

BZA Application No. 21187

**3309 12th Street, NE
3309 12th Street Holdings, LLC
October 30, 2024**

Board of Zoning Adjustment
District of Columbia
CASE NO.21187
EXHIBIT NO.32

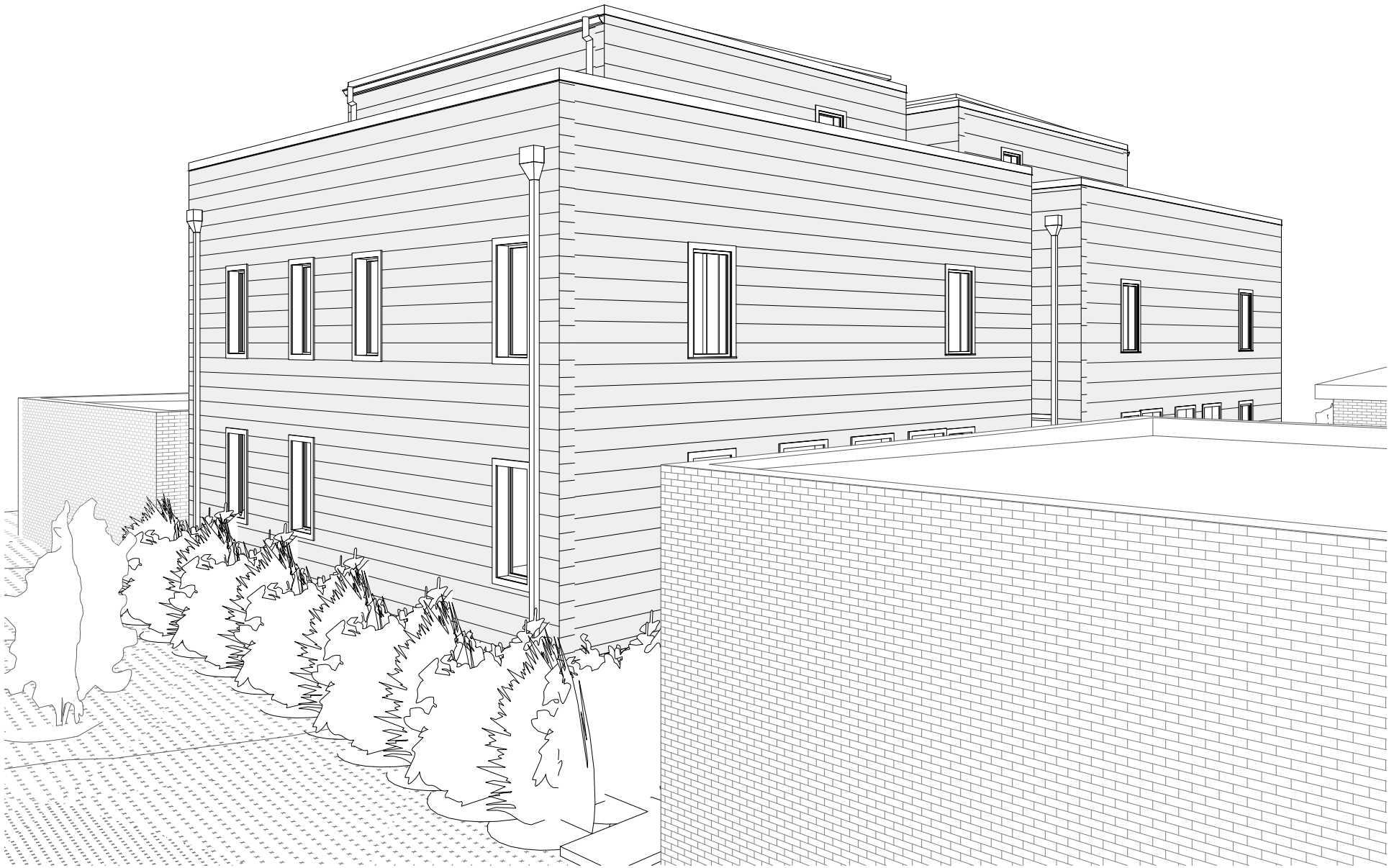
Overview and Requested Relief

- The Property, located in the MU-3A zone, is improved with a one-story building, most recently used as a store.
- The Applicant is proposing to construct an addition and convert the building to a 2-story 14-unit multifamily residential building.
- The Applicant is unable to provide any parking spaces where 2 spaces are required. Accordingly, the Applicant is requesting relief from the minimum parking requirements.
- Additionally, the existing nonconforming rear yard will remain the same, requiring relief from the rear yard requirements.

Community & Agency Support

- The Office of Planning and DDOT recommend approval.
- The Applicant reached out numerous times to both the ANC and to the immediate neighbors. In addition to the public notice, the Applicant delivered certified mail to the immediate neighbors. Just yesterday, the Applicant received a letter of support from 3301 12th Street, NE.
- The ANC passed on voting on the Application, because no neighbor attended the ANC meeting. There was no specific objection to the Application.





PROJECT NARRATIVE:

This project is proposing to convert an existing 1-Story Commercial Structure into a 2-Story 14-unit Multi-Family Residence over a cellar with a penthouse above. Full Mechanical, Electrical, Plumbing, & Underpinning Scope to be included.

ZONING INFO

Address:	3309 12TH ST NE WASHINGTON DC 20018
SSL:	3930 0044
Zoning:	MU-3A
Historic District:	-
Lot Area:	4650 SF
Lot Width :	46.5 FT
ANC:	5B

	EXISTING	ALLOWED/REQ.	PROPOSED
Land Use:	Commercial 1-Story		14-Unit Multi-Family
# of Stories:	1 + Cellar	3 MAX	2+Cellar+PHouse
Rear Yard:	18 FT 2 IN	20 FT MIN	18 FT 2 IN
Side Yard:	-	2"/FT OF HT	8 FT 8 IN
Building Height:	16 FT	40 FT MAX	29.3 FT
FAR:	.7	1.2 (w/ IZ bonus)	1.2 [5574]
Lot Occupancy:	71% [3288 SF]	60% [2790 SF]	60% [2787 SF]
Gross Building Area:	3288 SF	-	5574 SF
Parking:	1 Spaces	2 Spaces	0 Spaces

DRAWING LIST - BZA SHEETS

Sheet Number	Sheet Name
BZA01	COVER SHEET
BZA02	EXISTING PHOTOS
BZA03	SITE PLAN - EXISTING
BZA04	SITE PLAN - PROPOSED
BZA05	PROPOSED CELLAR
BZA06	PROPOSED 1ST FLOOR
BZA07	PROPOSED 2ND FLOOR
BZA08	PROPOSED 3RD FLOOR
BZA10	BUILDING SECTION
BZA11	ELEVATIONS
BZA12	ELEVATIONS

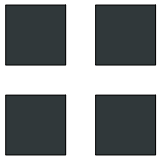
ATH T2

BZA01

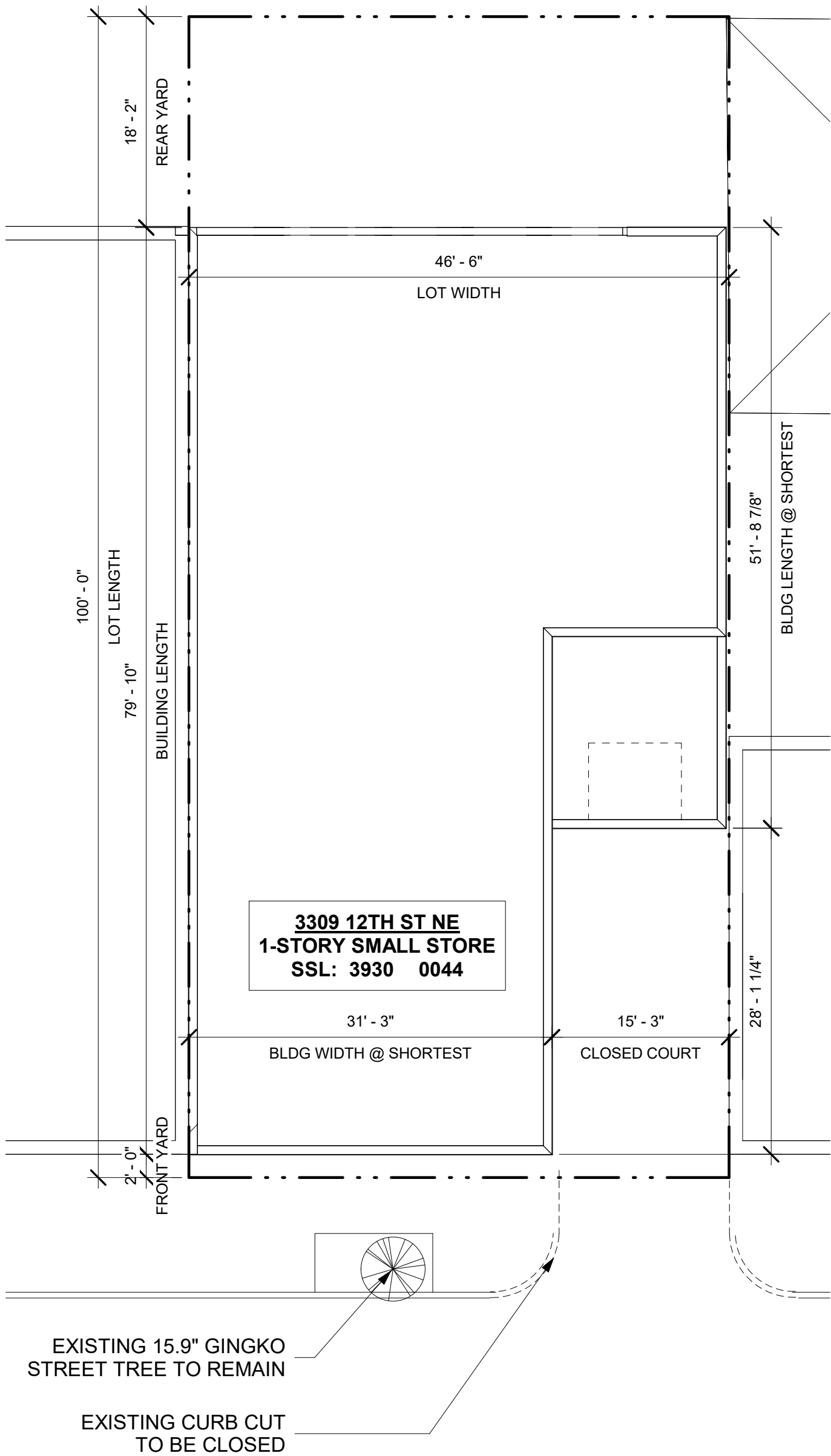
COVER SHEET

06/04/24
3309 12TH ST NE

3309 12th Street Holdings LLC



R. MICHAEL CROSS
DESIGN GROUP



1 SITE PLAN - EXISTING - BZA
A201 | BZA03 1" = 10'-0"

ATH T2

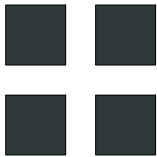
BZA03

SITE PLAN - EXISTING

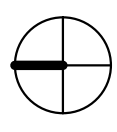
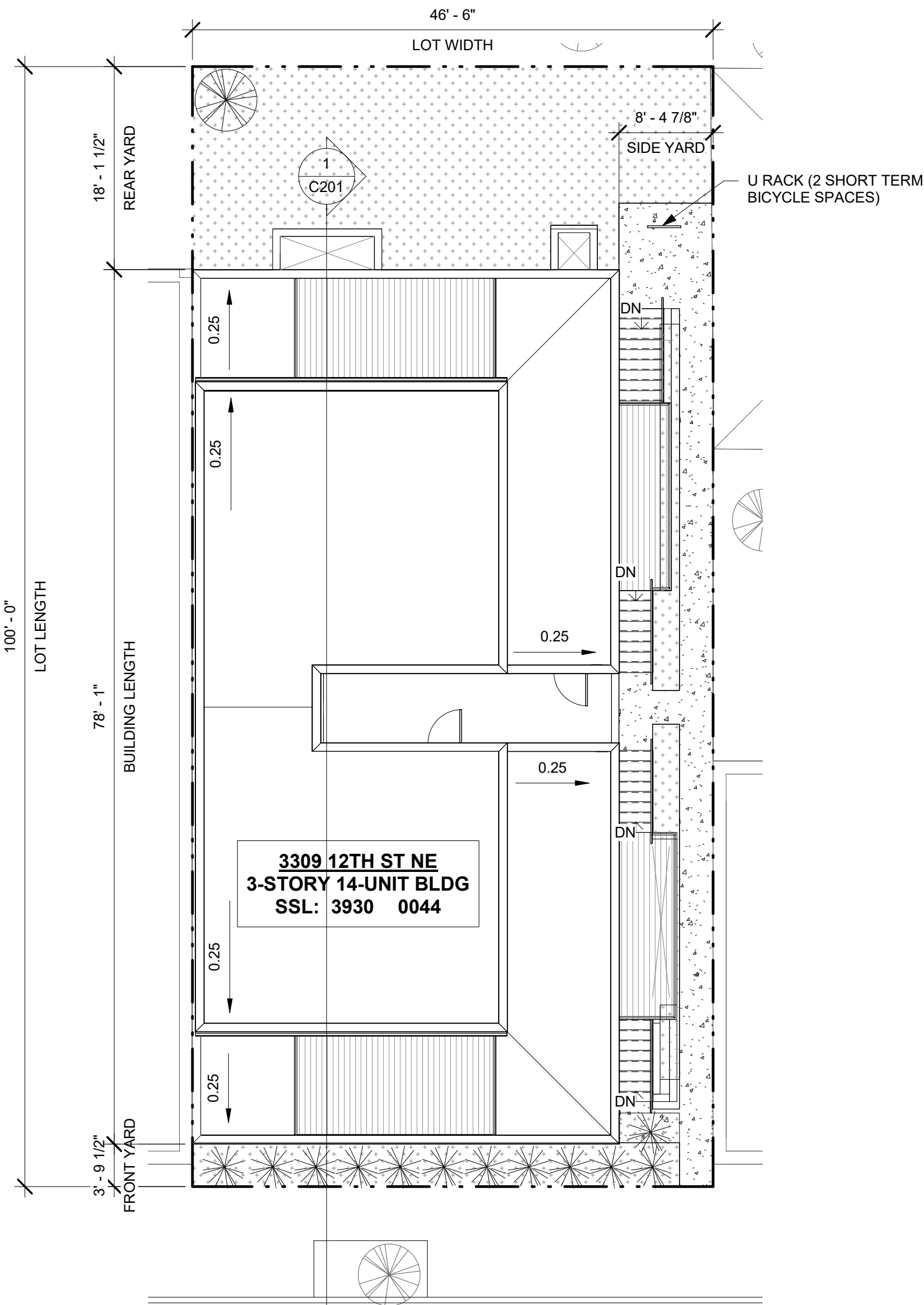
06/04/2024

3309 12TH ST NE

3309 12th Street Holdings LLC



R. MICHAEL CROSS
DESIGN GROUP



SITE PLAN - PROPOSED - BZA

A201 BZA04 1" = 10'-0"

ATH T2

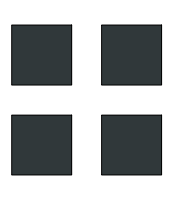
BZA04

SITE PLAN - PROPOSED

06/04/24

3309 12TH ST NE

3309 12th Street Holdings LLC



**R. MICHAEL CROSS
DESIGN GROUP**

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.”	The MU-3A zone is intended to “provide facilities for housing, shopping, and business needs, including residential, office, service, and employment centers,” and “multiple dwelling residential development at varying densities.”
2) “Granting relief will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps.”	This shall not adversely affect the use of the neighboring property as the proposed relief is for parking and the rear yard. The existing rear yard of 18’2” is proposed to remain, thereby requiring less than 2 feet of relief. The parking relief of two (2) spaces would not affect the use of the adjacent properties, while providing 14 new dwelling units.

Specific Requirements of Subtitle C § 703.2	Project
<p>(a) Due to the physical constraints of the property, the required parking spaces cannot be provided either on the lot or within six hundred feet (600 ft.) of the lot in accordance with Subtitle C § 701.8;</p>	<p>DDOT recommends removing the curb cut. The property is not large enough in order to make a driveway and parking in the back work legally. Removal of the curb cut will add 2-3 parking spaces on the street.</p>
<p>(b) The use or structure is particularly well served by mass transit, shared vehicle, or bicycle facilities;</p>	<p>The site is located within ½ mile of the Brookland-CUA Metrorail Station <u>and</u> within ¼ mile of WMATA Metrobus Priority Corridor Network Routes 80 and G8;</p>
<p>(h) The property does not have access to an open public alley, resulting in the only means by which a motor vehicle could access the lot is from an improved public street and either: (1) A curb cut permit for the property has been denied by the Public Space Committee; or (2) Any driveway that could access an improved public street from the property would violate any regulation of this chapter, of the parking provisions of any other subtitle in the Zoning Regulations, or of Chapters 6 or 11 of Title 24 DCMR;</p> <p>(i) The presence of healthy and mature canopy trees on or directly adjacent to the property; or (j) The nature or location of an Historic Resource precludes the provision of the number of parking spaces required by this chapter; or providing the required number of parking spaces would result in significant architectural or structural difficulty in maintaining the integrity and appearance of the Historic Resource.</p>	<p>The site does not have access to an alley, and DDOT recommends the closing of an existing curb cut. The site is located within ½ mile of the Brookland-CUA Metrorail Station and within ¼ mile of WMATA Metrobus Priority Corridor Network Routes 80 and G8;</p>

Specific Requirements of Subtitle G § 207

Criteria	Project
(a) No apartment window shall be located within forty feet (40 ft.) directly in front of another building;	The existing rear wall is to remain. There is no structure within forty feet (40 ft.) directly in front of the rear wall.
(b) No office window shall be located within thirty feet (30 ft.) directly in front of another office window, nor eighteen feet (18 ft.) in front of a blank wall;	NA
(c) In buildings that are not parallel to the adjacent buildings, the angle of sight lines and the distance of penetration of sight lines into habitable rooms shall be considered in determining distances between windows and appropriate yards;	NA
(d) Provision shall be included for service functions, including parking and loading access and adequate loading areas;	NA

Questions?