

BZA Application No. 21271

Biemmmnet S. Eshete
5113 2nd Street, NW
April 9, 2025

Applicant:

Biemmmnet S. Eshete

Zoning Attorney

Sullivan & Barros, LLP

Department of Planning and Community Development
District of Columbia

Martin Sullivan

Project Architect

CASE NO 21271
EXHIBIT NO 24
Dagmawi Gebrekidan

Overview and Requested Relief

- The Property is located in the RA-1 zone district and is improved with a four-unit apartment building. The proposed project consists of adding two units in the cellar for a total of six units.
- The Applicant is not altering the existing Building exterior envelope, other than window wells.
- The Project requires special exception approval pursuant to Section U-421 of the D.C. Zoning Regulations and interpretations by the ZA.
- ANC 4D voted unanimously in support.
- The Office of Planning recommends approval.

General Special Exception Criteria

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.

- The RA-1 zone provides for areas predominantly developed with low- to moderate-density development, including low-rise apartments, which are permitted with the approval of a special exception, as has been requested in this case for the proposed internal expansion of the existing apartment building.
- The proposal would not include additions to the building, so the height, bulk and form would remain consistent with the intent of the zone. Therefore, the request is in harmony with the general purpose and intent of the Zoning Regulations and Zoning maps.

Specific Requirements of U § 421.2	Project
<p><u>Section 421.2 (a)</u> Existing and planned area schools to accommodate the numbers of students that can be expected to reside in the project; and</p>	<ul style="list-style-type: none"> It is expected that area schools will not have an issue with the increase in residents from two additional units.
<p><u>Section 421.2 (b)</u> Public streets, recreation, and other services to accommodate the residents that can be expected to reside in the project</p>	<ul style="list-style-type: none"> As the Applicant is only proposing two new units, is providing four parking spaces, and the Property is located close to the metro and other amenities, the new residents should be adequately served by the surrounding public streets, recreation, and other services.
<p><u>Section 421.3:</u> The Board of Zoning Adjustment shall refer the application to the Office of Planning for comment and recommendation on the site plan, arrangement of buildings and structures, and provisions of light, air, parking, recreation, landscaping, and grading as they relate to the surrounding neighborhood, and the relationship of the proposed project to public plans and projects.</p>	<ul style="list-style-type: none"> The Office of Planning recommends approval, stating that the proposal would not significantly alter the building’s exterior and that the modifications would have minimal visual impact and would not affect the building’s mass or the privacy of neighboring properties.
<p><u>Section 421.4:</u> In addition to other filing requirements, the developer shall submit to the Board of Zoning Adjustment with the application a site plan and set of typical floor plans and elevations, grading plan (existing and final), landscaping plan, and plans for all new rights-of-way and easements.</p>	<ul style="list-style-type: none"> The Applicant has submitted a site plan and set of typical floor plans and elevations.



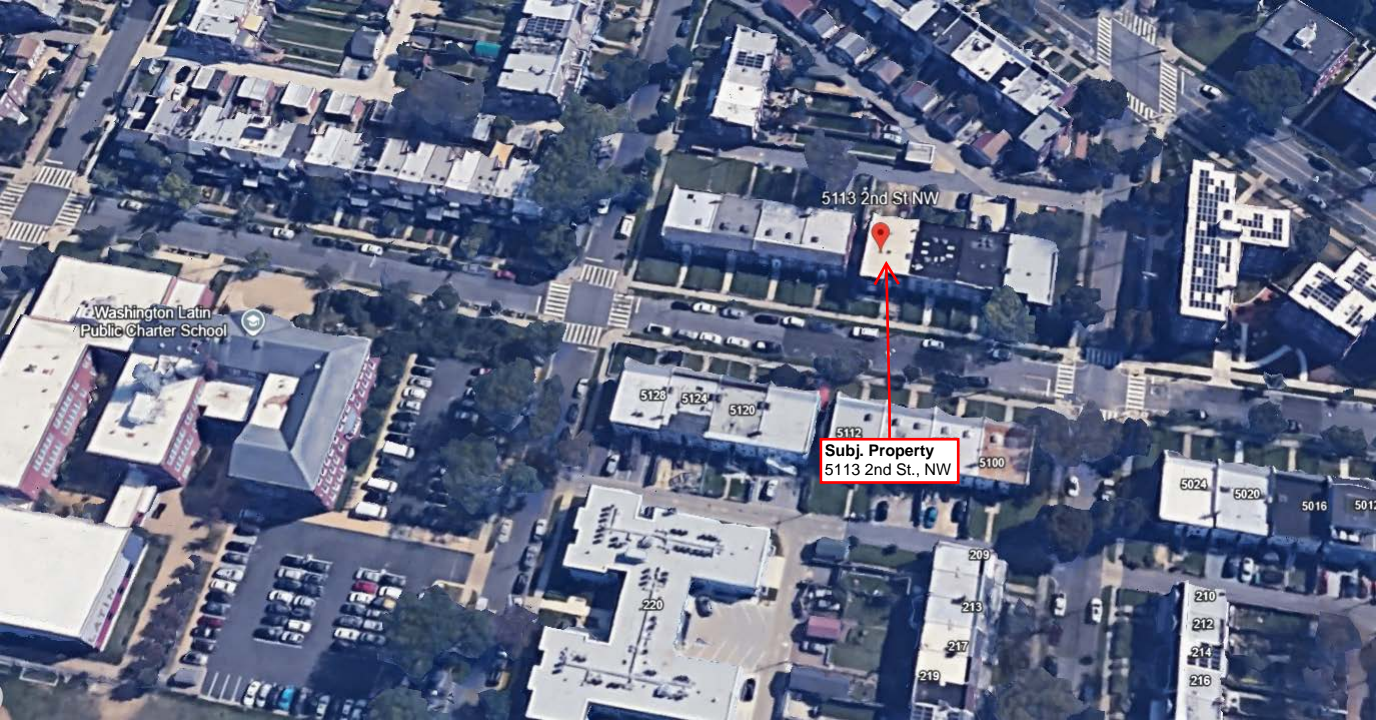
Subj. Property
5113 2nd St., NW

RA-1

R-3

2nd St N

Sq. 3399



5113 2nd St NW

Washington Latin
Public Charter School

Subj. Property
5113 2nd St., NW

5128

5124

5120

5112

5100

5024

5020

5016

5012

209

213

217

219

220

210

212

214

216



5119 2nd St., NW

Subj. Property
5113 2nd St., NW

5109 2nd St., NW

5105 2nd St., NW



5109 2nd St., NW

Subj. Property
5113 2nd St., NW

5119 2nd St., NW

SQUARE 3399

LOT AREA : 4150 SF	<u>EXISTING</u>	<u>PROPOSED</u>	<u>ALLOWABLE</u>
FAR	0.88	0.88	0.9
HEIGHT	18' - 1"	18' - 1"	40' - 0"
LOT OCCUPANCY	1830SF (44%)	1830SF (44%)	1660 SF (40%)
REAR YARD	43.2'	43.2'	20' - 0"
SIDE YARD	6.8'	6.8'	0.0'
IMPERVIOUS	1830SF (44%)	1830SF (44%)	
PERVIOUS	2320SF (56%)	2320SF (56%)	

INTERIOR RENOVATION AND REPAIR ON A 4
UNIT APARTMENT BUILDING.
-TO ADD 2 UNITS IN THE EXISTING CELLAR.
-TO CONSTRUCT WINDOW WELLS ON FRONT
AND SIDE YARD.

**5113 2ND ST NW
SQUARE 3399
LOT 0025**

CELLAR + 2 STORY SEMI-DETACHED APARTMENT BUILDING

25

2nd STREET, N.W.

PUBLIC ALLEY

ALLEY 16'

PP	EXISTING PERMEABLE PAVEMENT
WW	EXISTING WINDOW-WELL
NR	NEIGHBORING BUILDING REAR WALL
NF	NEIGHBORING BUILDING FRONT WALL
CS	EXISTING CONCRETE STEPS
ME	MAIN ENTRANCE
GA	GREEN AREA
FE	6' HIGH WOODEN FENCE
PP	EXISTING PARKING PAD
AC	ACU UNITS
IR	IN- ACCESSIBLE ROOF
PL	PROPERTY LINE
MR	34"-36" HIGH METAL GUARDRAIL
MF	EXISTING 42" HIGH MESH FENCE
CW	EXISTING CONCRETE WALKWAY
RU	ROLL-UP DOOR
TC	TRASH CAN LOCATION

5113 2ND ST NW
WASHINGTON, DC 20011

6 UNITS APARTMENT BUILDING
CONCEPT DESIGN



RESIDENTIAL APARTMENT RA-1 ZONE

The purpose of the RA-1 zone are to:

Permit flexibility of design by permitting all types of urban residential development if they conform to the height, density, and area requirements established for these district; an permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that area excluded from the more restrictive residential zones.

The RA-1 zone provides for areas predominantly developed with low-to moderate-density development, including detached dwellings, rowhouse, and low-rise apartments.

USE PERMISSION	COURTS	PARKING	INCLUSIONARY ZONING
Subtitle U, Chapter 3	Subtitle F 204	Subtitle C, Chapter 7/8	Subtitle C, Chapter 10

	DEVELOPMENT STANDARDS							ZONING REGULATION REFERENCE
	FLOOR AREA RATIO	HEIGHT	STORIES	LOT OCCUPANCY (PERCENTAGE)	REAR YARD (FT.)	SIDE YARD (FT.)	GREEN AREA RATIO	
RA-1	0.9	40	3	40%	20(min.)	One 8 ft. side setback shall be provided for all structures	0.40	Subtitle F, Chapter 3

SCOPE OF WORK:

INTERIOR RENOVATION AND REPAIR ON A 4 UNIT APARTMENT BUILDING.

-TO ADD 2 UNITS IN THE EXISTING CELLAR.
-TO CONSTRUCT WINDOW WELLS ON FRONT AND SIDEYARD.

NO ALTERATION IS SOUGHT IN FIRST AND SECOND FLOORS IN THIS PERMIT SCOPE.

DRAWING INDEX	
SHEET NUMBER	SHEET NAME
A00	COVER SHEET
A01	VICINITY AND ARIAL VIEW
A02	SITE PLANS
A03	EXISTING DEMO FLOOR PLAN
A04	PROPOSED FLOOR PLANS
A05	EXISTING ELEVATIONS
A06	PROPOSED ELEVATION
A07	BUILDING SECTION
A08	LANDSCAPE SITE PLAN

5113 2ND ST NW

DISTRICT OF COLUMBIA

20011

ONE DESIGN SERVICES

organizationfornewenvironment@gmail.com
Tel. 571.225.7211

REVISION #

SCALE

ISSUE DATE

AS INDICATED

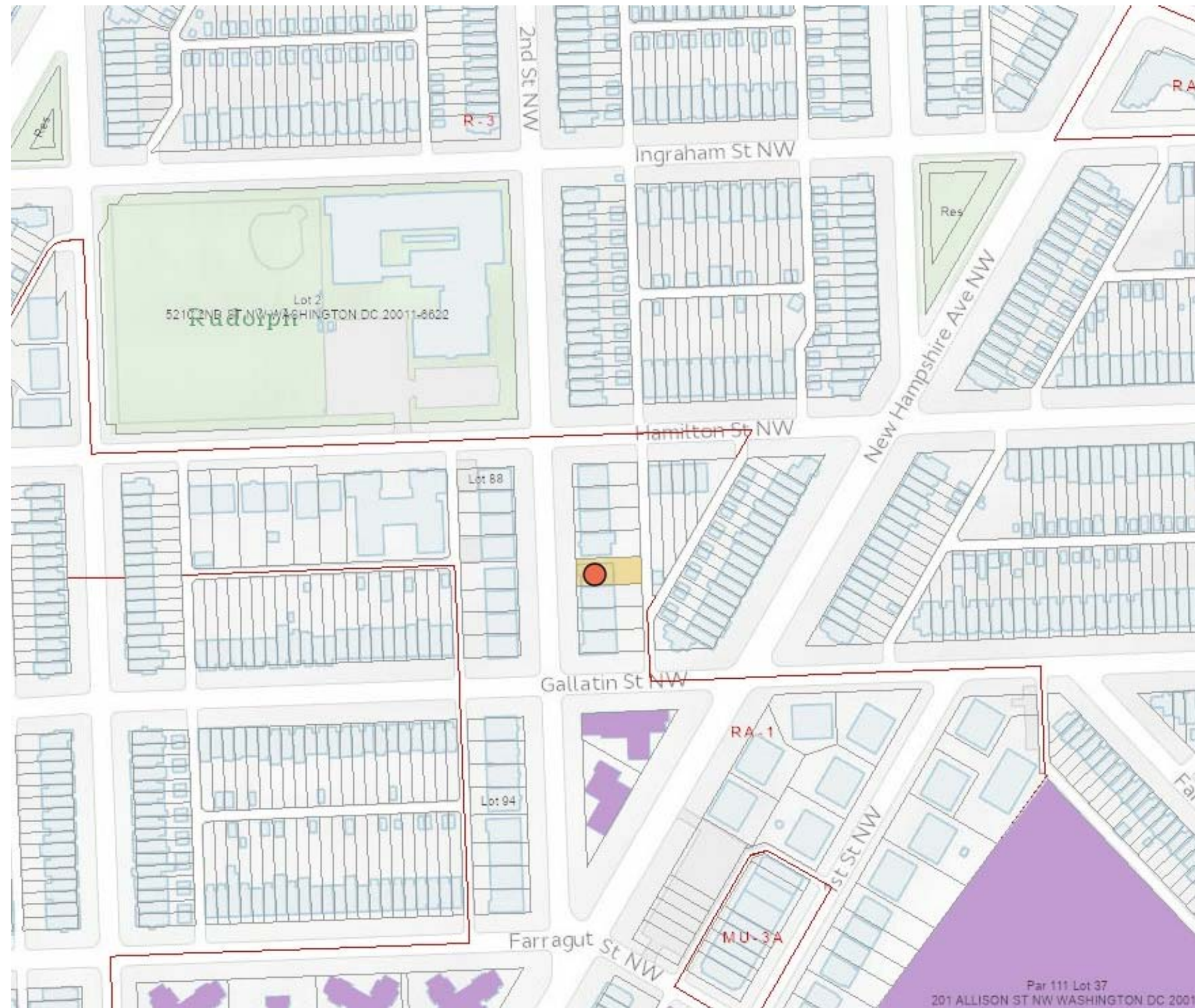
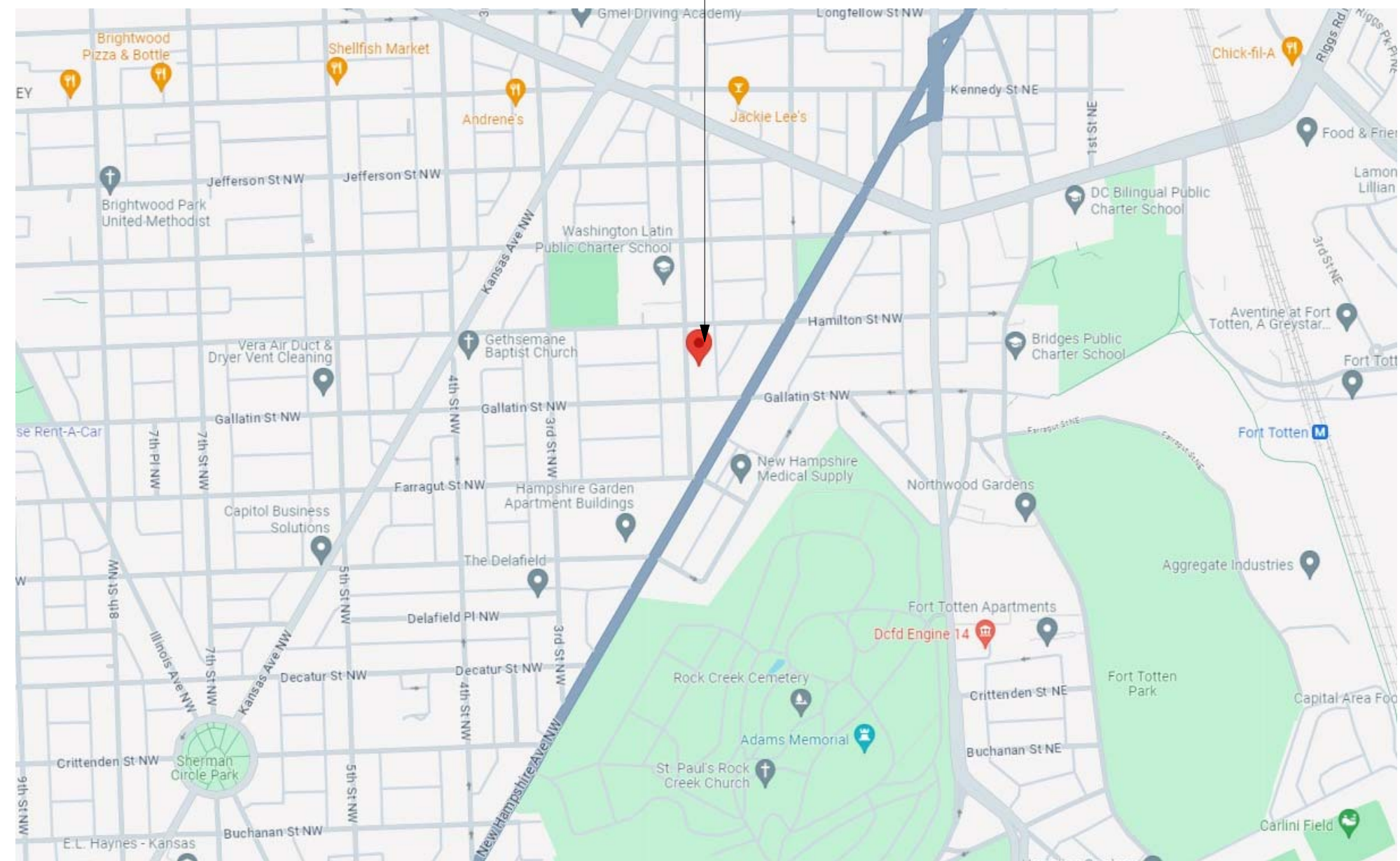
JUNE 2020

COVER SHEET

A00

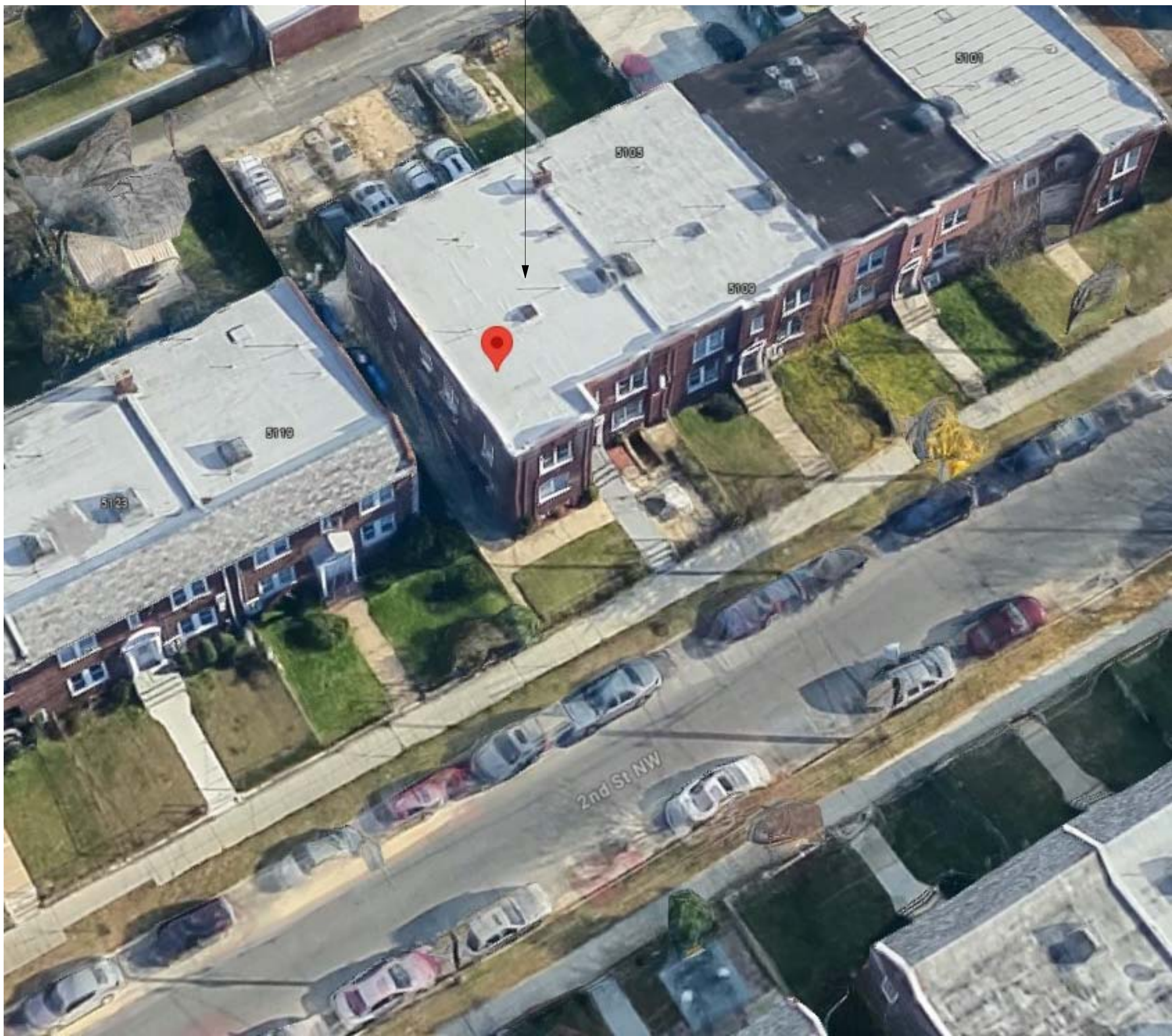
SUBJECT PROPERTY : RECORD LOT

SQUARE: 3399
LOT: 0025

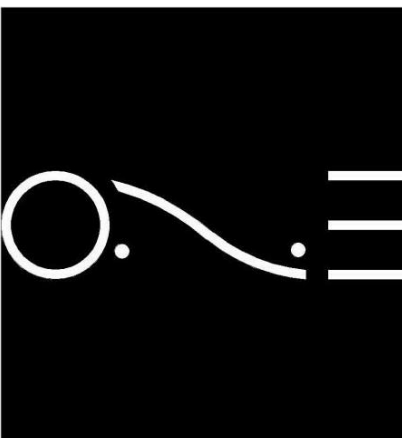


SUBJECT PROPERTY : RECORD LOT

SQUARE: 3399
LOT: 0025



5113 2ND ST NW
DISTRICT OF COLUMBIA
20011



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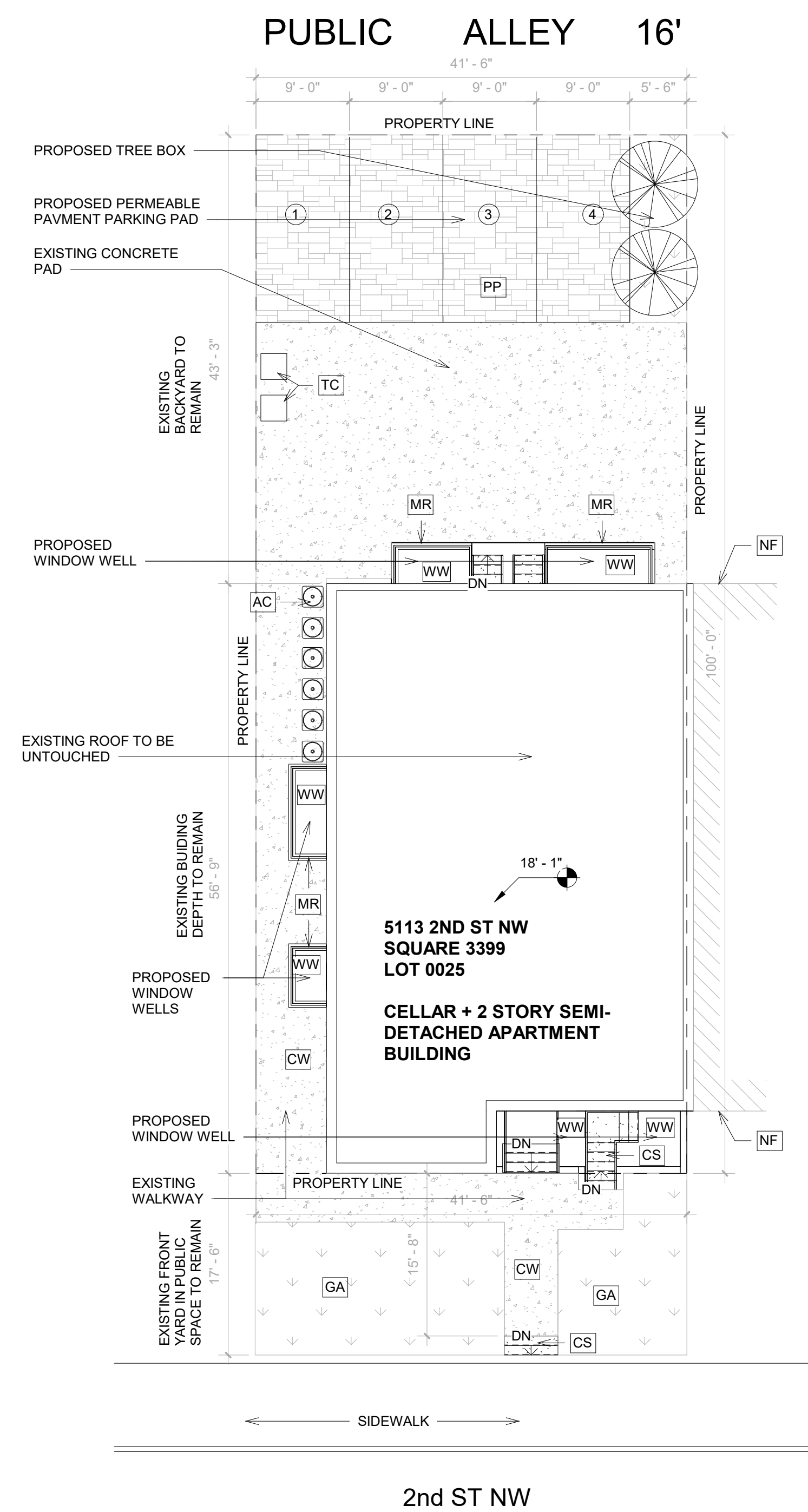
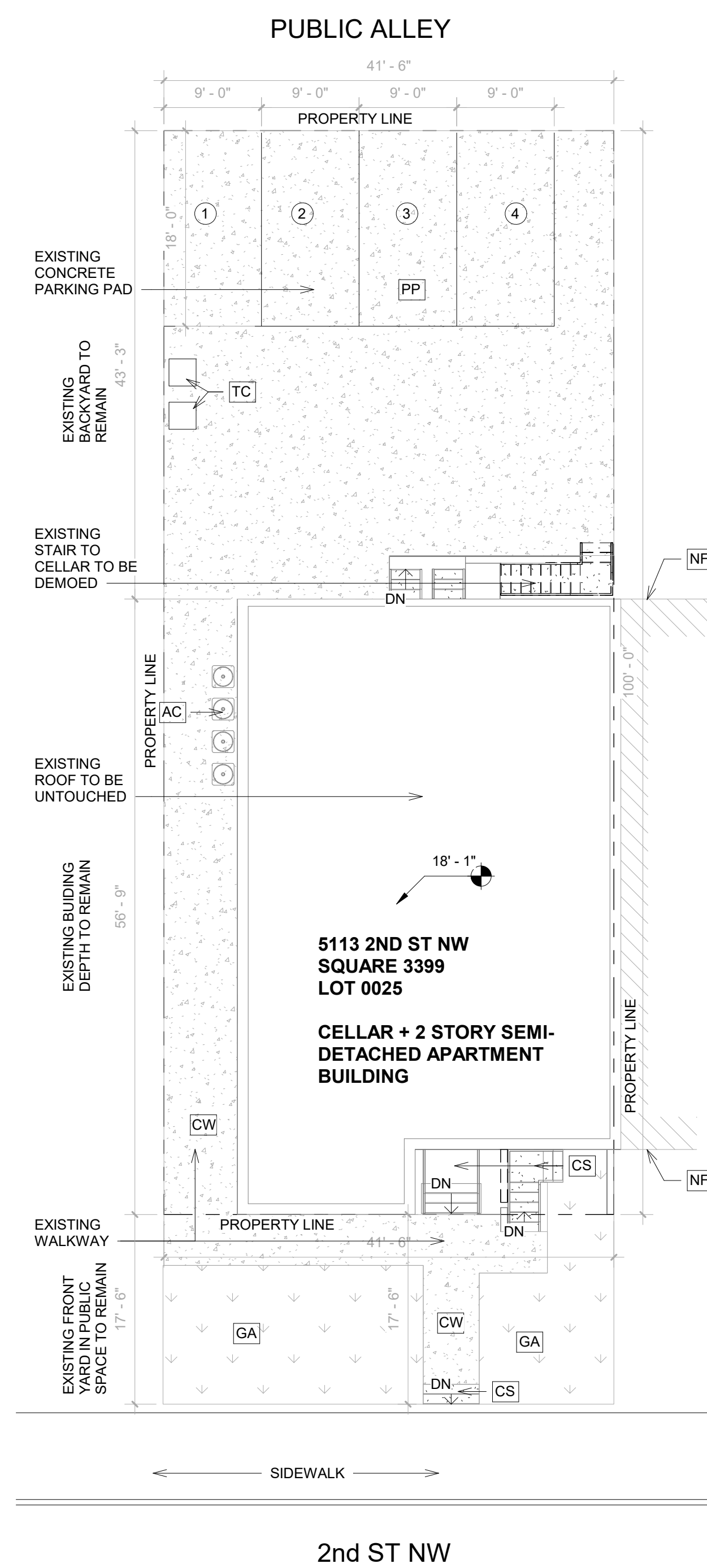
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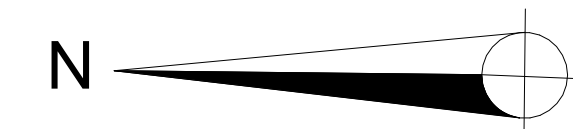
VICINITY AND
AERIAL VIEW

A01

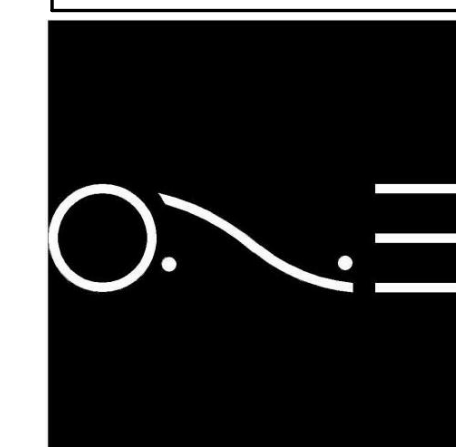


KEY NOTES

AC	AC CONDENSORS ON GRADE	WW	WINDOW WELL
PL	PROPERTY LINE	NR	NEIGHBORING REAR WALL
PP	PARKING PAD	ME	MAIN ENTRANCE
GA	GREEN AREA	CS	CONCRETE STAIRS
MR	METAL RAILING	NF	NEIGHBORING FRONT WALL
TC	TRASH CANS	CW	CONCRETE WALKWAY



5113 2ND ST NW

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20011

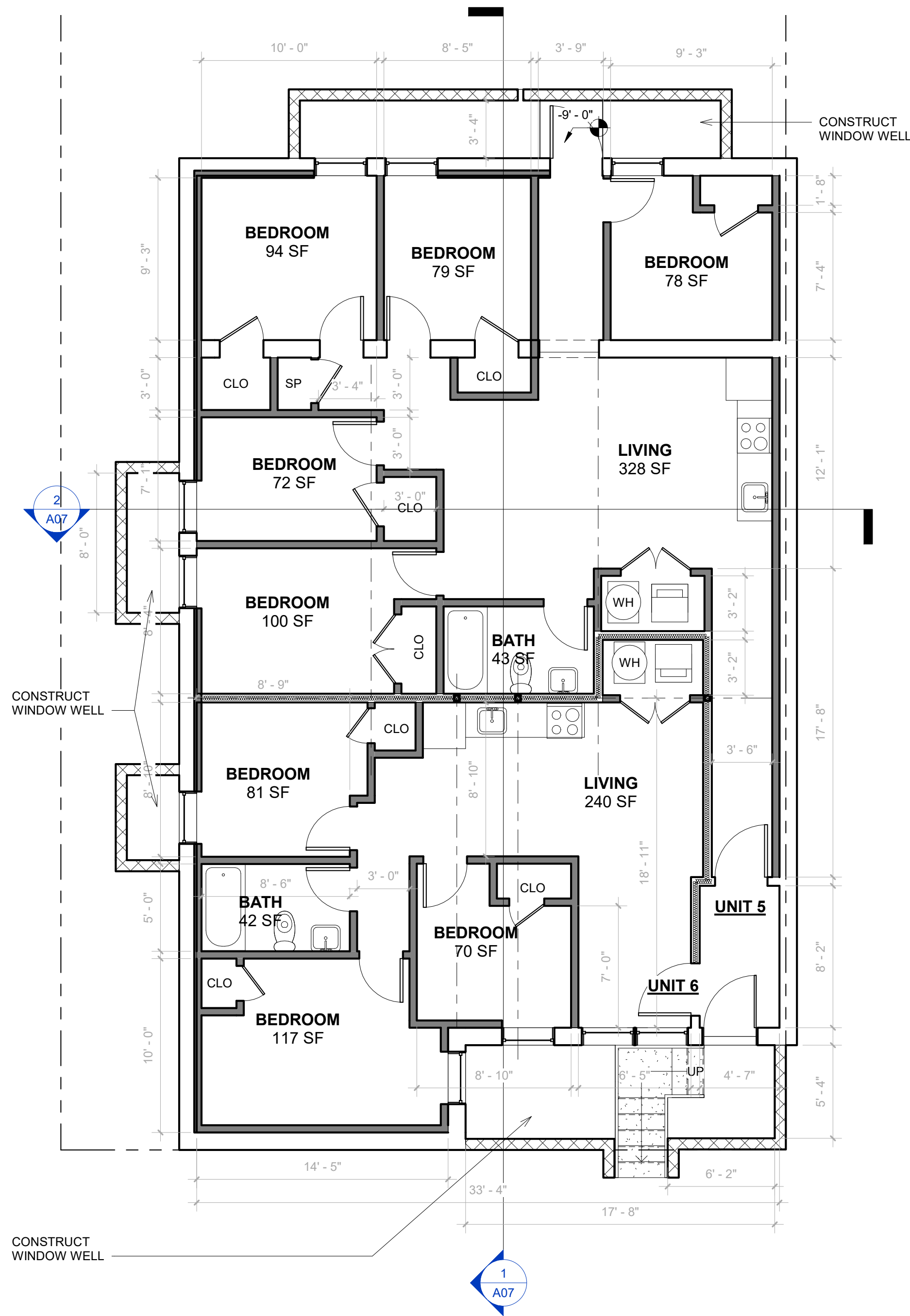
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SITE PLANS

A02



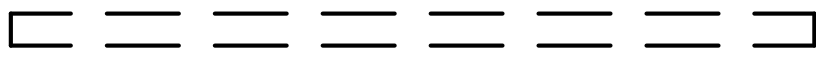
③ PROPOSED CELLAR
3/16" = 1'-0"

SCOPE OF WORKS

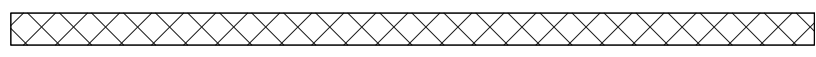
- ADD UNITS 5 AND 6 IN THE EXISTING CELLAR
- CONSTRUCT WINDOW WELLS ON THE FRONT AND SIDEYARD WITHIN PROPERTY LINES.
- NO WORK TO BE DONE ON FIRST AND SECOND FLOORS IN THIS SCOPE

LEGEND

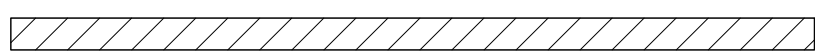
DEMO WALL



PROPOSED MASONARY WALL



EXISTING BRICK WALL TO REMAIN



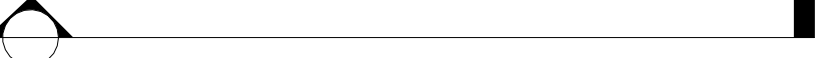
NEW WALL



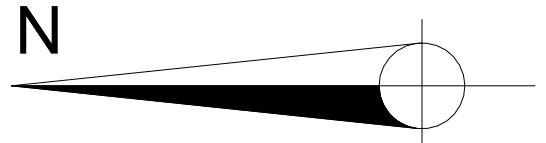
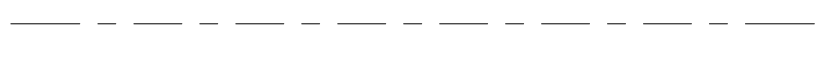
EXISTING WALL TO REMAIN



SECTION/DRAWING REFERENCE

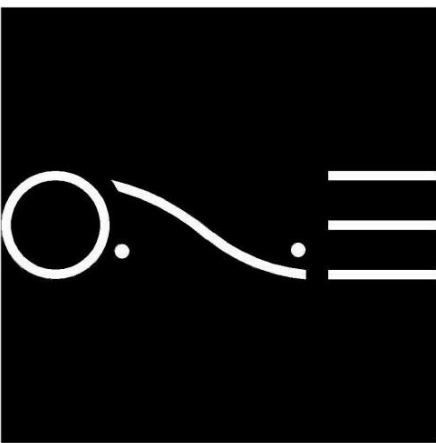


PROPERTY LINE



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DISTRICT OF COLUMBIA
20011



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JUNE 2020

**PROPOSED
FLOOR PLANS**

A04