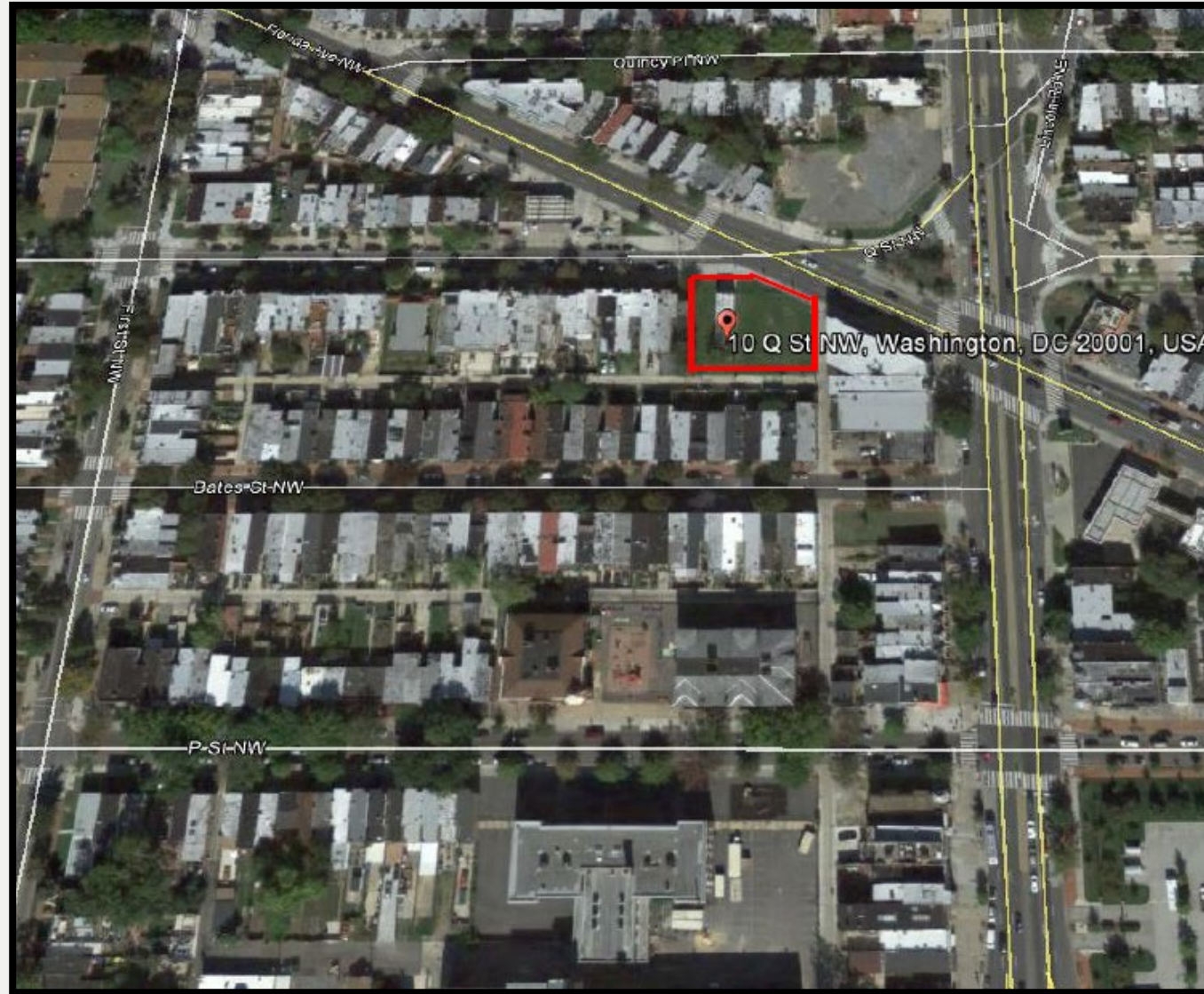


BZA Case 21197
10 Q Street NW
Applicant: 10Q NW, LLC (Mi Casa)



Board of Zoning Adjustment
District of Columbia

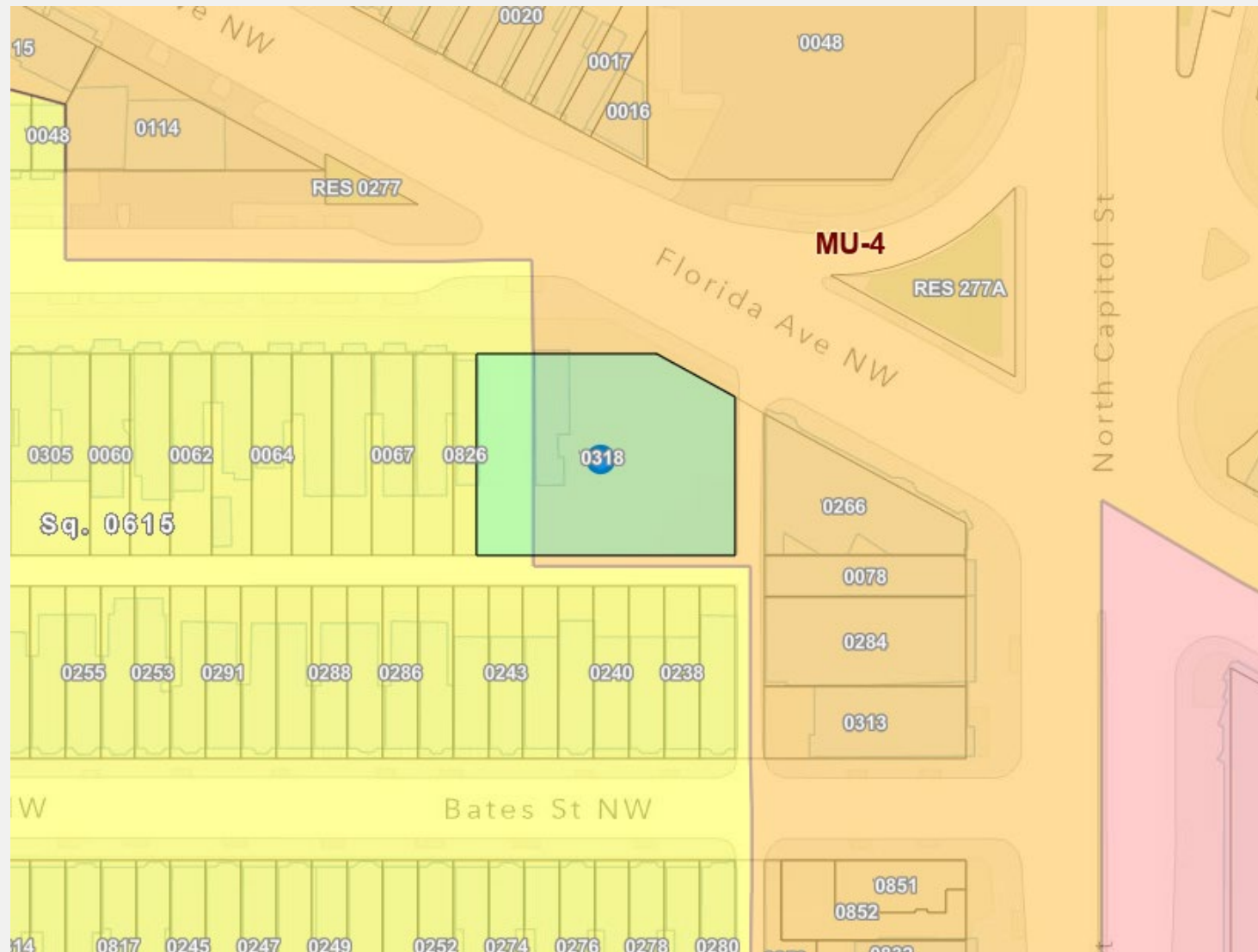
The Property – Florida Avenue and Q Street NW



The Property – Existing Conditions



Zoning Map



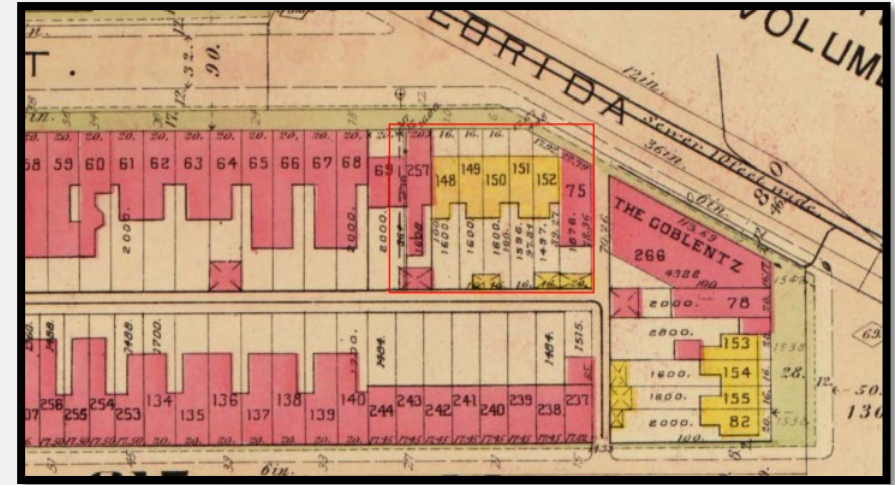
The Applicant

- ☐ Mi Casa, Inc. is a non-profit organization with over 27 years of experience providing affordable, family-sized housing in the District
- ☐ Promotes access to affordable housing across the District, preserving diverse neighborhoods and preventing displacement of low-income residents
- ☐ Transform and renovate abandoned homes or vacant lots into high quality, energy efficient single-family homes for first-time home buyer
- ☐ Preserve existing and building new affordable multi-family rental housing



Project History

- ☐ In 2014, DHCD's Property and Acquisition Disposition Division issued Solicitation of Offers to redevelop long-vacant property
- ☐ In 2018, DHCD awarded the Property to Mi Casa
- ☐ In 2019, Mi Casa applied for zoning relief and BZA approved case no. 20095
 - Same relief requested today
 - ANC 5E supported that case
- ☐ BZA order was not vested within two years of Order issuance
 - ☐ Mi Casa encountered challenges in conveyance of property from DHCD as well as COVID-19 related delays



The Project

- ☐ Four-story building with 29 all-affordable dwelling units
 - ☐ 75% of units will be either two- or three-bedroom units
 - ☐ DHCD required 40-year affordability covenant with half of units at or below 50% AMI
- ☐ Ground floor will have lobby, community art gallery and community meeting space
- ☐ 11 parking spaces and loading area to rear of building
- ☐ As compared to 2019 proposal:
 - ☐ Only material change is removal of ground level retail space and replacement with 5 residential units and art gallery space
 - ☐ Same zoning relief
 - Special exception and variance to extend use and bulk allowances of MU-4 zone to the RF-1 zoned portion of the property
 - Loading relief no longer required
 - ☐ Building envelope is the same

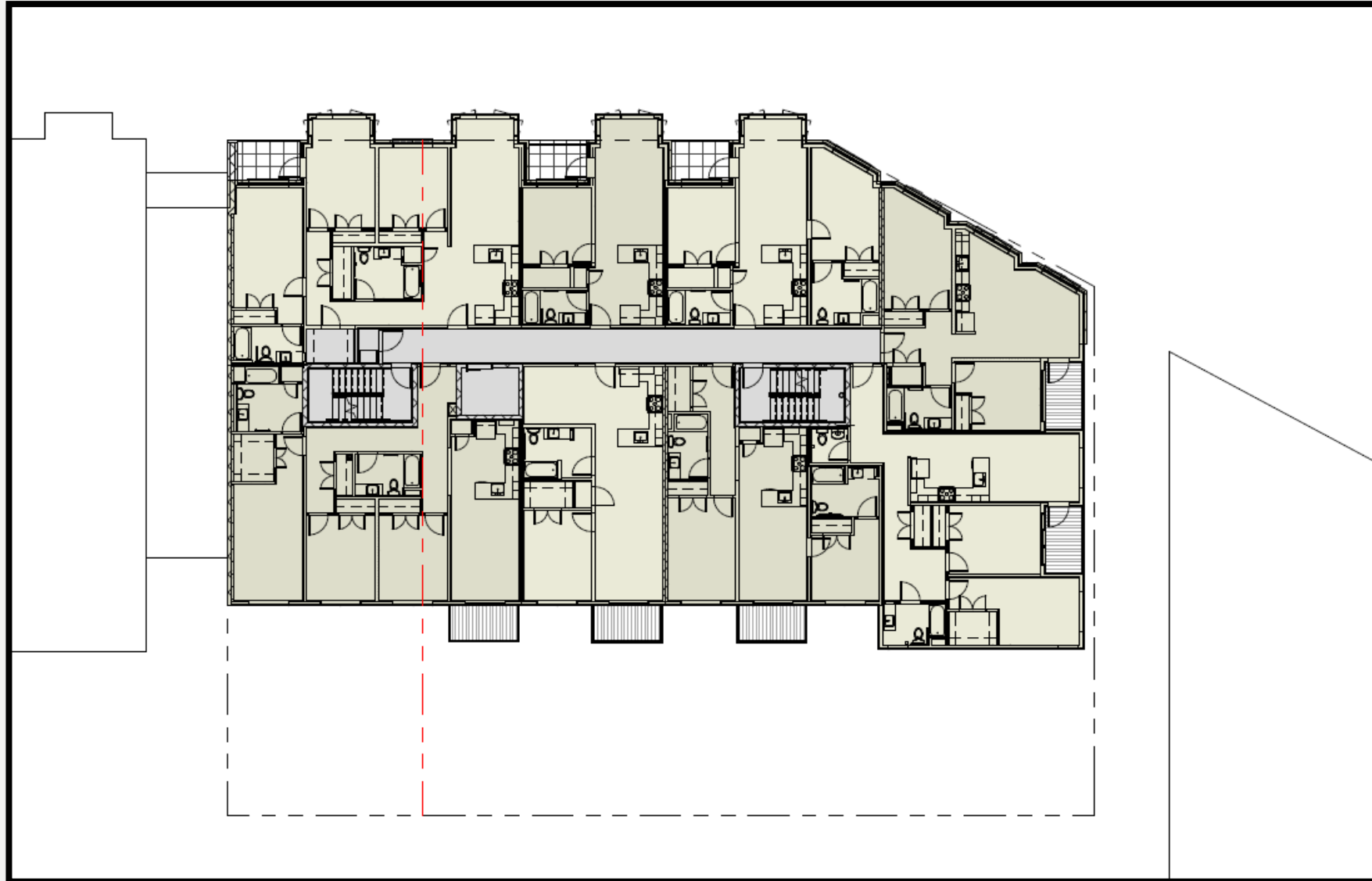
Community Outreach

- ☐ Unanimous support from ANC 5E (Ex. 17)
- ☐ Office of Planning recommends approval of both areas of relief (Ex. 20)
- ☐ DDOT has no objection (Ex. 18)

Site Plan/Ground Floor Plan



Typical Floor Plan (2nd – 4th)



Rendering – Florida Avenue Looking Southwest



Rendering – Q Street Looking East



Rendering – Q Street Looking East



Zoning Relief

☐ Special Exception Relief

☐ Subtitle A § 207.2 – Zone Boundary Line Crossing Lot

- Allows Project to Extend bulk and use provisions of MU-4 portion of property to RF-1 portion of property
- RF-1 zone does not allow multi-family and would limit height to 35 ft. and lot occupancy to 40%

☐ Variance Relief

☐ Subtitle A § 207.1 – Preamble to Subtitle A § 207.2

- Zone bulk and uses can be extended only “when a zone boundary line divides a lot that was in single ownership on May 12, 1958.”

Special Exception Relief – Zone Boundary Line Crossing Lot

Relief is harmonious with purpose and intent of Zoning Regulations

- ☐ Allows modest increase in density on a main thoroughfare with excellent access to public transit
- ☐ Increases number of family-sized affordable units
- ☐ Aligns with pattern of development along Florida Avenue and North Capitol Street
 - The “Truxton” is across alley is a similar, moderate-density mixed-use building in MU-4 zone
 - The “Florian” is a large new development across North Capitol Street

Relief will not Adversely Affect Use of Neighboring Property

- ☐ Height and massing are consistent with MU-4 zone
- ☐ Nearby multi-family developments
- ☐ Steps down toward RF-1 zone along Q Street
- ☐ 24-foot rear yard provides adequate buffer for neighbors across alley to the south

Special Conditions – Zone Boundary Line Crossing Lot

(a) The extension shall be limited to that portion of the lot in the more restrictive use zone but not exceeding thirty-five (35 ft.)

(b) In authorizing an extension, the Board of Zoning Adjustment shall require compliance with Subtitle A § 207.1(d)

(c) The extension shall have no adverse effect upon the present character and future development of the neighborhood

- ☐ Project will improve a long vacant and underutilized assemblage of lots on a major thoroughfare
- ☐ All-affordable project in amenity-rich neighborhood
- ☐ Project steps down toward RF-1 zone on Q Street
- ☐ Residential architectural features include bay window projections and beautification of public space
- ☐ Buffered by alley and 24-foot rear yard to the south

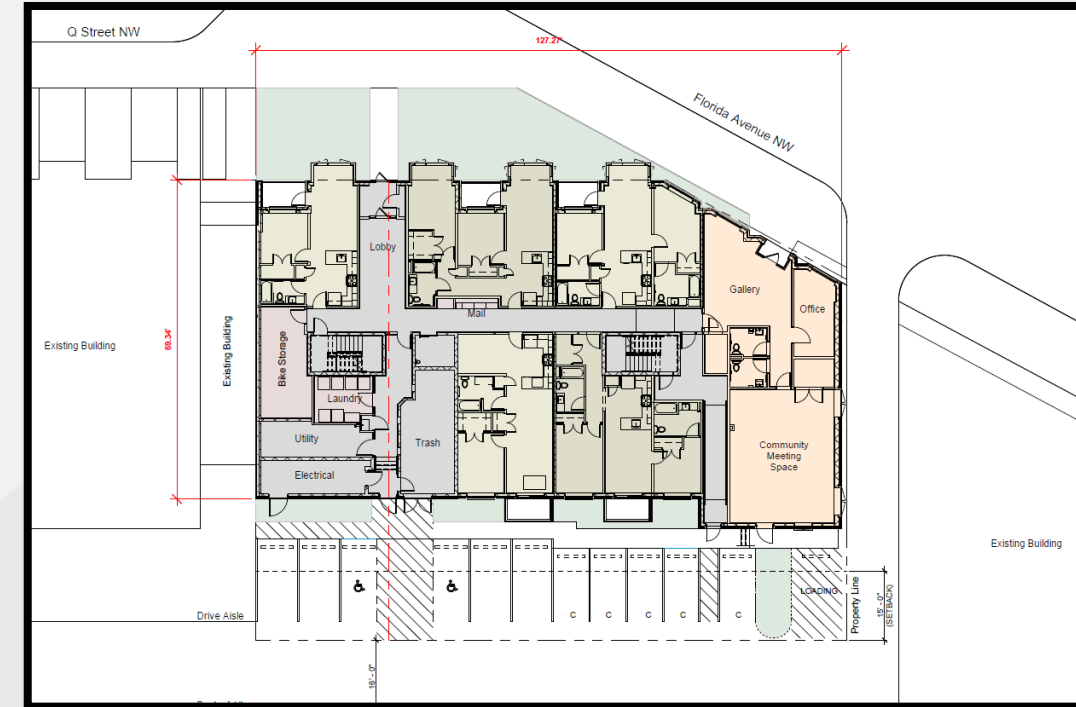
(d) The Board may impose requirements pertaining to design, appearance, screening, location of structures, lighting, or any other requirements it deems necessary to protect adjacent or nearby property

Variance Relief - Property is Exceptional and Unique

- ☐ In BZA Case 20095, Board found exceptional condition creates practical difficulty with strict application of Subtitle A § 207.1
 - Property and conditions remain the same = same conclusion in this case
- ☐ Assemblage of eight lots offered in one DHCD solicitation
- ☐ Programmatic needs to adhere to DHCD solicitation
 - “Public service” standard under *Monaco v. BZA*
 - Allows Board to be more flexible and consider programmatic needs of applicant
- ☐ Property’s long vacant and underutilized condition
- ☐ Unique shape of lot with angled lot line on Florida Avenue
- ☐ Property is bounded by alleys on two sides, separating it from other MU-4 property

Variance Relief – Practical Difficulties

- ☐ No multi-family use in RF-1 zone
 - ☐ If requirement is strictly applied, impacts six largest 2-3 bedroom units on western side of project
- ☐ Circulation and fire access
 - ☐ Lobby and eastern staircase would be pushed east
 - ☐ Due to angled lot line, would create inefficient layout and loss of units
- ☐ Would not allow allow to meet programmatic needs of complying with DHCD solicitation



Variance Relief – No Substantial Detriment

- ☐ Allows for construction of thoughtfully-designed, all-affordable project on long-vacant lot
- ☐ Increases number of family-sized units
- ☐ Florida Avenue is large thoroughfare conducive to modest increase of density

Questions?



Reduced Standard of Review for Public Service

- ☐ A reduced, more flexible standard of review can be applied for a nonprofit public service organization seeking to address a public need or public interest
 - ☐ *Neighbors for Responsive Government v. BZA, Citizens for Responsible Options v. BZA, Monaco v. BZA, National Black Child Development Institute v. BZA, Dupont Circle Citizens Assoc. v. BZA*
- ☐ Applies whether applicant is adding to existing use or building new use (NRG v. BZA)
- ☐ Under this standard, it is appropriate for Board to consider factors including:
 - ☐ The property owner's needs in finding an exceptional situation or condition
 - ☐ Weigh more fully the equities in an individual case