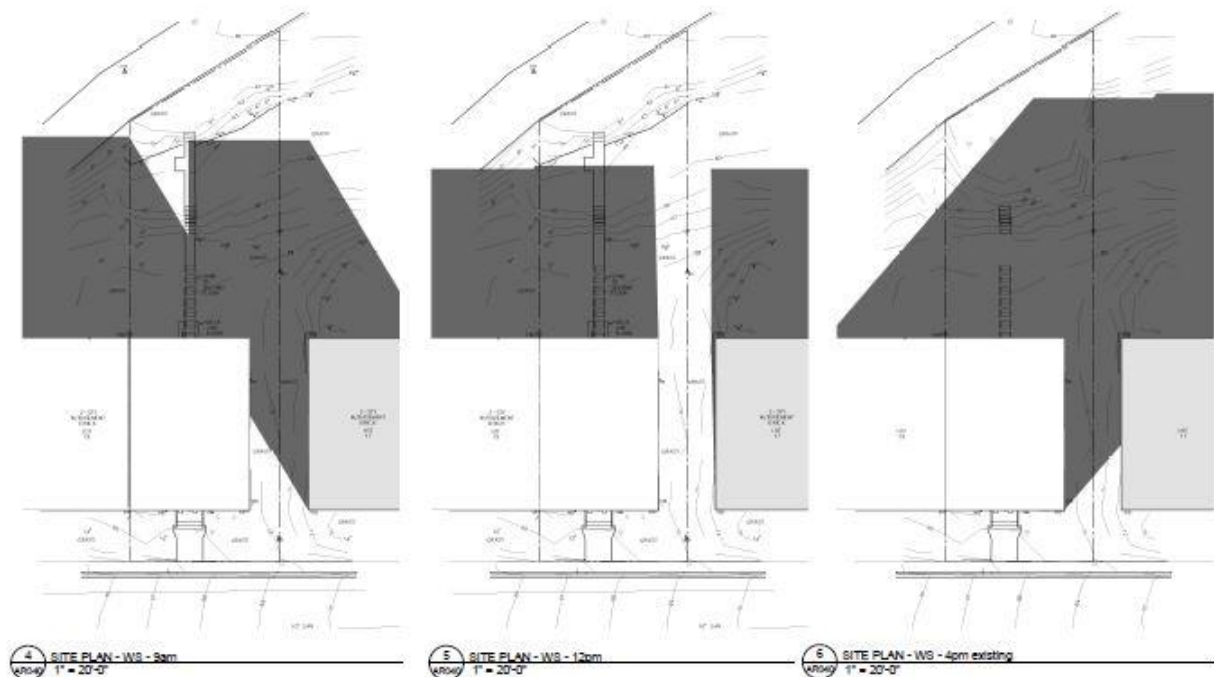
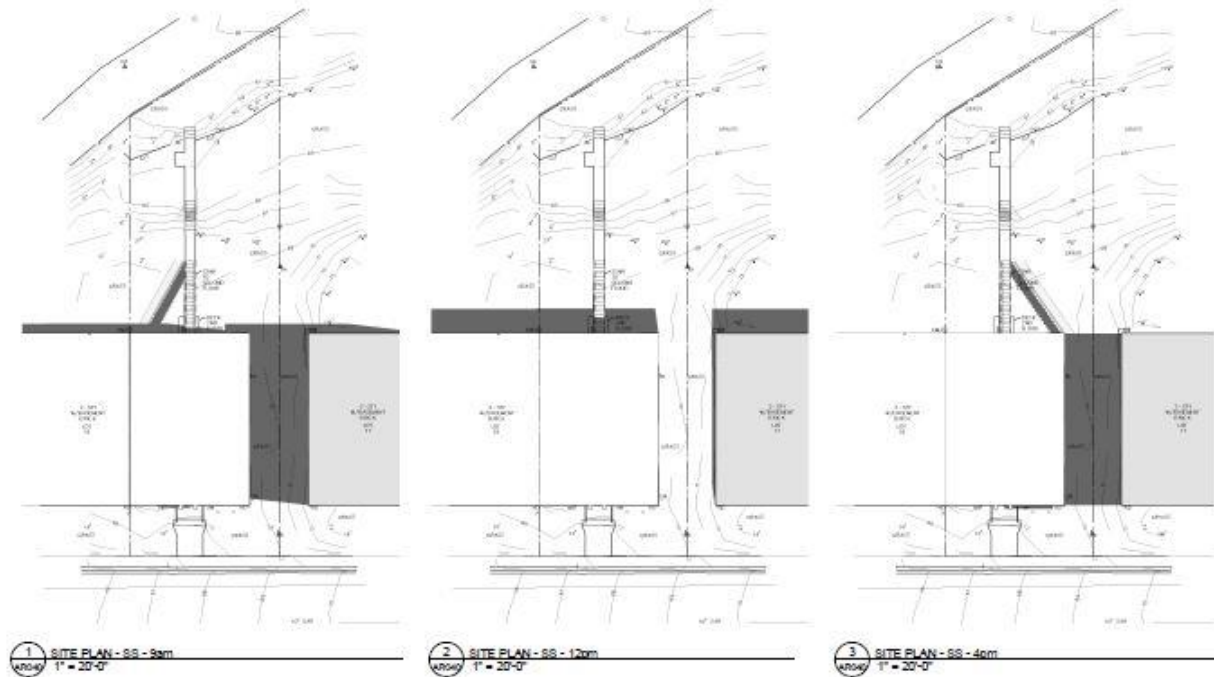
Special Exception Standards (11 DCMR Subtitle U, Section 421.1; Subtitle X, Section 901.2)

- Must be in harmony with general purpose and intent of Zoning Regulations.
 - The RA-1 zone allows for low- to moderate-density development, including detached dwellings, rowhouses, and low-rise apartments.
 - The proposed project will meet all development standards in the RA-1 zone.
 - Applicant will be constructing solar panels on the roof of the new addition.

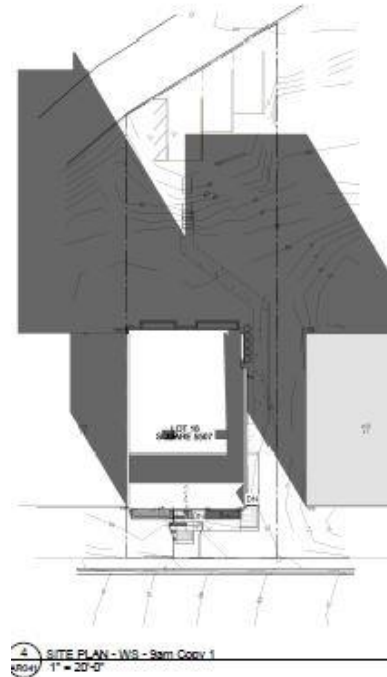
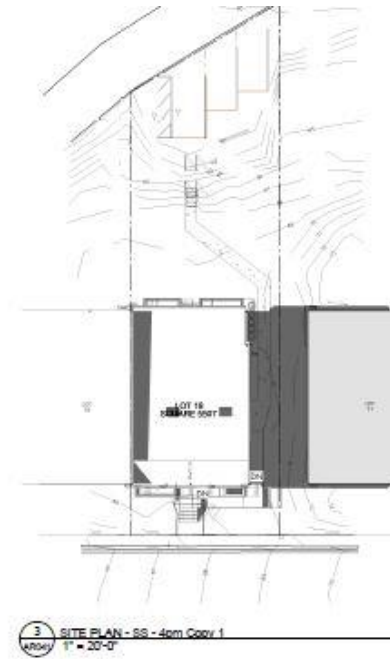
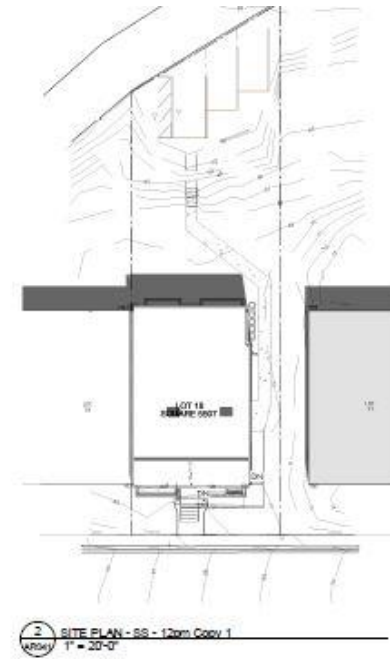
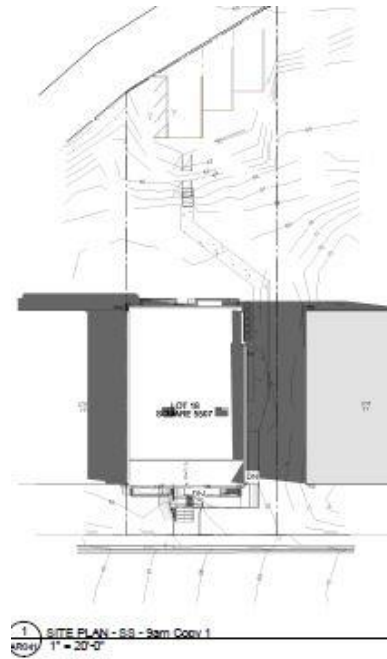
Special Exception Standards (11 DCMR Subtitle U, Section 421.1; Subtitle X, Section 901.2)

- Will not adversely affect neighboring property (light, air, privacy).
 - Footprint remains the same – only exterior changes are a third level with two additional units.
 - Apartment and multifamily residential buildings are common in this neighborhood.

Shadow Studies - Existing

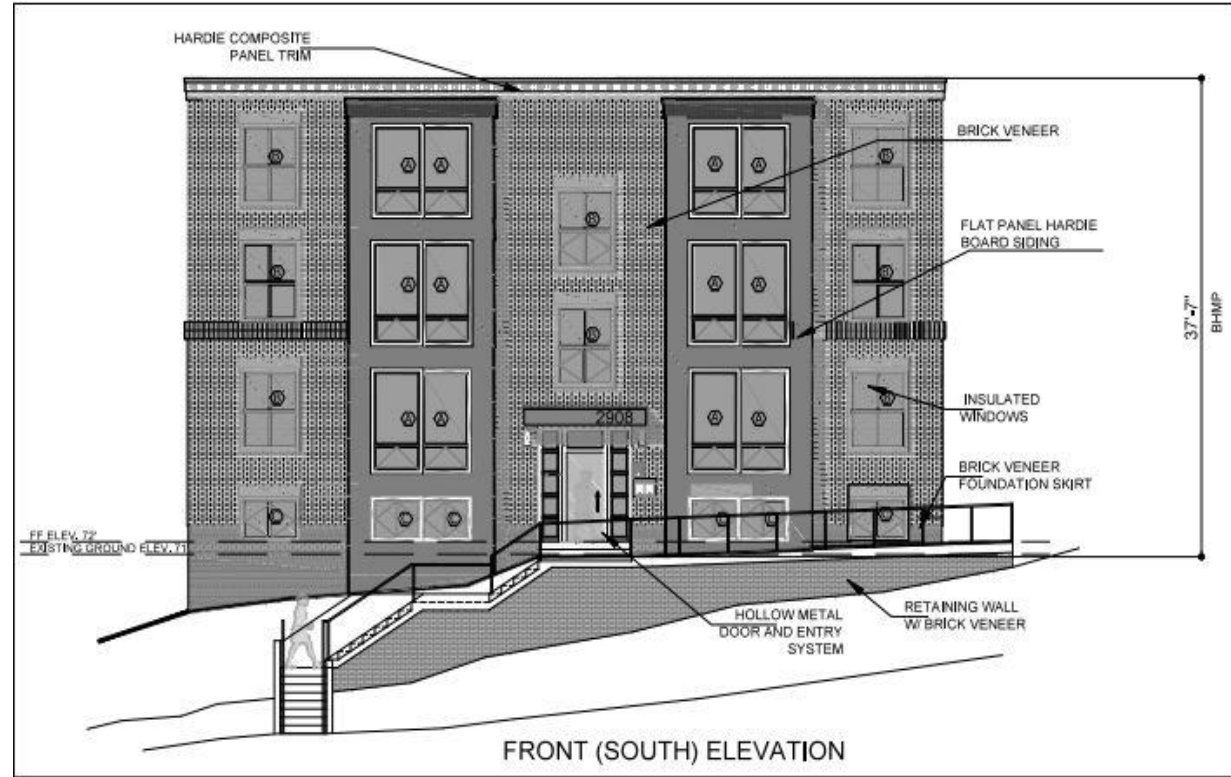


Shadow Studies - Proposed



BZA Case No. 19984 (1326 Anacostia Road SE)

- BZA approved this case in 2020.
- New 8 story apartment house.
- Across the street from 1321 Anacostia Rd.



ANC and Community Outreach

- The Applicant reached out to ANC 7B multiple times, per below. ANC 7B did not respond to the Applicant's request to present the project and appear at a future meeting.
 - June 12, 2024 – initial outreach to ANC 7Bo4 commissioner introducing the project.
 - August 2, 2024 – follow up e-mail to ANC 7Bo4 after no response.
 - August 14, 2024 - follow up e-mail to ANC 7Bo4 after no response.
 - August 26, 2024 – e-mail to all ANC 7B commissioners requesting to be heard.
 - August 28, 2024 – acknowledgment of receipt of e-mail by Commissioner Adams.
 - September 3, 2024 – e-mail to ANC 7B again requesting to be heard.
 - September 17, 2024 – e-mail to ANC 7B attaching revised plans.
 - September 23, 2024 – e-mail to ANC 7B attaching revised plans.
 - September 27, 2024 – e-mail to ANC 7B attaching revised plans.
- The Applicant has also reached out to neighbors in-person, through phone, and through e-mail.