

BZA Application No. 21229

62-64 Forrester Street, SW
February 26, 2025

Applicant:

WC Properties, LLC
Winston Cox

Zoning Attorney:

Sullivan & Barros, LLP
Alexandra Wilson

Project Architect:

McClennan Architects
Robert McClennan

Overview

- The Properties, located in the R-2 zone, are currently unimproved.
- The Applicant is proposing to combine the lots and construct an 11-unit multi-family apartment building which shall meet all building envelope requirements for the R-2 zone.
- The Properties are subject to a covenant with DHCD that it must seek relief to construct an apartment building and that at least 50% of the units shall be designated as affordable units.
- Additionally, the unique characteristics and challenges of this lot make single-family use on each lot infeasible.
- Accordingly, Applicant is requesting use variance relief from U-201 to allow multi-family housing. The Applicants is also requesting special exception relief from the screening requirements of C-714.1.



Community & Agency Support

- The Office of Planning recommends approval. (Exhibit 24)
- DDOT has no objection. (Exhibit 23)
- DHCD has submitted letter in support. (Exhibit 25)
- The Applicant presented the proposal to ANC 8D on November 21 and received generally positive feedback. It planned to go back for a formal vote; however, due to a lack of quorum, ANC 8D could not issue a formal decision. The Applicant remains in touch with the ANC. The ANC submitted a letter stating they do not have a formal position. (Exhibit 28)
- The Applicant also conducted outreach to nearby property owners by knocking on doors and sending certified notices to the owners of 58, 59, 68, and 86 Forrester. However, no responses were received. The Applicant also spoke with the property manager across the street.



Subj. Properties
62-64 Forrester St., SW



68 Forrester St., SW

Subj. Properties
62-64 Forrester St., SW



27-31 Galveston Pl., SW

Subj. Properties
62-64 Forrester St., SW



Across Forrester Street











Justification for the Use Variance

| | Project |
|---|---|
| Extraordinary or Exceptional Conditions Affecting the Subject Property | <p data-bbox="595 139 890 172">Unimproved Status</p> <ul data-bbox="595 199 1576 232" style="list-style-type: none">• Unique and has sat vacant due to the confluence of factors herein. <p data-bbox="595 259 1306 292">Severe Topography and Failing Retaining Wall</p> <ul data-bbox="595 319 1914 543" style="list-style-type: none">• 80 ft long, 10 ft high, failing in multiple places.• Not up to code, lacks drainage, and needs full replacement.• Estimated \$194,000 - \$210,000 for reconstruction.• The Applicant is desperate to fix the wall, but designing and engineering the wall depends on knowing what type of structure will be built on the site, creating a compounding challenge. <p data-bbox="595 571 1333 603">Restrictive DHCD Covenant limiting viable uses.</p> <ul data-bbox="595 631 1642 740" style="list-style-type: none">• Restricts property to two development options:<ul data-bbox="672 663 1642 740" style="list-style-type: none">(1) An apartment building with 50% affordable units.(2) Two single-family homes, one capped at 120% MFI for 40 years. <p data-bbox="595 767 1914 833">Zoning history: Downzoned from RA-1 to R-2, conflicts with surrounding multi-family buildings.</p> <ul data-bbox="595 860 1914 1007" style="list-style-type: none">• The Future Land Use (FLU) Map identifies this area as “moderate density,” which is more consistent with RA-1 zoning. This inconsistency between the current zoning and the FLU Map adds another layer of uniqueness, as the zoning does not reflect the historical development patterns of the block, which includes multi-family apartment buildings. |



Justification for the Use Variance

| Criteria | Project |
|--|---|
| Resulting in an Undue Hardship if the Zoning Regulations were Strictly Enforced | <ul style="list-style-type: none">• Developing two single-family homes is financially.• Covenant restrictions aside, the project would result in a loss because of the market price in this area compared to the cost to develop the homes given the retaining wall costs.• And then the covenant further exacerbates since only one home could be sold as the other requires a 40-year rent restriction.• The Applicant cannot obtain financing for a project with such a significant loss up front and one single source of rental income on a property which cannot be sold for 40 years.• The proposal meets the covenant requirements and distributes wall cost across 11 units, improving financial feasibility.• Further, there while there could be some savings from doing 2 homes vs. 11 units (sinks, refrigerator etc.), the apartment results in overall lower utility infrastructure costs because there is shared infrastructure. |

Justification for the Use Variance

| Criteria | Project |
|--|---|
| Relief Can be Granted without Substantial Detriment to the Public Good and without Impairing the Intent, Purpose, and Integrity of the Zone Plan. | <ul style="list-style-type: none">• Fully conforms to R-2 Zone development standards.• Surrounding area consists of apartment buildings, making the proposal consistent with neighborhood patterns.• FLU Map designates the area as “moderate density,” making R-2 zoning inconsistent with city planning goals.• Provides much needed infill housing on a currently vacant lot.• Sufficient parking, including bike parking.• By providing five affordable units at 120% MFI (or below) and one at 60% MFI (or below), the project fulfills DHCD’s covenant requirements while addressing the broader public need for affordable housing. |

The Applicant Meets the General Special Exception Requirement of X-901.2

| Criteria | Project |
|---|---|
| <p>Pursuant to Subtitle X § 901.2 of the Zoning Regulations, the Board is authorized to grant special exception relief where, in the judgment of the Board, the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property.</p> | <ul style="list-style-type: none">• The screening requirements are to ensure safety around vehicular egress from public ways and to ensure proper maintenance of larger parking areas and minimize conflicts with pedestrians. While this is not a particularly large parking area and the alley is not frequently traversed by pedestrians, it is still subject to these screening requirements.• The Property abuts a shared public alley which other nearby apartment buildings also utilize for parking. None of the other properties have screening. The Applicant is providing strategically located retaining walls which do provide some break in the parking area—although the gaps are still larger than 20 feet— meeting the intent of this regulation. |



Scale 1/8" = 1'

SOUTH ELEVATION

PROJECT NUMBER: 2023-5
DATE: JANUARY 29, 2025

62-64 FORRESTER STRET SW BOARD OF ZONING ADJUSTMENTS

0' 8' 16' A1.17



The Applicant Meets the Specific Special Exception Requirement of C-714.3

| Criteria | Project |
|---|--|
| Section 714.3(a): Impacts on the pedestrian environment within adjacent streets, sidewalks, and other public areas; | <ul style="list-style-type: none">The parking area is located at the rear of the Property and does not intersect with any pedestrian environments, as it is adjacent to the public alleys. |
| Section 714.3(b): Existing vegetation, buildings or protective screening walls located on adjacent property; | <ul style="list-style-type: none">The proposed parking will not have an impact on existing vegetation, buildings, or protective screening walls located on adjacent properties. |
| Section 714.3(c): Existing topographic conditions; | <ul style="list-style-type: none">The topographic conditions necessitate retaining walls in specific locations at the rear. Further, the alley to the rear has a slope. Because of the spacing of the retaining walls and the slope of the alley, the maximum 20-foot gaps cannot be provided. The retaining walls do provide some break, but the gaps are more than 20 feet. And a fence or roll up door cannot be provided due to the slope of the alley behind. |
| Section 714.3(d): Traffic conditions; and | <ul style="list-style-type: none">The parking area is located at the rear of the Property along the public alley. The requested relief would not have any impact on traffic conditions in the alley and may improve the future residents' ability to park their cars more efficiently. |
| Section 714.3(e): In granting a modification or waiver, the Board of Zoning Adjustment may require any special treatment of the premises that it deems necessary to prevent adverse impacts on neighboring properties or the general public. | <ul style="list-style-type: none">The Applicant will comply with special treatment if the Board deems it necessary. |



| Sheet List | |
|--------------|-------------------------------|
| Sheet Number | Sheet Name |
| A1.00 | COVER SHEET |
| A1.01 | VICINITY PLANS |
| A1.02 | ZONING ANALYSIS |
| A1.03 | FAR CALCULATIONS |
| A1.04 | UNIT TABULATIONS |
| A1.05 | AERIAL VIEWS |
| A1.06 | STREET VIEWS |
| A1.07 | SITE CONTEXT IMAGES |
| A1.08 | SITE / CELLAR FLOOR PLANS |
| A1.09 | FIRST AND TYPICAL FLOOR PLANS |
| A1.10 | EXTERIOR VIEWS |
| A1.11 | EXTERIOR VIEWS |
| A1.12 | EXTERIOR VIEWS |
| A1.13 | EXTERIOR VIEWS |
| A1.14 | WEST ELEVATION |
| A1.15 | NORTH ELEVATION |
| A1.16 | EAST ELEVATION |
| A1.17 | SOUTH ELEVATION |
| A1.18 | TRANSVERSE SECTION |
| A1.19 | LONGITUDINAL SECTION |
| A1.20 | FACADE MATERIALS |

SITE INFORMATION

ADDRESS: 62-64 FORRESTER STREET, SW
WASHINGTON, DC 20032

LOT NUMBERS: 0059, 0060

SQUARE: 6239

ZONING: R2

ALLOWABLE HGT.: 40 FEET

OWNER

ARCHITECT

CIVIL ENGINEER



WINSTON M. COX, JR.
301.821.1599



421 KING STREET, SUITE 303
ALEXANDRIA, VA 22314
703.582.2354



HUSKA CONSULTING, LLC
1050 30TH STREET NW
WASHINGTON, DC 20007
703.425.3862

A1.00

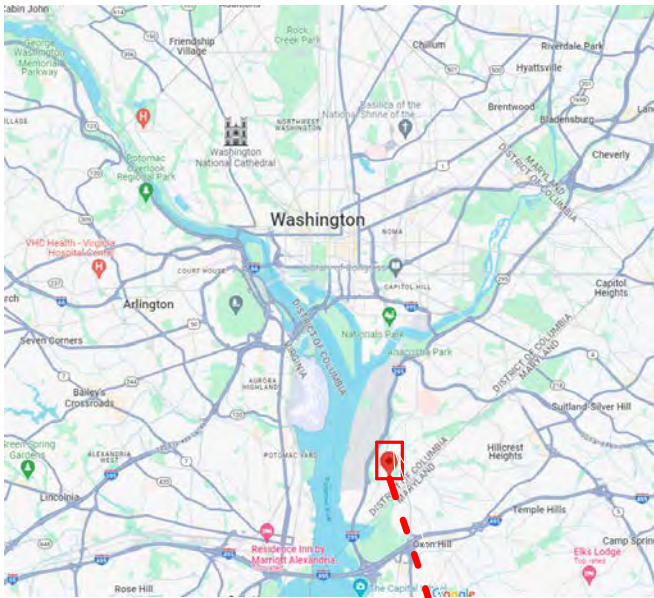
COVER SHEET

62-64 FORRESTER STRET SW
BOARD OF ZONING ADJUSTMENTS

PROJECT NUMBER: 2023-5
DATE: JANUARY 29, 2025



Board of Zoning Adjustment
District of Columbia
CASE NO. 21-229
EXHIBIT NO. 19B



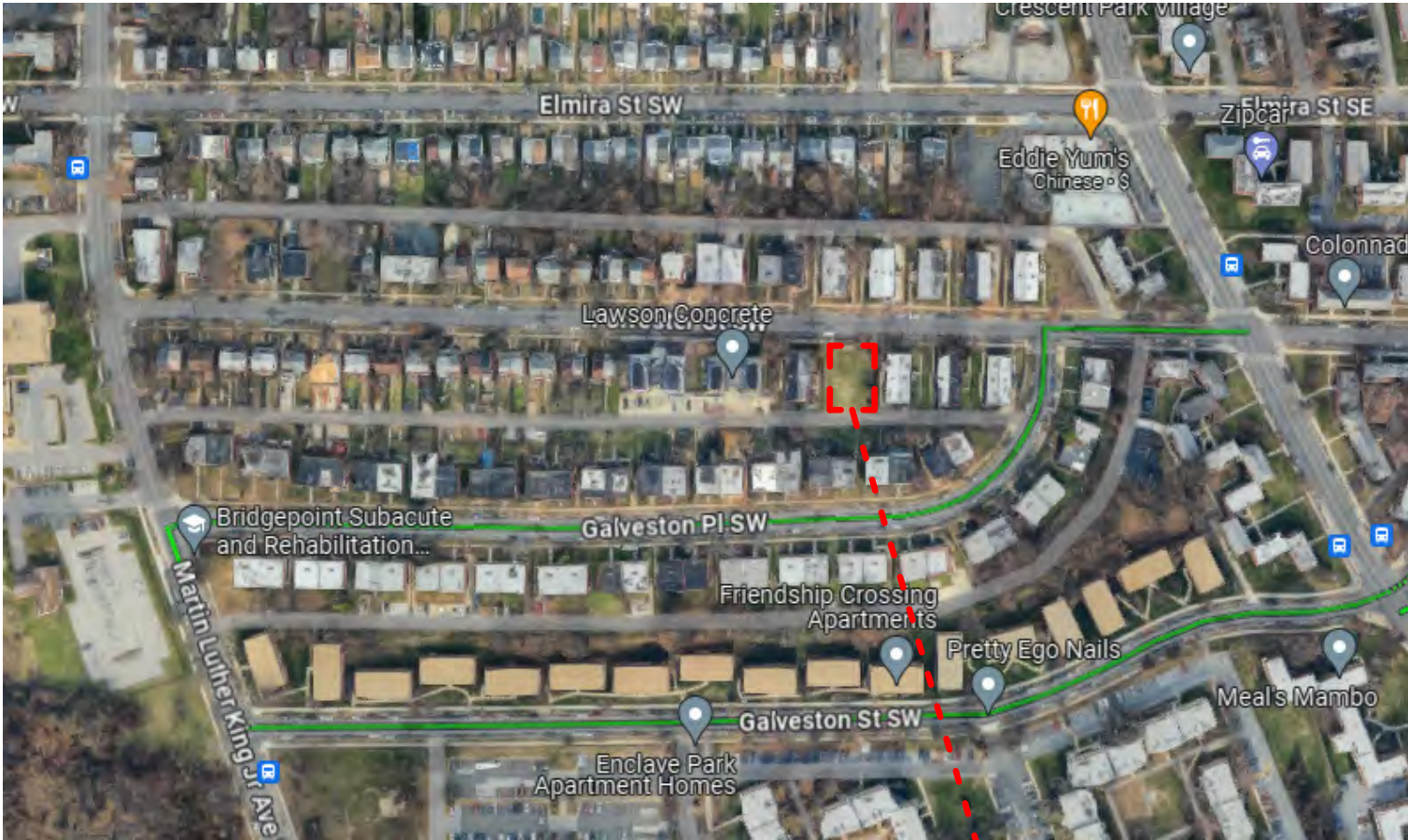
AREA MAP

— SITE



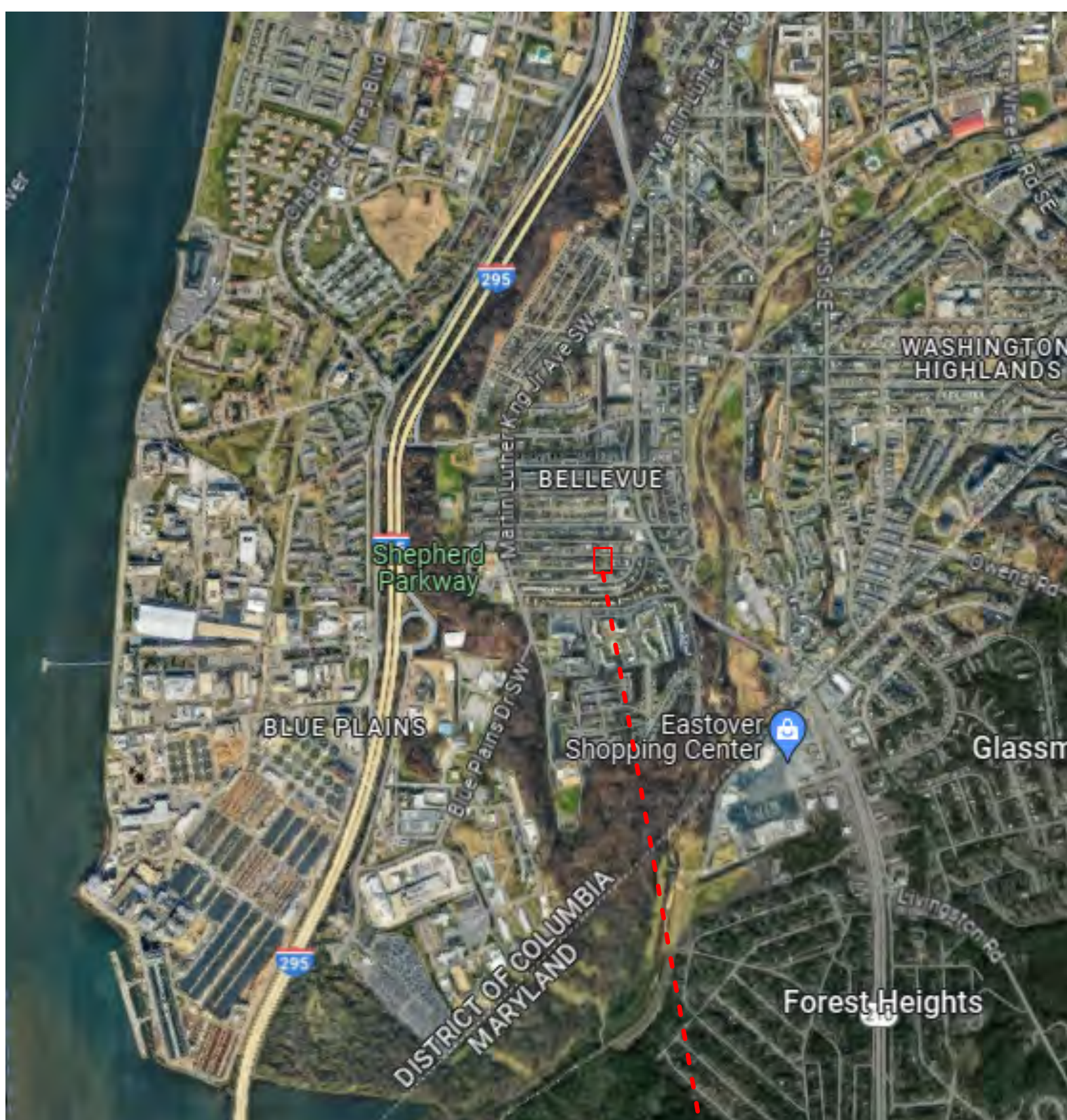
ZONING MAP

— SITE



VICINITY MAP

— SITE



REGION MAP

— SITE

A1.01

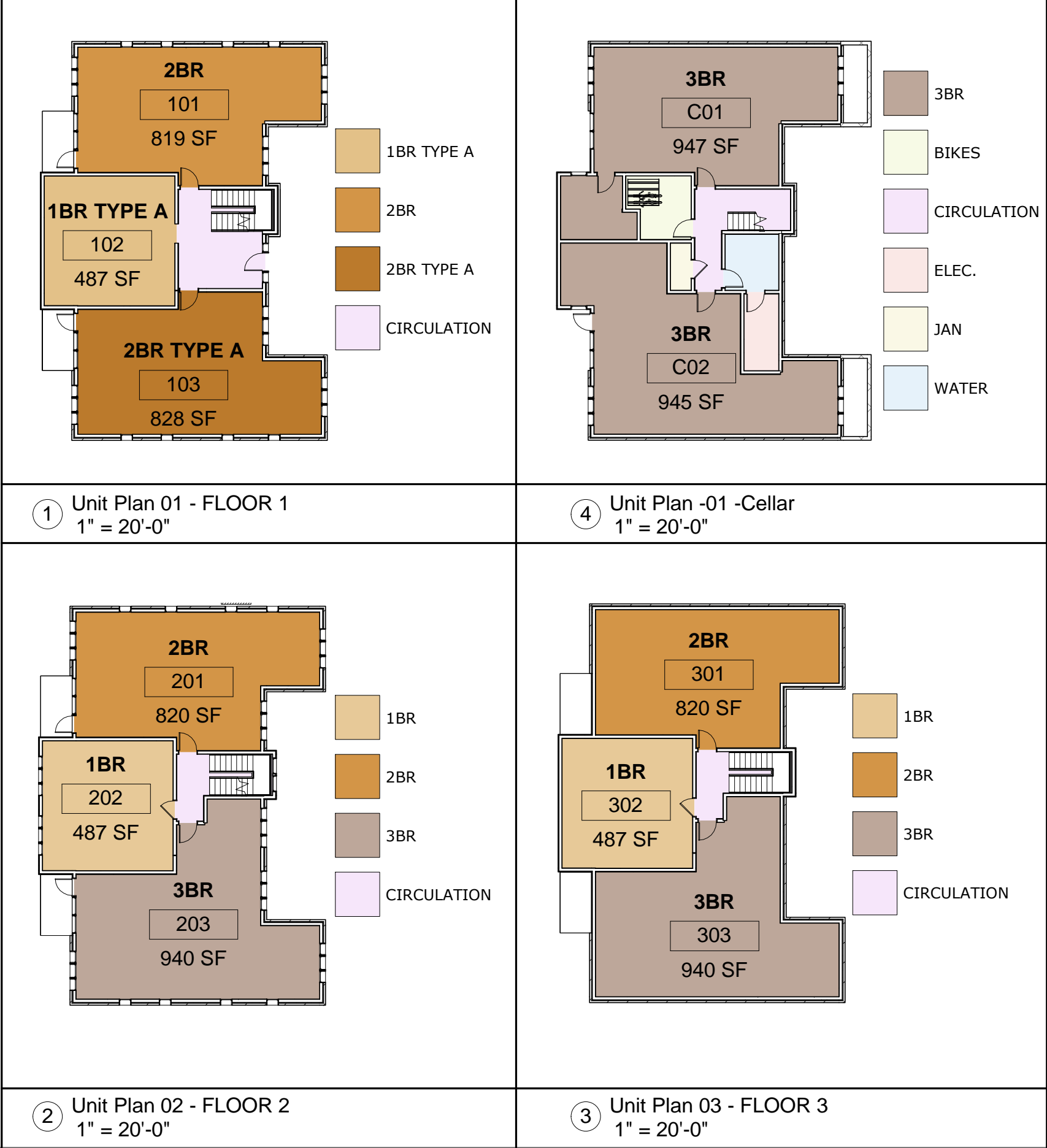
VICINITY PLANS

PROJECT NUMBER: 2023-5
DATE: JANUARY 29, 2025

62-64 FORRESTER STRET SW BOARD OF ZONING ADJUSTMENTS



| PROJECT DATA | | | | |
|--|--|---|--|-------|
| PROJECT ADDRESS: | | 62-64 FORRESTER STREET SW , WASHINGTON, D.C. | | |
| SQUARE LOT: | | 6239 0059, 0060 | | |
| ZONING DISTRICT | | R2 | | |
| LOT AREA: | | 7,444 | | |
| CONSTRUCTION TYPE: | | TYPE VB | | |
| NUMBER OF STORIES: | | 3 STORIES ABOVE GRADE + CELLAR | | |
| FIRE SUPRESSION SYSTEM: | | BUILDING TO BE FULLY SPRINKLERED WITH NFPA 13R FIRE SUPRESSION SYSTEM | | |
| EXISTING UNIT COUNT: | | N/A | | |
| PROPOSED UNIT COUNT | | 11 UNITS | | |
| ZONING ANALYSIS - DCMR TITLE 11 (2016) | | | | |
| SECTION | ZONING REGULATION | ALLOWED R2 | PROPOSED R2 | NOTES |
| | | | | |
| | Inclusionary Zoning | | | |
| C-1003.1 | Set-Aside Requirements | Greater of 10% residential GFA or 75% of bonus density + DHCD at least 50% of units must be set at 120% or less | 10% residential GFA + 50% set at 120% of less (1 IZ unit at 60%, 5 other affordable units at 120%) | |
| C-1005.1 | Development Standards Regarding Inclusionary Units | The proportion of studio and one-bedroom inclusionary units shall not exceed the proportion of the comparable market rate units for each unit type. | NA | |
| | | | | |
| | Building Height | | | |
| D-203.2 | Height | 40'-0" | 33'-0" | |
| | Stories | 3 stories | 3 stories | |



| | | | | | | | |
|---------------------------------------|--------------------|---------------------------|-----------|-----------|-----------|----------------------|--------|
| Project: | | 62-64 Forrester Street SW | | | | | |
| | | Washington, DC | | | | | |
| Date: | | October 7, 2024 | | | | | |
| | | | | | | | |
| YIELD ANALYSIS + IZ UNIT DISTRIBUTION | | | | | | | |
| LEVEL | UNIT TYPE | CELLAR | 1ST FLOOR | 2ND FLOOR | 3RD FLOOR | TOTAL UNITS | AREA |
| GROSS RESIDENTIAL AREA | | 2,683 | 2,683 | 2,683 | 2,683 | | 10,732 |
| FAR AREA | | | 2,677 | 2,677 | 2,677 | | 8,031 |
| TOTAL UNITS | | 2 | 3 | 3 | 3 | 11 | |
| UNIT C01 | 3 BR + 2 BA | 947 | | | | 1 | 947 |
| UNIT C02 | 2 BR + 2 BA | 945 | | | | 1 | 945 |
| UNIT 102 | 1 BR + 1 BA TYPE A | | 487 | | | 1 | |
| UNIT 103 | 2 BR + 2 BA TYPE A | | 828 | | | 1 | |
| UNIT X01 | 2 BR + 2 BA | | 819 | 820 | 820 | 3 | 2,459 |
| UNIT X02 | 1 BR + 1 BA | | | 487 | 487 | 2 | 974 |
| UNIT X03 | 3 BR + 2 BA | | | 940 | 940 | 2 | 1,880 |
| NET RESIDENTIAL AREA | | 1,892 | 2,134 | 2,247 | 2,247 | | 8,520 |
| EFFECIENCY | | 70.52% | 79.54% | 83.75% | 83.75% | | 79.39% |
| IZ UNIT | | | | | | | |
| 120% AMI UNIT DISTRIBUTION | | | | | | | |
| LEVEL | UNIT TYPE | CELLAR | 1ST FLOOR | 2ND FLOOR | 3RD FLOOR | TOTAL 120% AMI UNITS | AREA |
| GROSS RESIDENTIAL AREA | | 2,683 | 2,683 | 2,683 | 2,683 | | 10,732 |
| TOTAL UNITS | | 2 | 1 | 2 | 1 | 6 | |
| UNIT C01 | 3 BR + 2 BA | 1,069 | | | | 1 | 1,069 |
| UNIT C02 | 3 BR + 2 BA | 837 | | | | 1 | 837 |
| UNIT 102 | 1 BR + 1 BA TYPE A | | | | | | |
| UNIT 103 | 2 BR + 2 BA TYPE A | | | | | | |
| UNIT X01 | 2 BR + 2 BA | | 820 | | 820 | 2 | 1,640 |
| UNIT X02 | 1 BR + 1 BA | | | 486 | | 1 | 486 |
| UNIT X03 | 3 BR + 3 BA | | | 940 | | 1 | 940 |
| NET RESIDENTIAL AREA | | 1,906 | 820 | 1,426 | 820 | 6 | 4,972 |
| 120% AMI UNIT | | | | | | | |
| IZ CALCULATIONS | | | | | | | |
| LOT AREA | 7,444 | | | | | | |
| 10% of total GFA | 1,073 | | | | | | |
| 75% of Bonus Density | 1,005 | | | | | | |
| TOTAL GROSS IZ AREA REQ'D | 1,073 | | | | | | |
| RATIO NRSF TO GRSF | 79.39% | | | | | | |
| TOTAL NET IZ AREA REQ'D | 852 | | | | | | |
| TOTAL NET IZ AREA PROVIDED | 940 | | | | | | |

UNIT TABULATIONS

PROJECT NUMBER: 2023-5
DATE: JANUARY 29, 2025

62-64 FORRESTER STRET SW
BOARD OF ZONING ADJUSTMENTS



KEY PLAN



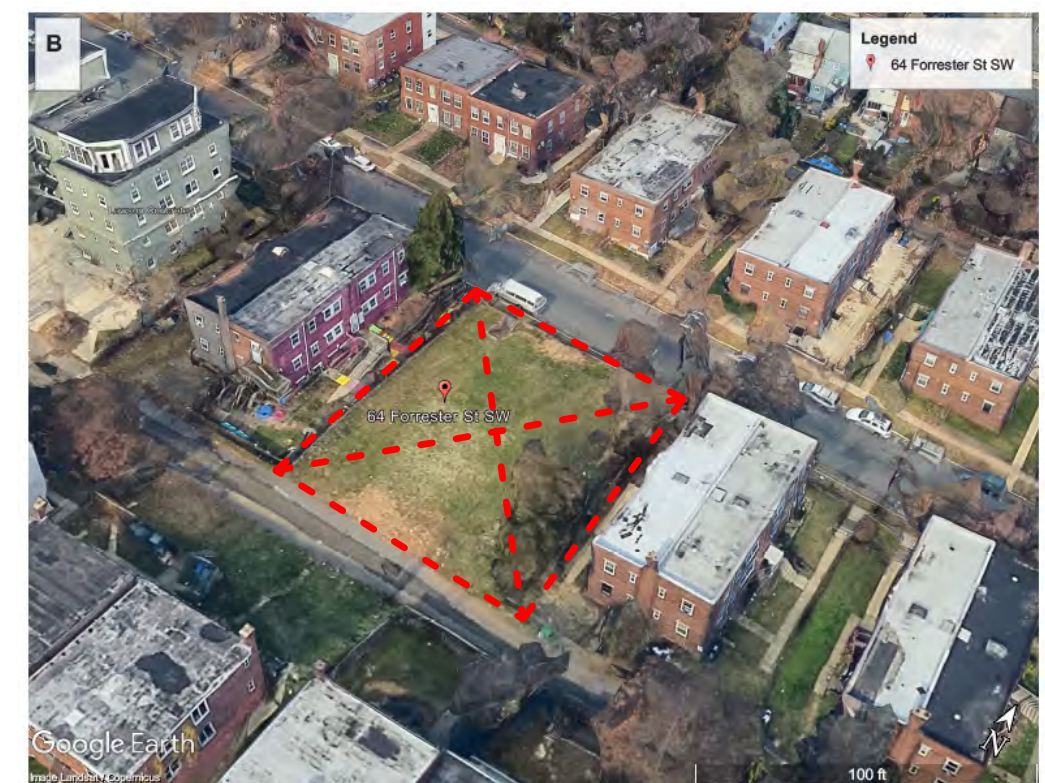
A | VIEW FROM NORTHWEST



B | VIEW FROM NORTHEAST



C | VIEW FROM SOUTHWEST



D | VIEW FROM SOUTHEAST

A1.05

AERIAL VIEWS

PROJECT NUMBER: 2023-5
DATE: JANUARY 29, 2025

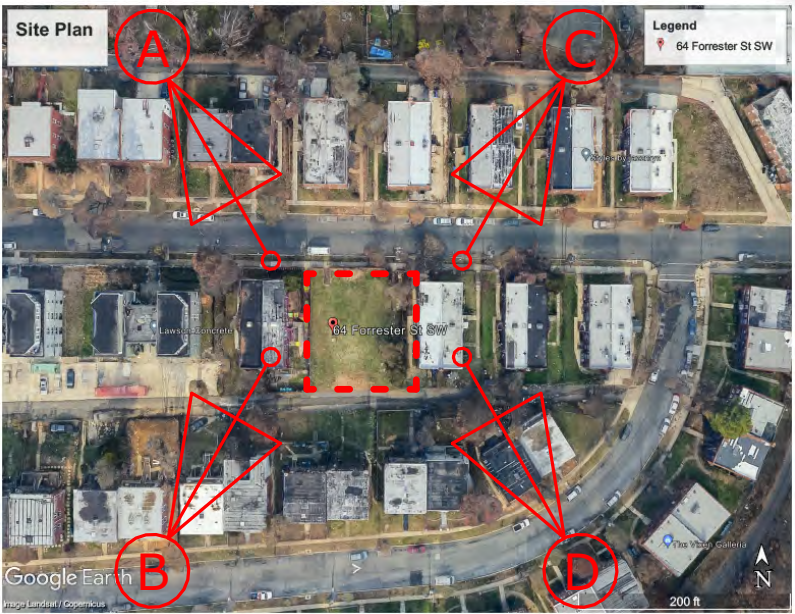
62-64 FORRESTER STRET SW BOARD OF ZONING ADJUSTMENTS



A | STREET VIEW A LOOKING SOUTHEAST



C | STREET VIEW C LOOKING SOUTHWEST



KEY PLAN



B | ALLEY VIEW A LOOKING NORTHEAST



D | ALLEY VIEW D LOOKING NORTHWEST

A1.06

STREET VIEWS

PROJECT NUMBER: 2023-5
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**62-64 FORRESTER STRET SW
BOARD OF ZONING ADJUSTMENTS**

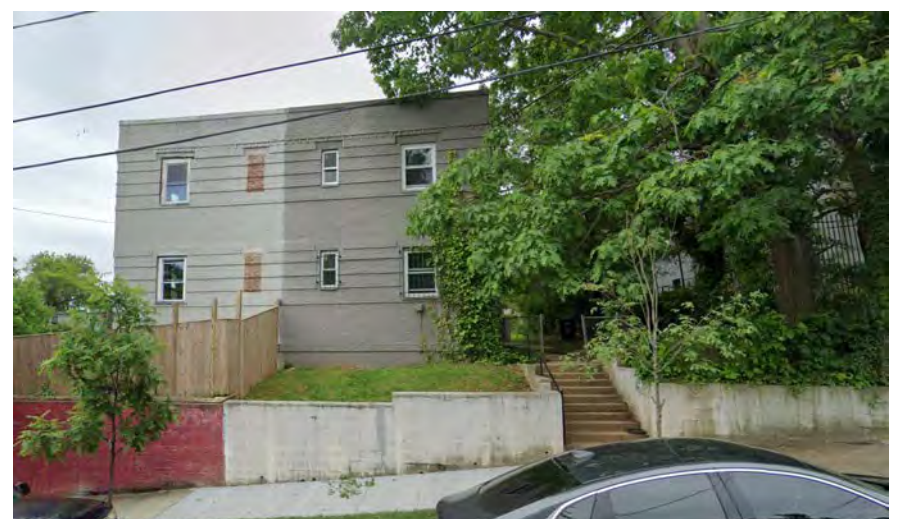




A | 50-52 FORRESTER STREET SW



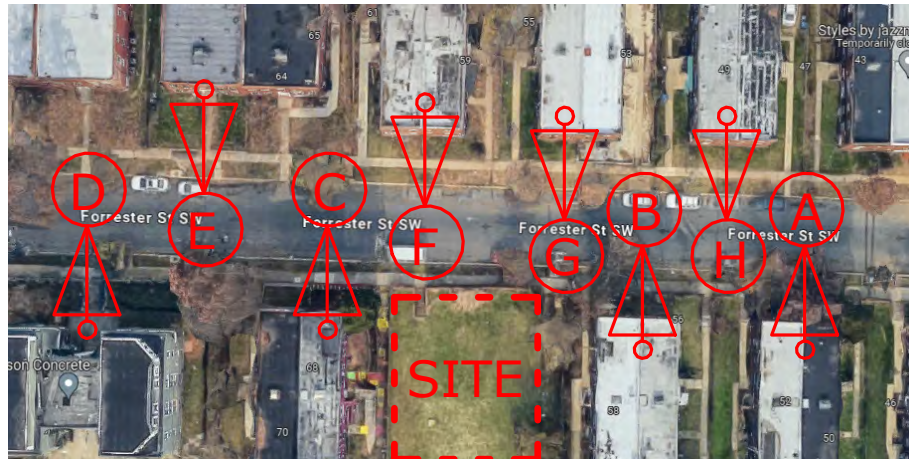
B | 56-58 FORRESTER STREET SW



C | 68-70 FORRESTER STREET SW



H | 47-49 FORRESTER STREET SW



KEY PLAN



D | 76 FORRESTER STREET SW



G | 47-49 FORRESTER STREET SW



F | 59-61 FORRESTER STREET SW



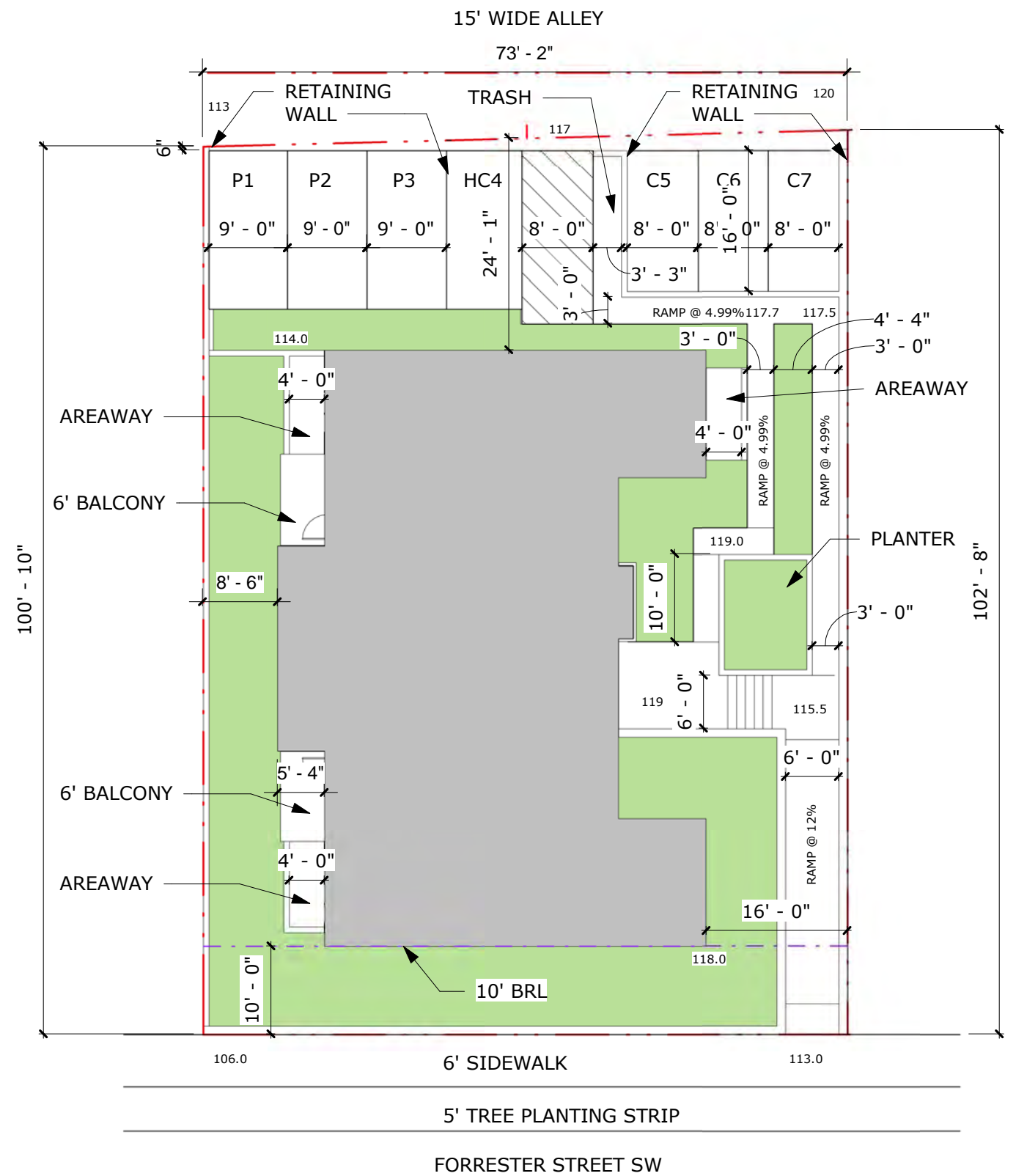
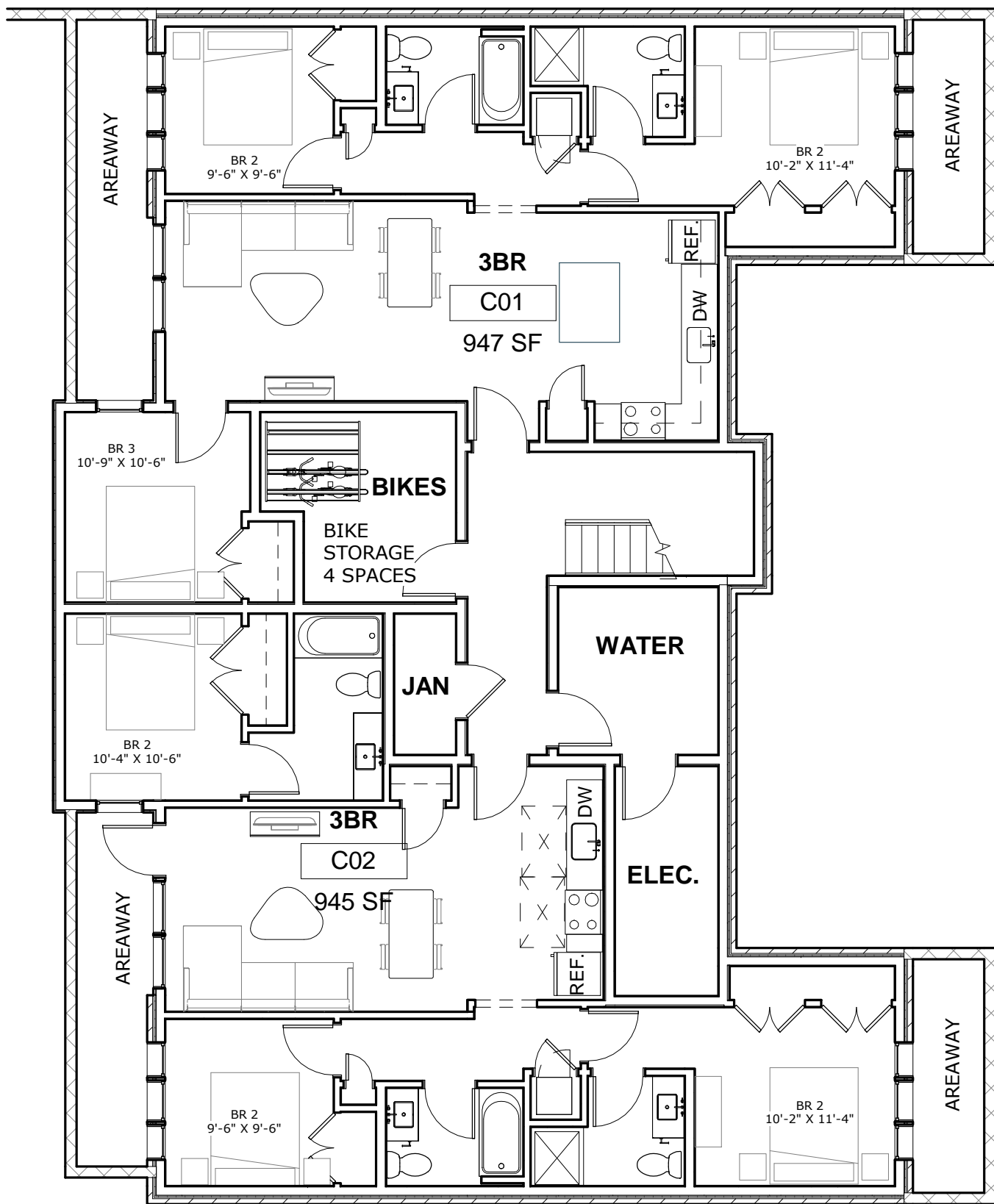
E | 65-67 FORRESTER STREET SW

A1.07

SITE CONTEXT IMAGES

PROJECT NUMBER: 2023-5
DATE: JANUARY 29, 2025

62-64 FORRESTER STREET SW BOARD OF ZONING ADJUSTMENTS



1 SITE PLAN
1/16" = 1'-0"

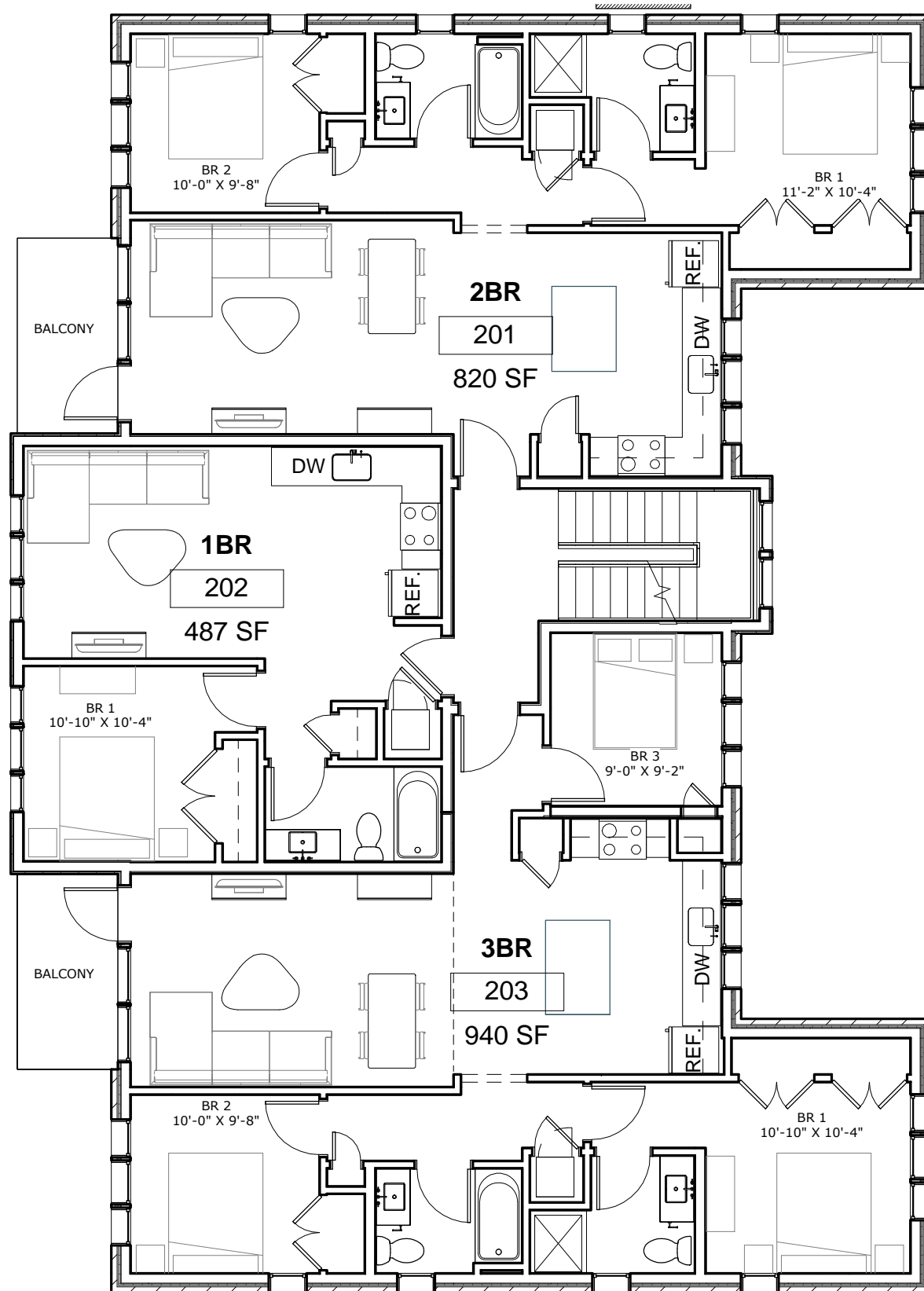
0' 16' 32' **A1.08**

SITE / CELLAR FLOOR PLANS

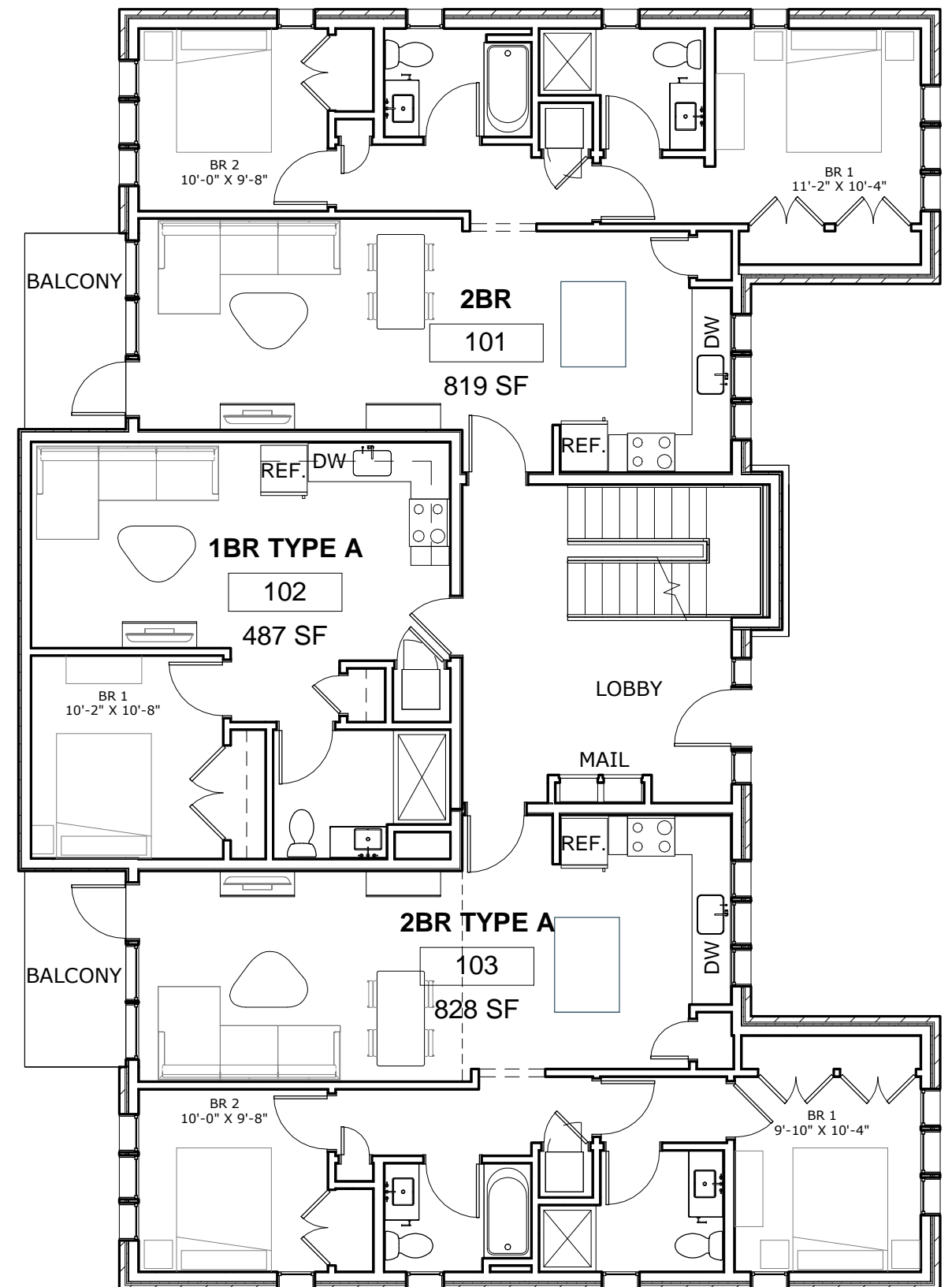
62-64 FORRESTER STRET SW
BOARD OF ZONING ADJUSTMENTS

PROJECT NUMBER: 2023-5
DATE: JANUARY 29, 2025

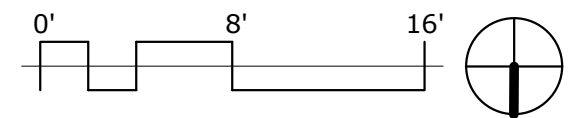




② 02 - FLOOR 2 AND 3
1/8" = 1'-0"



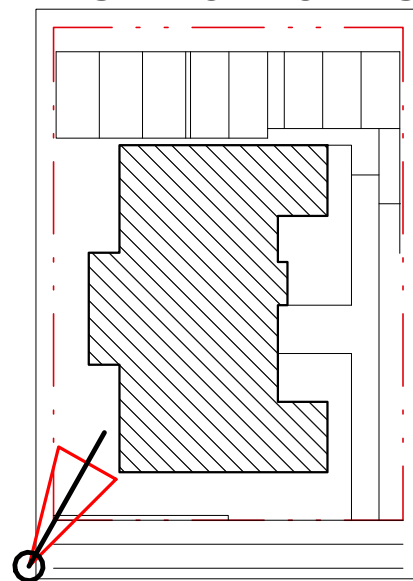
① 01 - FLOOR 1
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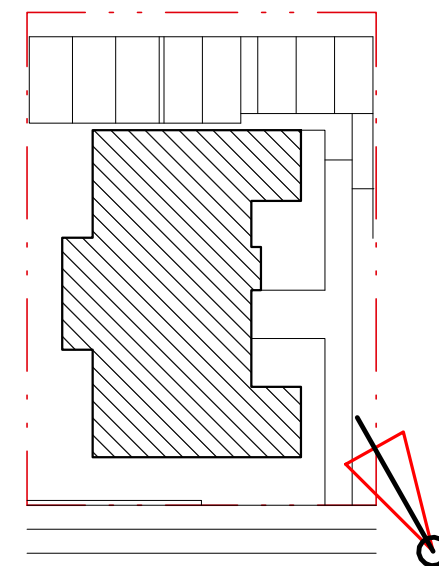
A1.09



VIEW LOOKING SOUTHWEST FROM FORRESTER STREET SW



VIEW LOOKING NORTHWEST FROM FROM FORRESTER STREET SW



A1.10

EXTERIOR VIEWS

PROJECT NUMBER: 2023-5
DATE: JANUARY 29, 2025

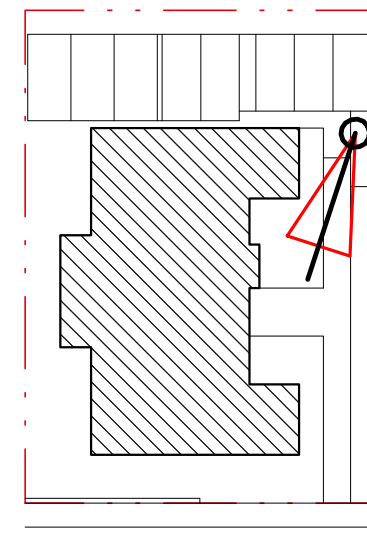
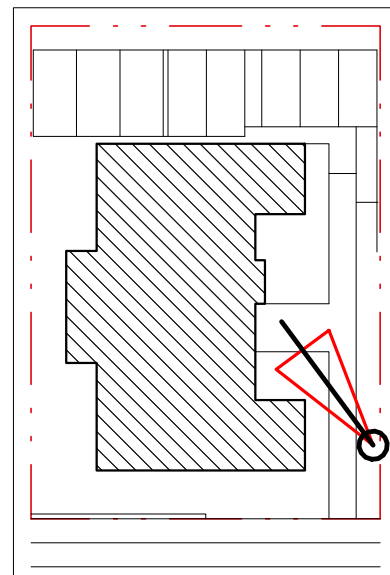
62-64 FORRESTER STRET SW BOARD OF ZONING ADJUSTMENTS



VIEW TOWARD BUILDING ENTRANCE FROM FORRESTER STREET SW



VIEW TOWARD BUILDING ENTRANCE FROM ALLEY



A1.11

EXTERIOR VIEWS

PROJECT NUMBER: 2023-5
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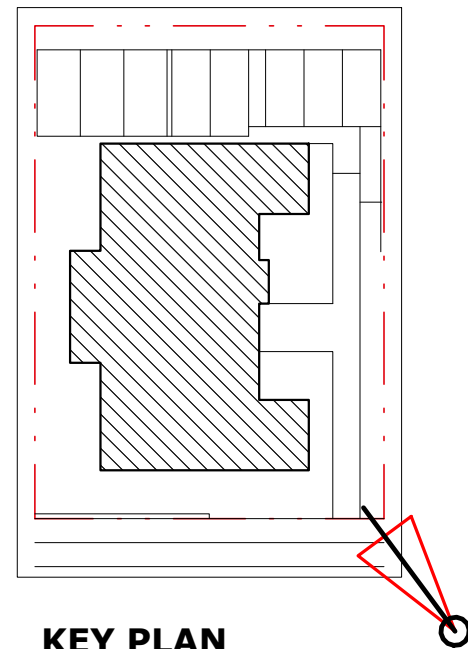
62-64 FORRESTER STRET SW BOARD OF ZONING ADJUSTMENTS



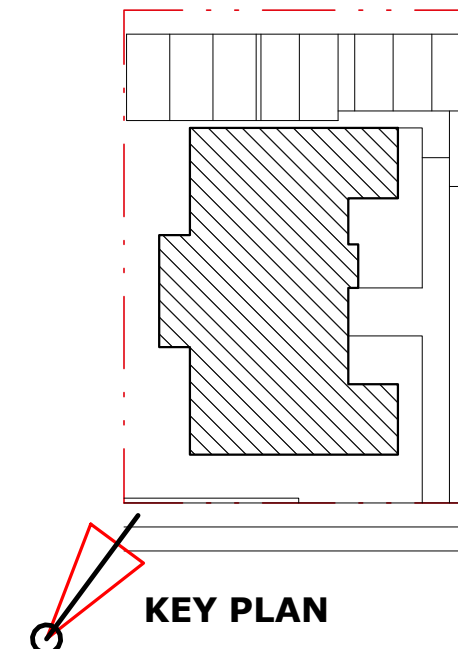
AERIAL VIEW FROM FORRESTER STREET SW



AERIAL VIEW FROM FORRESTER STREET SW



KEY PLAN



KEY PLAN

A1.12

EXTERIOR VIEWS

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DATE: JANUARY 29, 2025

62-64 FORRESTER STRET SW
BOARD OF ZONING ADJUSTMENTS

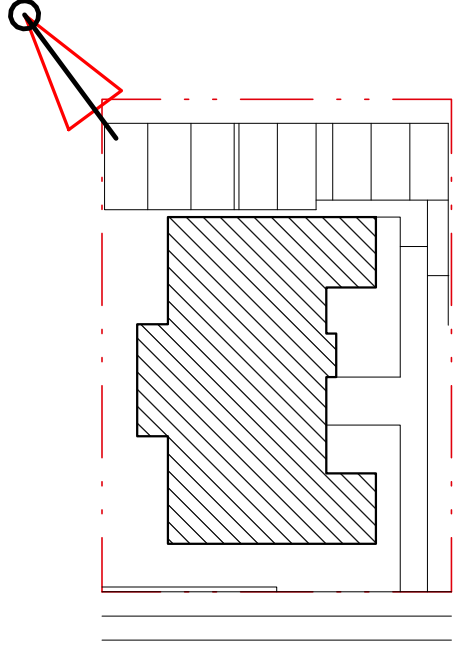
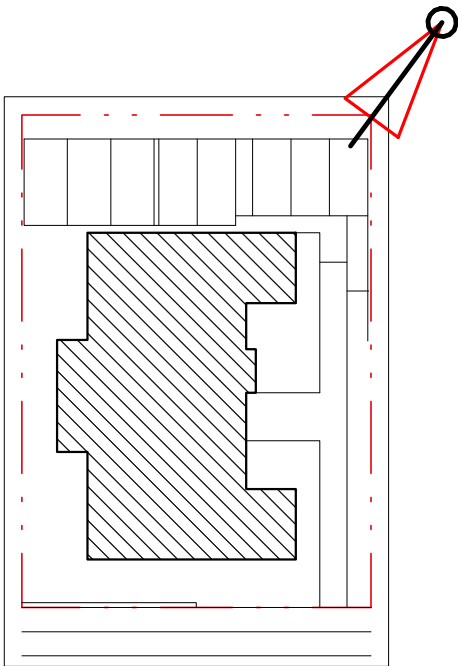




AERIAL VIEW FROM ALLEY



AERIAL VIEW FROM ALLEY



A1.13

EXTERIOR VIEWS

PROJECT NUMBER: 2023-5
DATE: JANUARY 29, 2025

62-64 FORRESTER STRET SW
BOARD OF ZONING ADJUSTMENTS





Scale 1/8" = 1'-0"

WEST ELEVATION

PROJECT NUMBER: 2023-5
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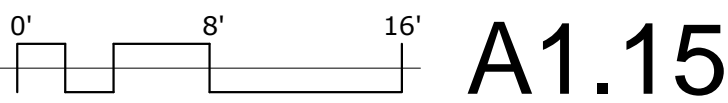
62-64 FORRESTER STREET SW
BOARD OF ZONING ADJUSTMENTS

A1.14





Scale 1/8" = 1'-0"



A1.15

NORTH ELEVATION

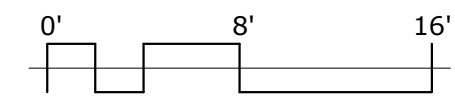
62-64 FORRESTER STRET SW BOARD OF ZONING ADJUSTMENTS

PROJECT NUMBER: 2023-5
DATE: JANUARY 29, 2025





Scale 1/8" = 1'



A1.16

EAST ELEVATION

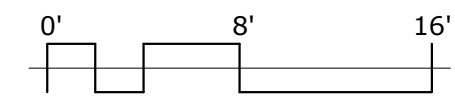
PROJECT NUMBER: 2023-5
DATE: JANUARY 29, 2025

62-64 FORRESTER STREET SW
BOARD OF ZONING ADJUSTMENTS





Scale 1/8" = 1'



A1.17

SOUTH ELEVATION

PROJECT NUMBER: 2023-5
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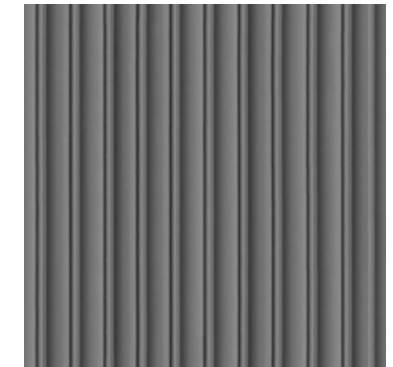
62-64 FORRESTER STREET SW
BOARD OF ZONING ADJUSTMENTS





BRICK

KEY PLAN



ACCENT - BLACK METAL

A1.20

FACADE MATERIALS

62-64 FORRESTER STRET SW BOARD OF ZONING ADJUSTMENTS

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