

2826 28th Street SE

BZA Case No. 21211

Board of Zoning Adjustment Presentation
March 5, 2025

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Land Use Attorney and Agent for the Applicant

VENABLE LLP

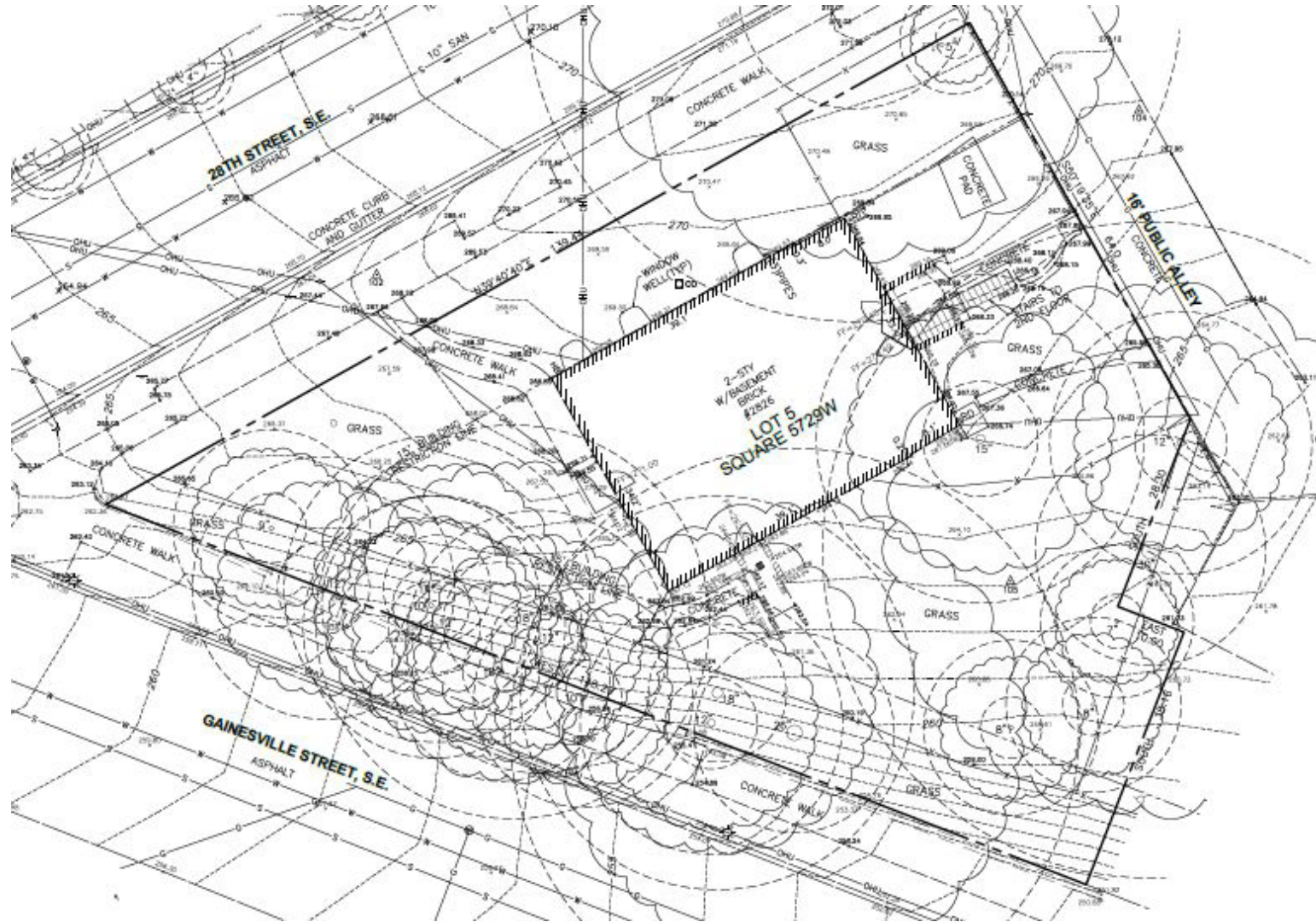
Board of Zoning Adjustment
District of Columbia
CASE NO.21211
EXHIBIT NO.33

2826 28th Street SE– Zoning Map



2826 28th Street SE Survey

- Single lot – 9,439 s.f. of land area
- Zoned RA-1
- Existing two-story fully-detached apartment house with 5 units



Current Conditions

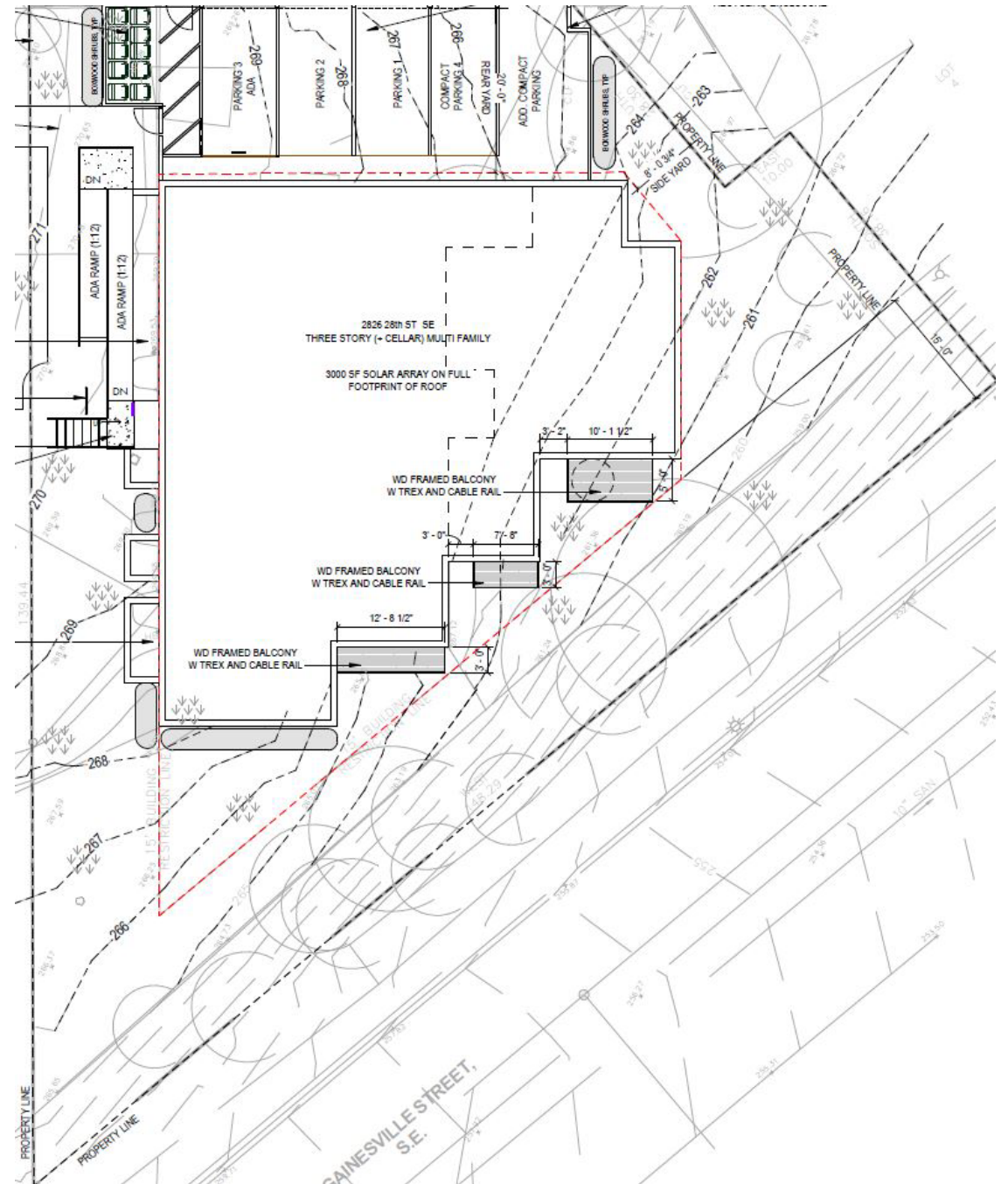


Current Conditions



Proposed Project – Site Plan

- Expanded footprint
- New third level
- Five parking spaces
- 14 new units (including 2 IZ units) for a total of 19 units



BZA Relief Requested

1. Special exception pursuant to 11 DCMR Subtitle U, Section 421 to add fourteen units (with two IZ units) to an existing 5-unit apartment house in the RA-1 zone.
2. All other work is by-right and permitted without BZA relief.

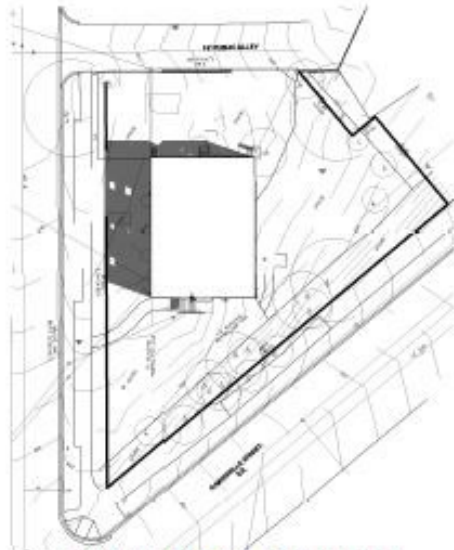
Special Exception Standards (11 DCMR Subtitle U, Section 421.1; Subtitle X, Section 901.2)

- 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.

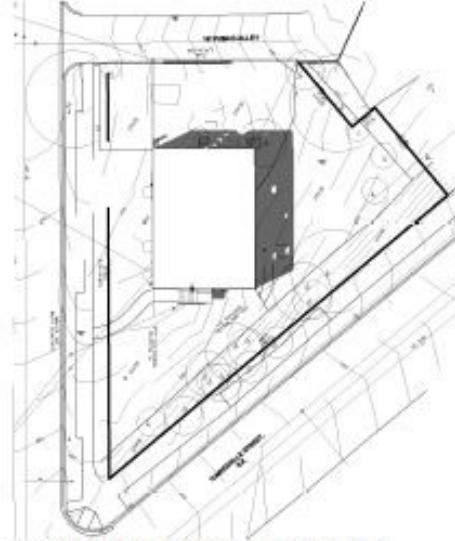
Special Exception Standards (11 DCMR Subtitle U, Section 421.1; Subtitle X, Section 901.2)

- Will not adversely affect neighboring property (light, air, privacy).
 - The proposed structure will remain fully detached and will meet all yard requirements along each property line. Further, this is a corner lot, which reduces potential impacts on neighbors.
 - Apartment and multifamily residential buildings are common in this neighborhood.
 - At the request of the community, the Applicant added a parking space for a total of five spaces (three are required).

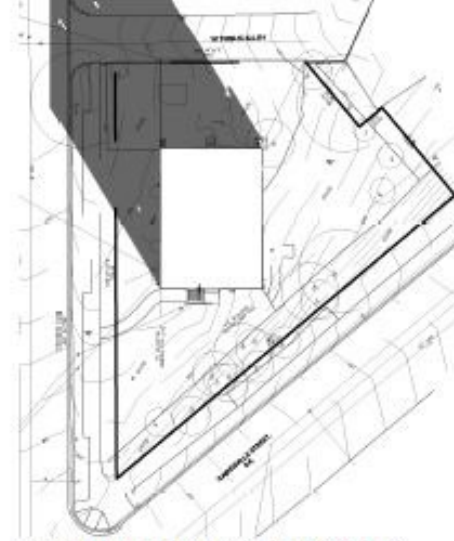
Shadow Studies - Existing



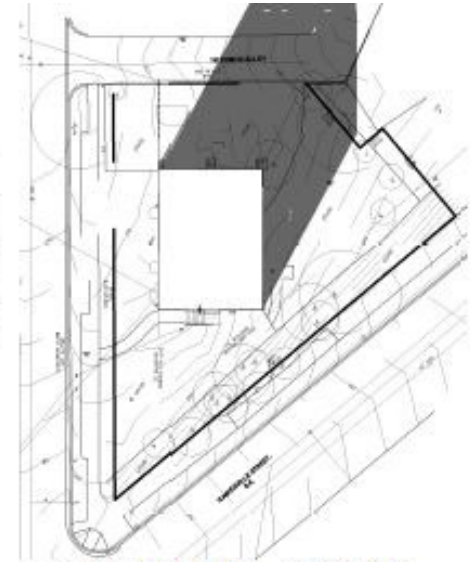
3 SITE PLAN - SUM SOL - 10AM EXISTING
1" = 30'-0"



4 SITE PLAN - SUM SOL - 2PM EXISTING
1" = 30'-0"



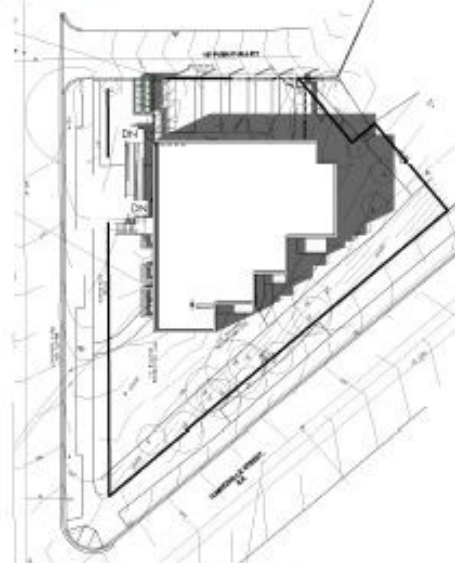
5 SITE PLAN - WIN SOL - 10AM EXISTING
1" = 30'-0"



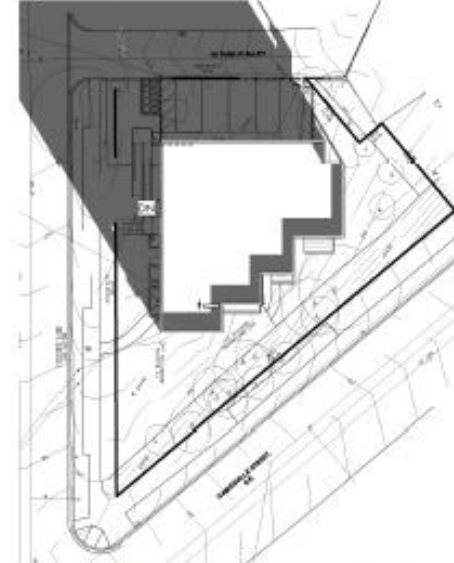
6 SITE PLAN - WIN SOL - 2PM EXISTING
1" = 30'-0"



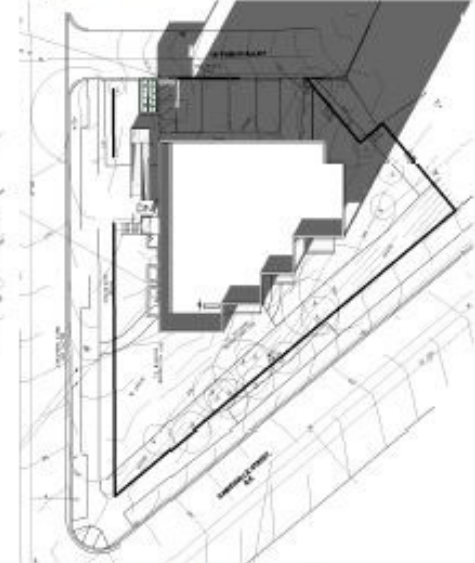
7 SITE PLAN - SUM SOL - 10AM PROPOSED
1" = 30'-0"



8 SITE PLAN - SUM SOL - 2PM PROPOSED
1" = 30'-0"



9 SITE PLAN - WIN SOL - 10AM PROPOSED
1" = 30'-0"



10 SITE PLAN - WIN SOL - 2PM PROPOSED
1" = 30'-0"

ANC and Community Outreach

- The Applicant presented to ANC 8B twice – on December 17, 2024 and on February 18, 2025.
 - The Applicant worked closely with ANC 8B to address concerns from the community.
- ANC 8B voted to support the Application at its February 18, 2025 meeting.