

# BZA Application No. 21271

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

**Applicant:**  
Biemmnet S. Eshete

**Zoning Attorney**  
Sullivan & Barros, LLP  
Board of Zoning Adjustment  
Martin Sullivan  
District of Columbia

**Project Architect**  
CASE NO. 21271  
EXHIBIT NO. 24  
Dagmawi Gebrekidan

## Overview and Requested Relief

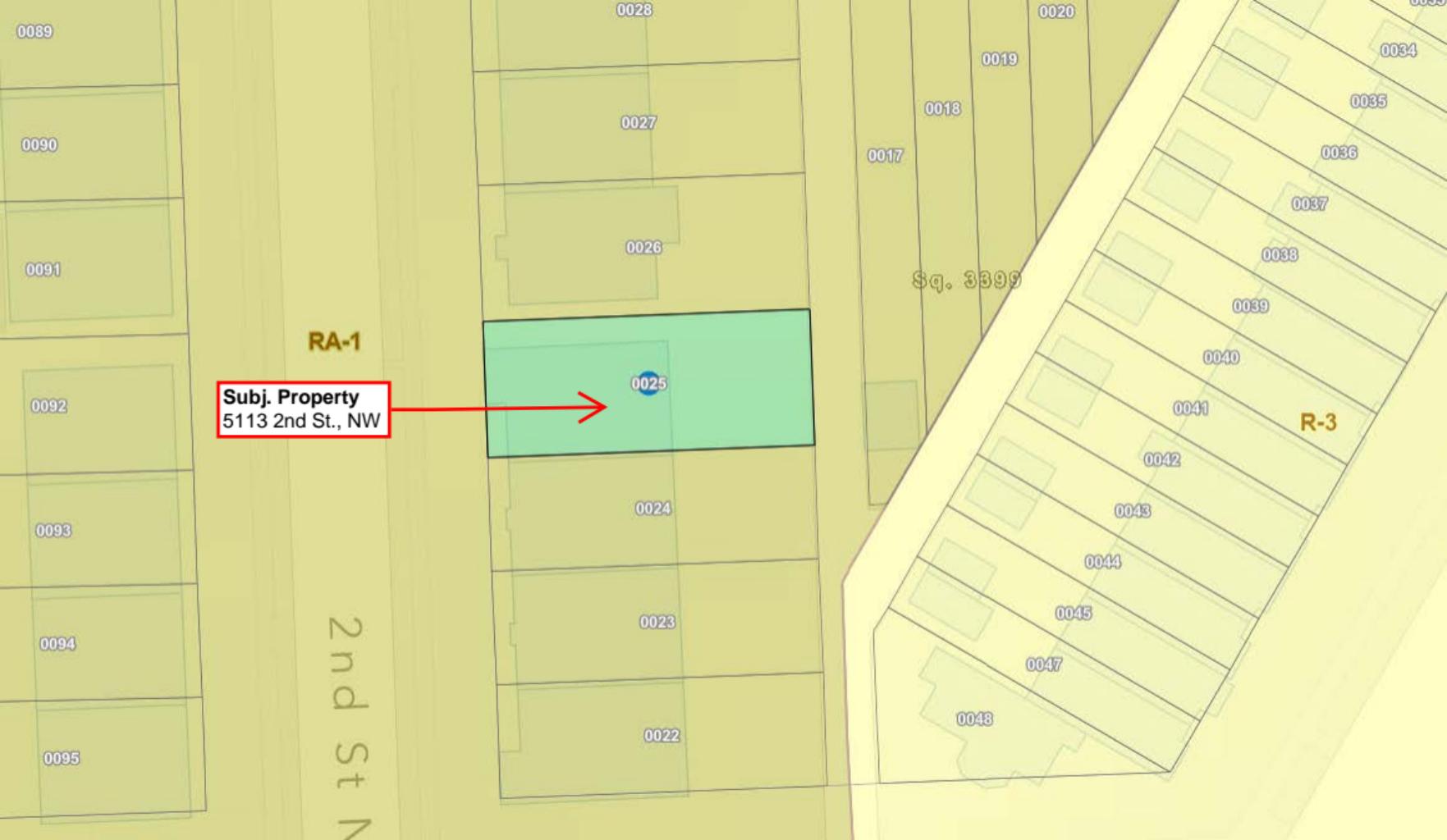
- The Property is located in the RA-1 zone district and is improved with a four-unit apartment building. The proposed project consists of adding two units in the cellar for a total of six units.
- The Applicant is not altering the existing Building exterior envelope, other than window wells.
- The Project 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.

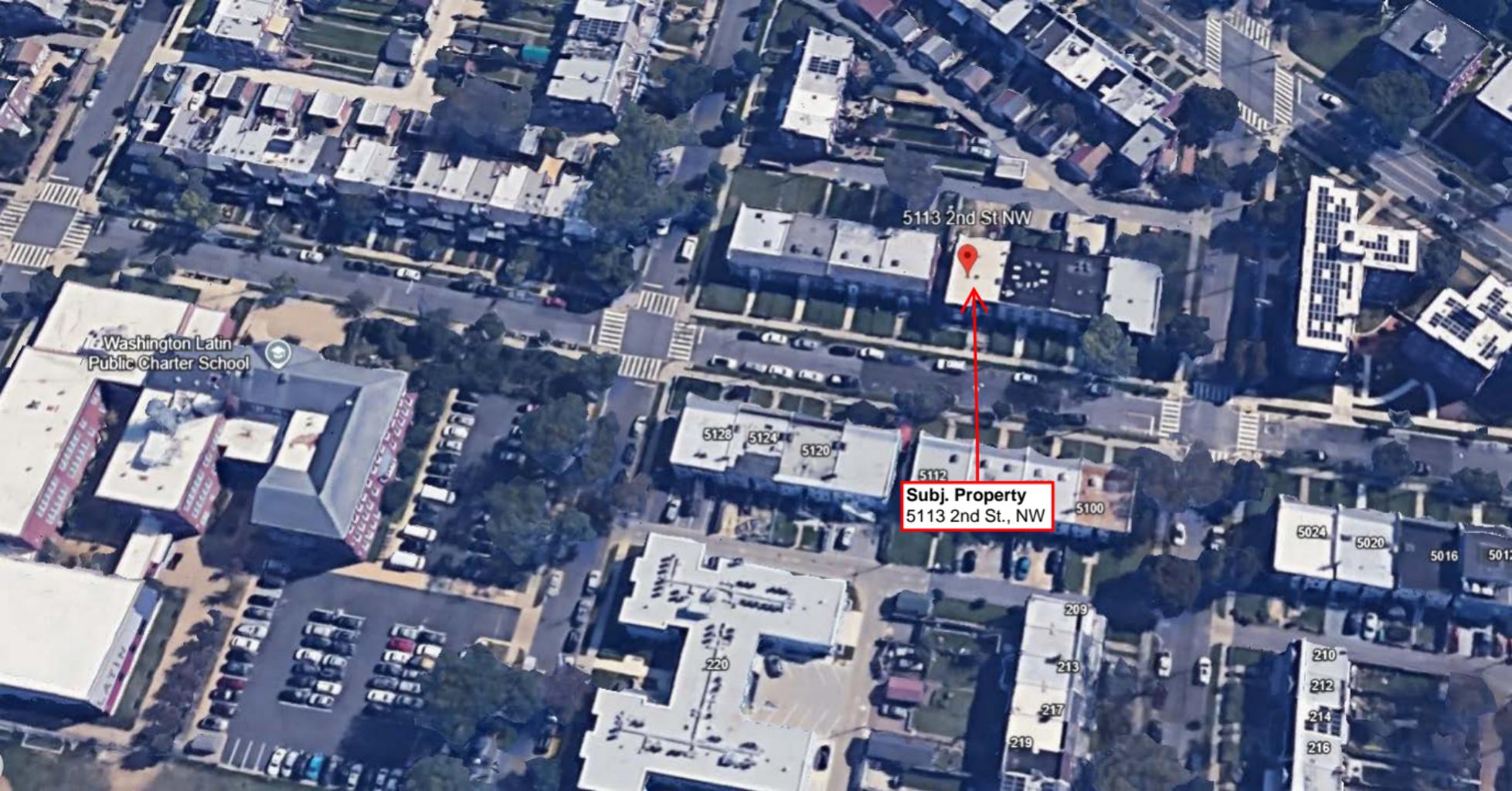
## General Special Exception Criteria

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><b><u>Section 421.2 (a)</u></b> 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"> <li>It is expected that area schools will not have an issue with the increase in residents from two additional units.</li> </ul>
<p><b><u>Section 421.2 (b)</u></b> 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"> <li>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.</li> </ul>
<p><b><u>Section 421.3:</u></b> 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"> <li>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.</li> </ul>
<p><b><u>Section 421.4:</u></b> 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"> <li>The Applicant has submitted a site plan and set of typical floor plans and elevations.</li> </ul>







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

5113 2ND ST NW

EXISTING 4 UNITS 2 STORY AND A CELLAR ROW  
BUILDING  
ZONE DISTRICT : RA-1  
LOT AREA : 4150 SF EXISTING PROPOSED

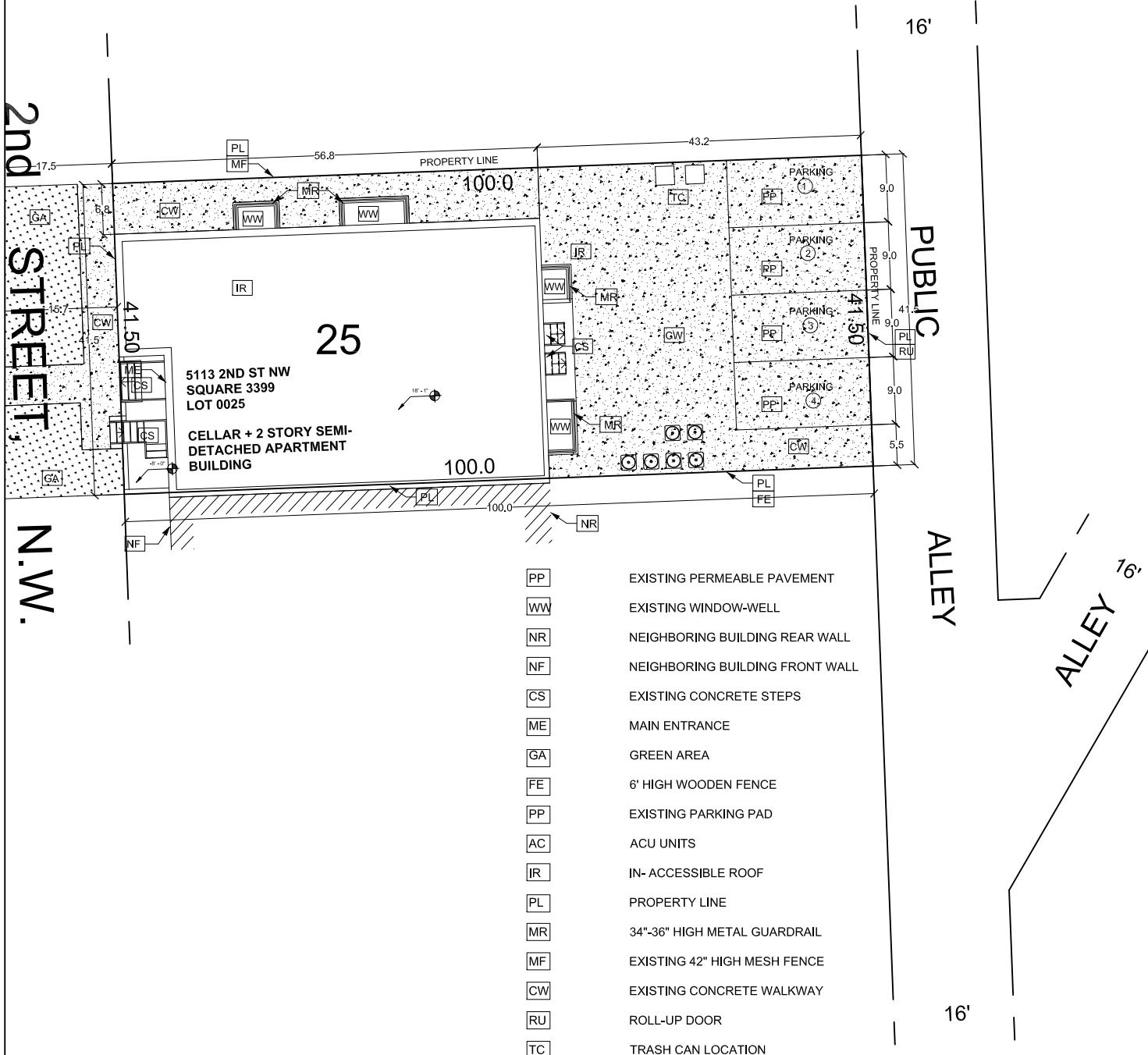
SQUARE 3399

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%)	

## SCOPE OF WORKS

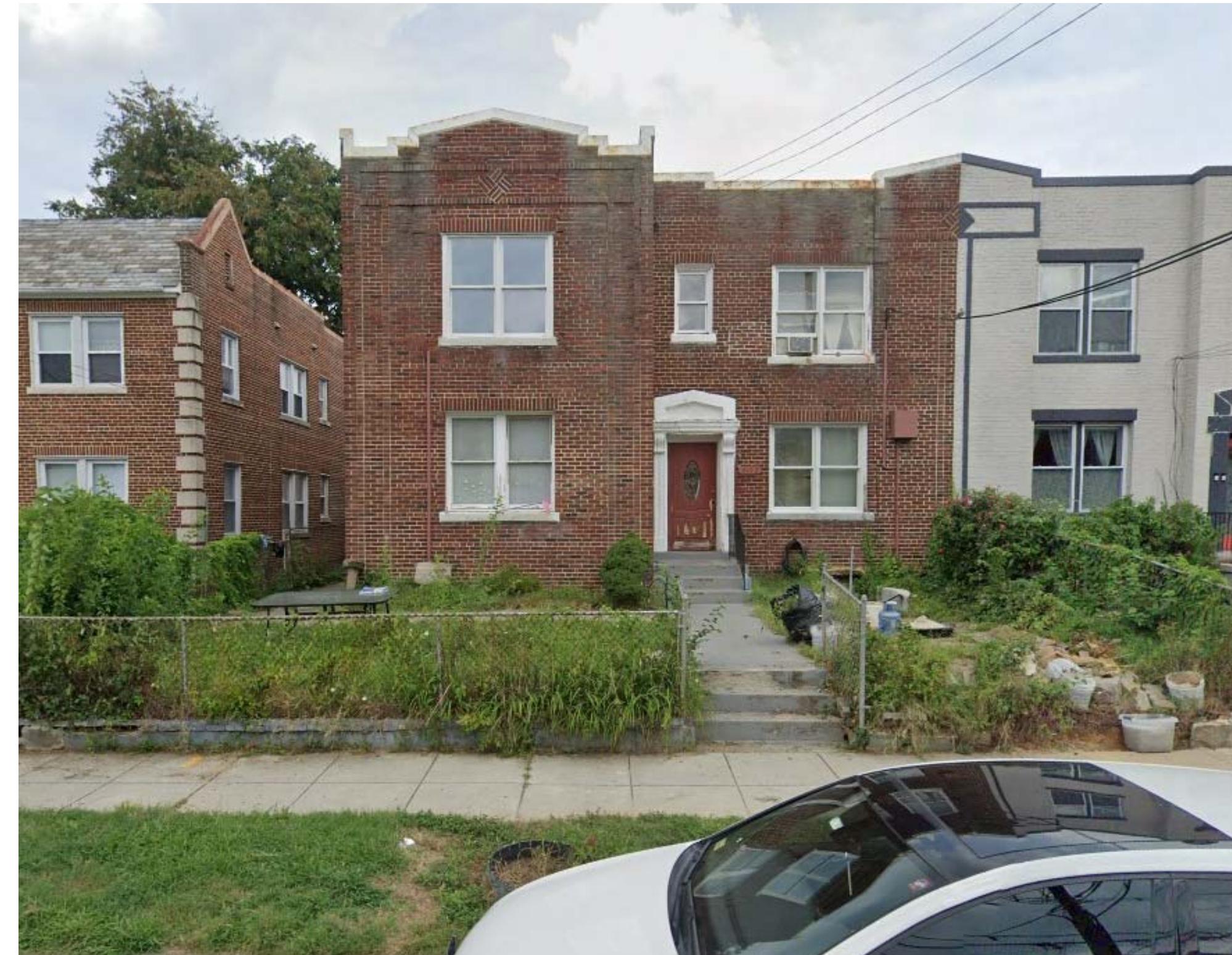
INTERIOR RENOVATION AND REPAIR ON A 4  
UNIT APARTMENT BUILDING.  
-TO ADD 2 UNITS IN THE EXISTING CELLAR.  
-TO CONSTRUCT WINDOW WELLS ON FRONT  
AND SIDE YARD.

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



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:

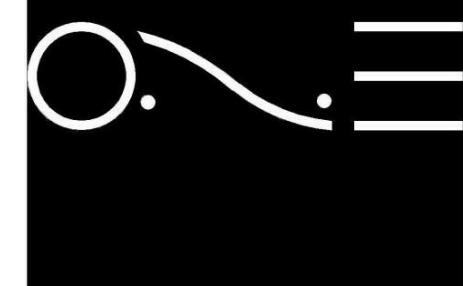
Permit flexibility of design by permitting all types of urban residential development if they conform to the height, density, and area requirements established for these district; an permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential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

**5113 2ND ST NW**

DISTRICT OF COLUMBIA  
20011



ONE DESIGN SERVICES  
organizationfornewenvironment  
@gmail.com  
Tel. 571.225.7211

	DEVELOPMENT STANDARDS							
	FLOOR AREA RATIO	HEIGHT	STORIES	LOT OCCUPANCY (PERCENTAGE)	REAR YARD (FT.)	SIDE YARD (FT.)	GREEN AREA RATIO	ZONING REGULATION REFERENCE
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

REVISION # \_\_\_\_\_  
SCALE AS INDICATED  
ISSUE DATE JUNE 2020

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.

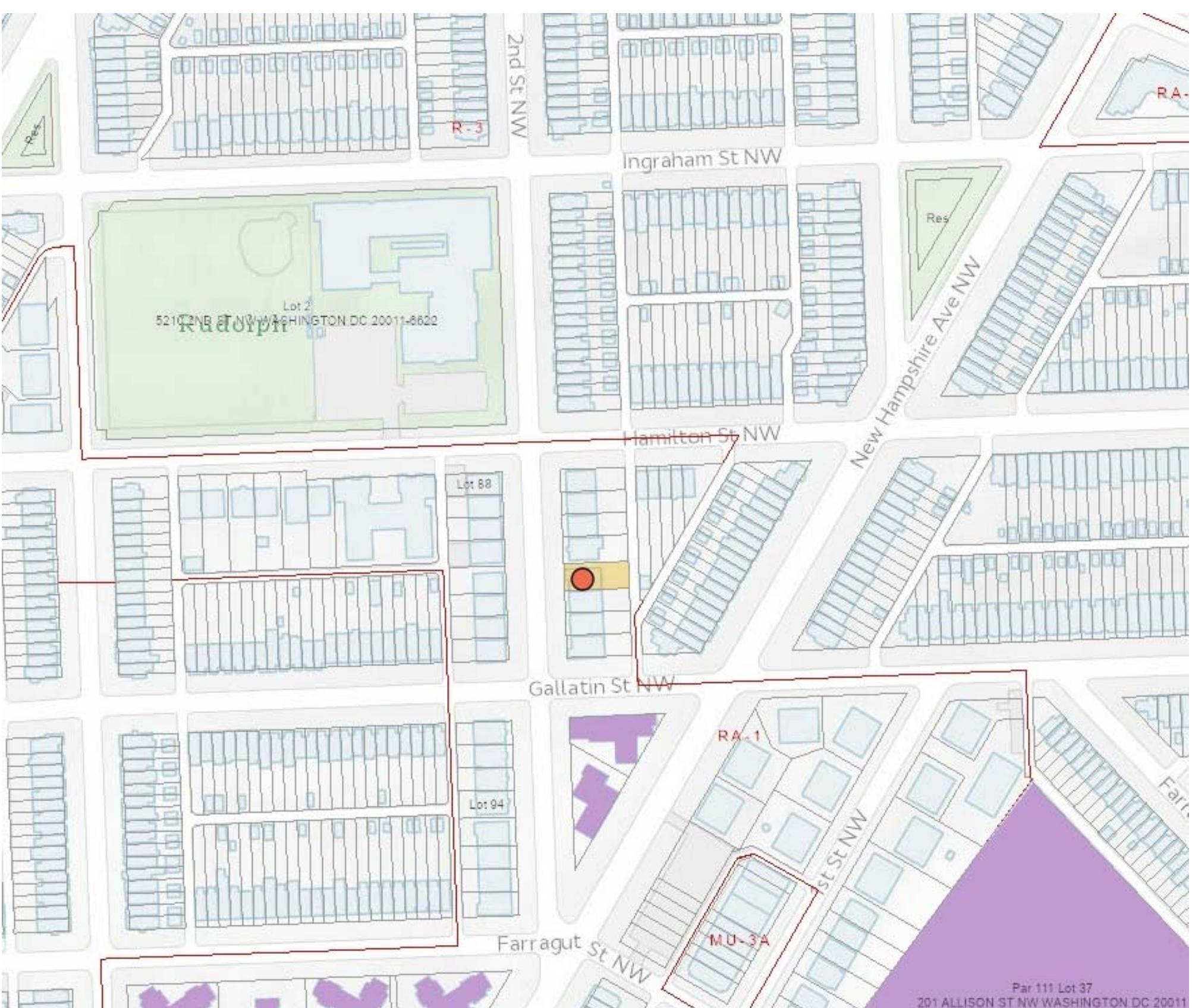
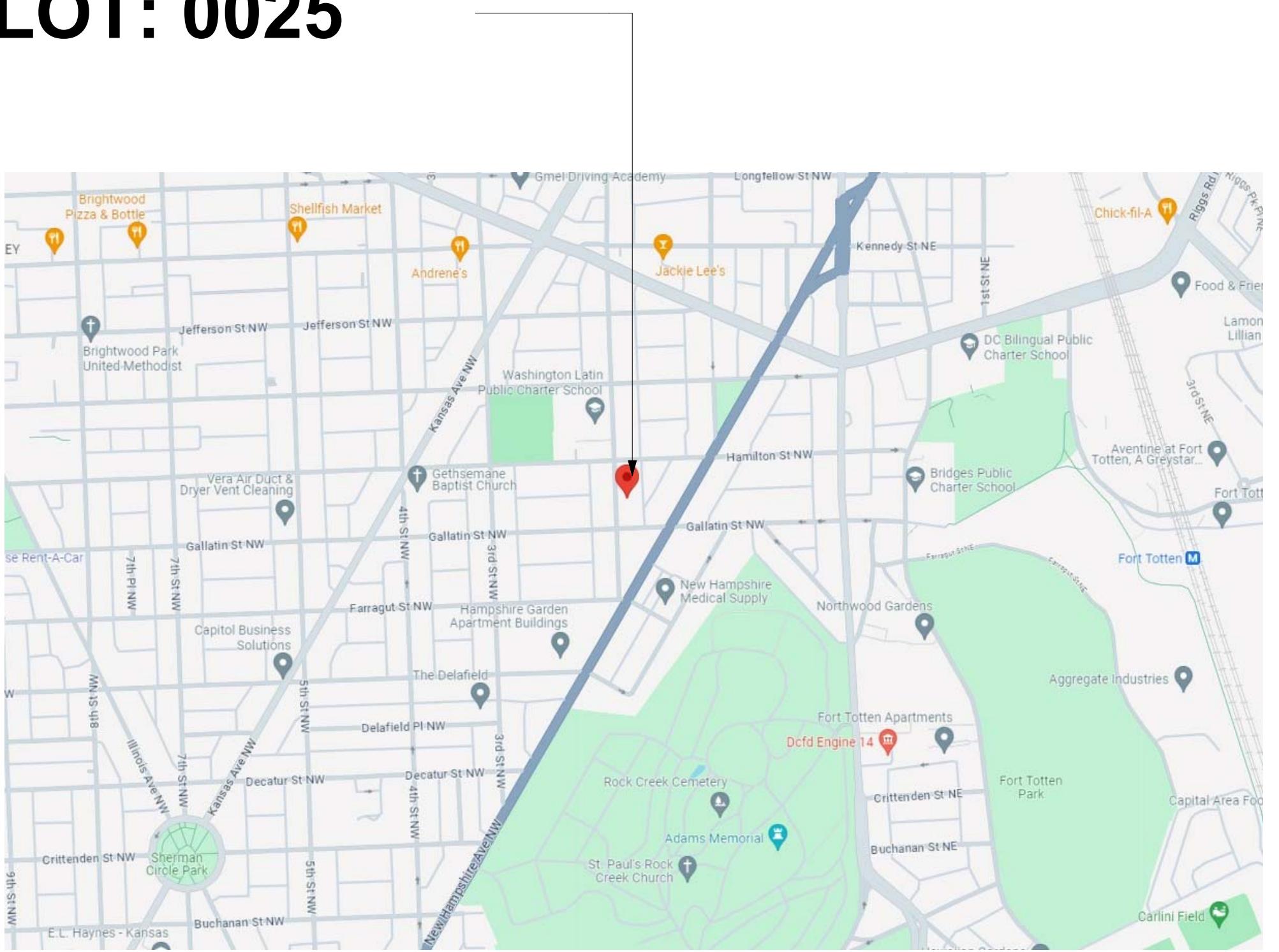
DRAWING INDEX	
SHEET NUMBER	SHEET NAME
A00	COVER SHEET
A01	VICINITY AND ARIAL VIEW
A02	SITE PLANS
A03	EXISTING DEMO FLOOR PLAN
A04	PROPOSED FLOOR PLANS
A05	EXISTING ELEVATIONS
A06	PROPOSED ELEVATION
A07	BUILDING SECTION
A08	LANDSCAPE SITE PLAN

COVER SHEET

**A00**

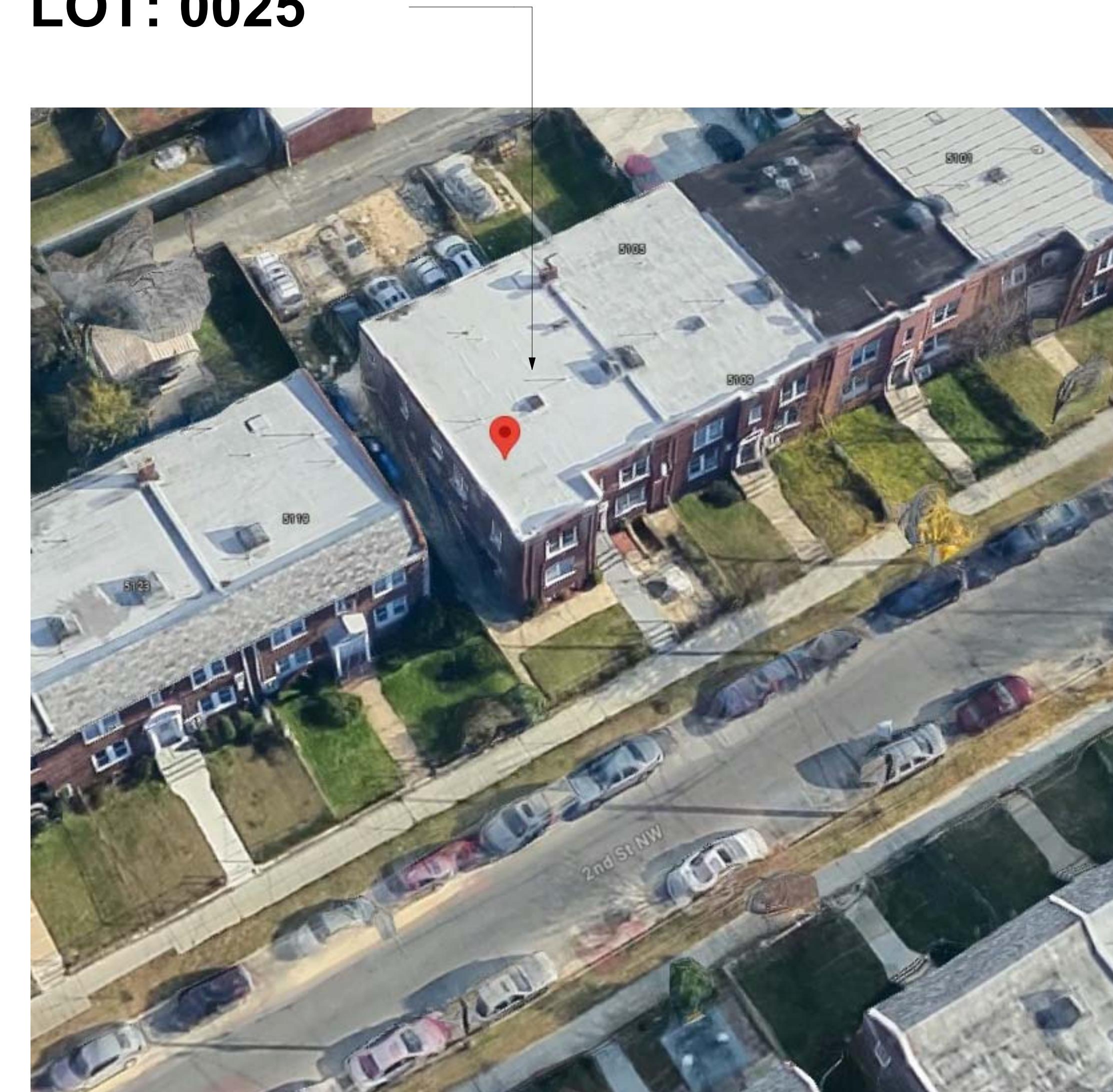
SUBJECT PROPERTY : RECORD LOT

**SQUARE: 3399**  
**LOT: 0025**



SUBJECT PROPERTY : RECORD LOT

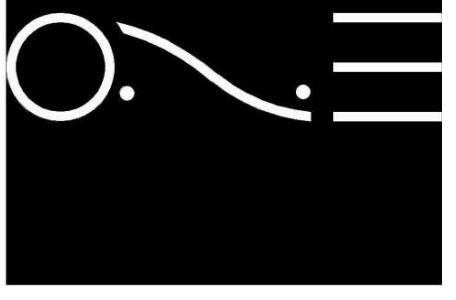
**SQUARE: 3399**  
**LOT: 0025**



**5113 2ND ST NW**

DISTRICT OF COLUMBIA

20011

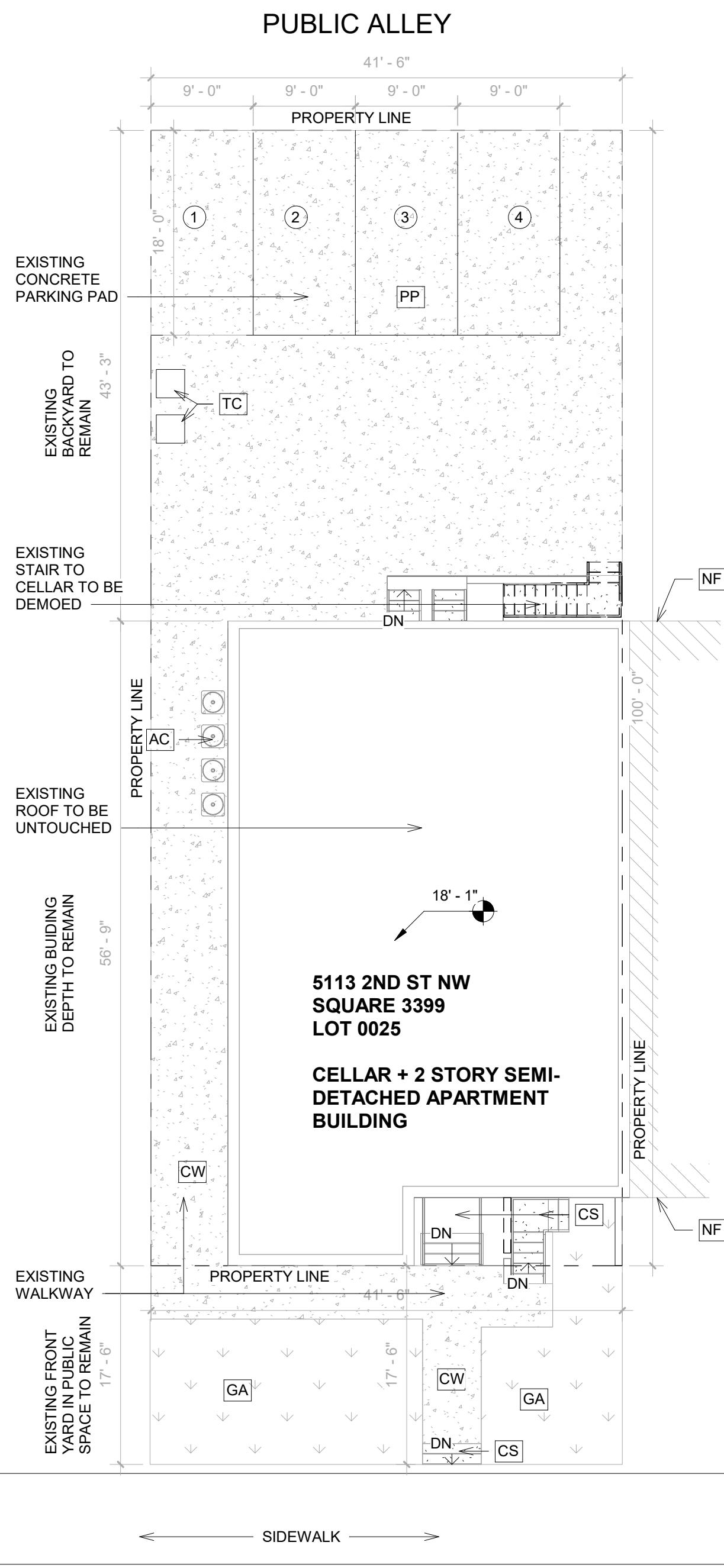


ONE DESIGN SERVICES  
organizationfornewenvironment  
@gmail.com  
Tel. 571.225.7211

REVISION #  
SCALE  
ISSUE DATE

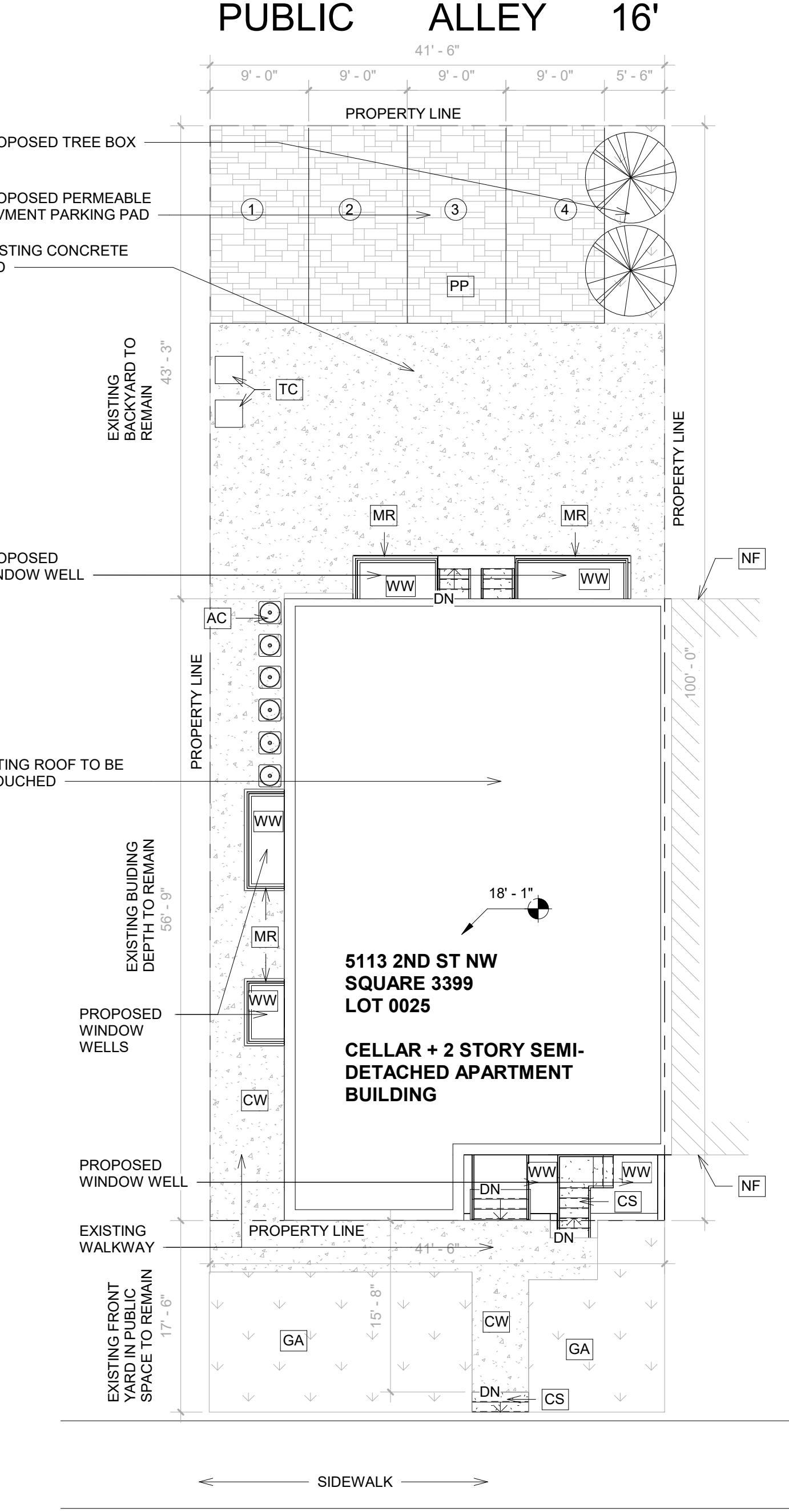
VICINITY AND  
AREAL VIEW

**A01**



2nd ST NW

**1 SITE PLAN EXISTING**



2nd ST NW

**2 SITE PLAN PROPOSED**  
1" = 10'-0"

## KEY NOTES

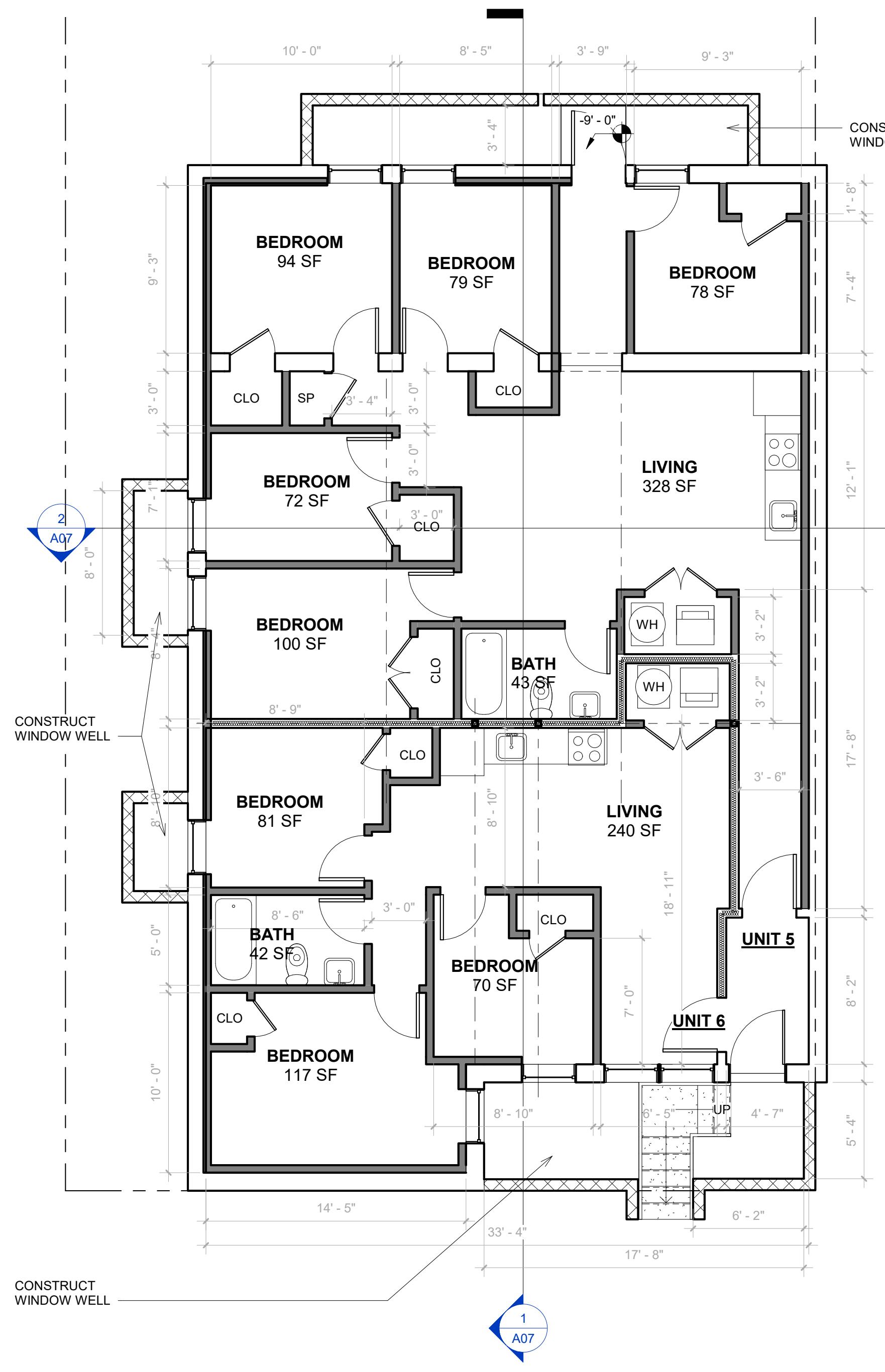
AC	AC CONDENSORS ON GRADE	WW	WINDOW WELL
PL	PROPERTY LINE	NR	NEIGHBORING REAR WALL
PP	PARKING PAD	ME	MAIN ENTRANCE
GA	GREEN AREA	CS	CONCRETE STAIRS
MR	METAL RAILING	NF	NEIGHBORING FRONT WALL
TC	TRASH CANS	CW	CONCRETE WALKWAY

VISION # \_\_\_\_\_  
ALE AS INDICATED  
LINE DATE JUNE 2020

## SITE PLANS

A02



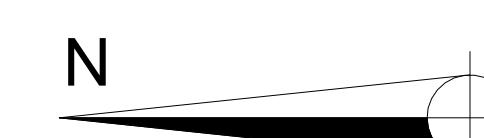


#### SCOPE OF WORKS

- 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 MASONRY WALL	
EXISTING BRICK WALL TO REMAIN	
NEW WALL	
EXISTING WALL TO REMAIN	
SECTION/DRAWING REFERENCE	
PROPERTY LINE	



#### PROPOSED FLOOR PLANS

A04

5113 2ND ST NW

DISTRICT OF COLUMBIA  
20011

REVISION #  
SCALE  
ISSUE DATE  
JUNE 2020

ONE DESIGN SERVICES  
organizationfornewenvironment  
@gmail.com  
Tel. 571.225.7211