

June 10, 2026

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Statement in Support of Special Exception Approval
1908 Irving St NE Washington, DC 20018 (Square 4207, Lot 0005)

I INTRODUCTION

This statement is submitted on behalf of 1908 Irving St LLC (Attn: Andre Reveley), owner of the property location at 1908 Irving St NE (Square 4207, Lot 0005). The Property is in the RA-1 zone district and is located near the intersection of 20th St NE and Rhode Island Ave NE. The current use of the property is Single Family Residence.

The Applicant is requesting special exception approval pursuant to 11-U DCMR § 421.1 to construct a new multi-unit residential building in the RA-1 Zone. Subtitle U, Section 421.1 states:

“all new residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment as special exceptions under Subtitle X, in accordance with the standards and requirements in this section.”

The Applicant is also requesting special exception approval pursuant to 11-F DCMR § 201.4 to Voluntarily add Inclusionary Development Units to the new multi-unit residential building in the RA-1 Zone. Subtitle F, Section 201.4 states:

“... provided that in all RA-1 zones Voluntary Inclusionary Developments shall require special exception relief pursuant to Subtitle X, Chapter 9, to utilize this modification...”

II JURISDICTION OF THE BOARD

The Board has jurisdiction to grant the special exception approval requested pursuant to Subtitle U § 421.1 and 11-F DCMR § 201.4.

III BACKGROUND

A) Description of the Property and Surrounding Area

The Subject Property is a detached structure, zoned RA-1 with a total land area of 8,311 square feet. The Applicant is proposing to convert the existing Single-Family Residence to 8-unit multi-family structure with IZ. The Property is located near the intersection of 20th St NE and Rhode Island Ave NE. To the east of the Property is the address 1910 Irving St NE and to the west is the address 1906 Irving St NE, both are Single-Family detached structure. To the north of the Property is public alley and the south is attached to Irving St NE. The Subject Property is well-served by public transportation: The Rhode Island Ave-Brentwood (Red line) metro station is located under two miles (2 mi) radius, future bus priority corridor and bus line at Rhode Island Ave NE (0.5 mi) radius and metro bus stops at intersection of Rhode Island Ave NE & 20th St NE. There are other bus stops located around the property within 2 blocks walking distance.

B) Description of the Proposed Project.

The Applicant proposes a new 8-unit multi-family residential building with IZ. The proposed building will measure approximately Thirty-two feet (32ft) in height with three (3) stories. The total length of the building will be approximately One hundred nine feet (109ft) and total width of the building will be approximately thirty-two feet (32ft). The Applicant is proposing eight (8) units total, including 1 IZ unit: all 6-bedroom, 3-bathroom units. The building will have a lot occupancy of Thirty-six percent (36%), an FAR of 1.08 and a rear yard measuring Fifty feet (50 ft.) The side yard on the east side will measure approximately ten feet five and a half inches (10' – 5 ½") and the side yard on the west side will measure eight feet (8ft.). The Applicant is providing three (3) compact parking spaces and one (1) accessible parking space, required per DCMR Title 11, Subtitle C701.

IV THE APPLICATION SATISFIES SPECIAL EXCEPTION REQUIREMENTS OF SUBTITLE 11-X DCMR § 901.2

11-U DCMR § 421.

A) Overview.

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, subject also, in this case, to the specific requirements for relief under Subtitle U § 421.1 of the Zoning Regulations. In reviewing applications for a special exception under the Zoning Regulations, the Board's discretion is limited to determining whether the proposed exception satisfies the relevant zoning requirements. If the prerequisites are satisfied, the Board ordinarily must grant the application. See, e.g., *Nat'l Cathedral Neighborhood Ass'n. v. D.C. Board of Zoning Adjustment*, 753 A.2d 984, 986 (D.C. 2000)

B) General Special Exception Requirements of Subtitle X § 901.2.

The granting of a special exception in this case “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 in accordance with the Zoning Regulations and Zoning Maps ...” (11 DCMR Subtitle X § 901.2). The RA-1 Zone provides for areas predominately developed with low to moderate density development, including multi-family residential buildings. The Project is in harmony with the general purpose and intent of the Zoning Regulations, as the proposal is for a moderate-density multi-residential building. The area is made up of a mix of residential developments and single-family dwellings. The proposed new Eight (8) unit residential structure is unlikely to adversely affect the use of the neighboring residential developments. The proposed structure is also unlikely to adversely affect the use of the neighboring single-family dwellings, as the Applicant has provided ample setbacks from directly adjacent properties on three sides, more parking than necessary to mitigate any potential impacts from additional density and is otherwise conforming with the development standards of the RA-1 Zone. The location of the Subject Property near the intersection of 20th St NE and Rhode Island Ave NE is more appropriate for multi-family use than single-family use, as it is a highly visible location on a busy street.

A) A. Specific Requirements of U § 421

The Zoning Regulations require that all new residential developments in the RA-1 Zone, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment as special exceptions under Subtitle U, in accordance with the standards and requirements in this section:

Section 421.2: The Board of Zoning Adjustment shall refer the application to the relevant District of Columbia agencies for comment and recommendation as to the adequacy of the following:

(a) Existing and planned area schools to accommodate the numbers of students that can be expected to reside in the project; and

It is expected that the Office of the State Superintendent of Education will not have an issue with the addition of residents from a 8-unit building.

(b) Public streets, recreation, and other services to accommodate the residents that can be expected to reside in the project.

The Property is located near the intersection of 20th St NE and Rhode Island Ave NE. To the east of the Property is the address 1910 Irving St NE and to the west is the address 1906 Irving St NE, both are Single-Family detached structure. To the north of the Property is public alley and the south is attached to Irving St NE. The Subject Property is well-served by public transportation: The Rhode Island Ave-Brentwood (Red line) metro station is located under two miles (2 mi) radius, future bus priority corridor and bus line at Rhode Island Ave NE (0.5 mi) radius and metro bus stops at intersection of Rhode Island Ave NE & 20th St NE. There are other bus stops located around the property within 2 blocks walking distance.

Section 421.3: 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.

The Applicant proposes a new 8-unit multi-family residential building with IZ. The proposed building will measure approximately Thirty-two feet (32ft) in height with three (3) stories. The total length of the building will be approximately One hundred nine feet (109ft) and total width of the building will be approximately thirty-two feet (32ft). The Applicant is proposing eight (8) units total, including 1 IZ unit: all 6-bedroom, 3-bathroom units. The building will have a lot occupancy of Thirty-six percent (36%), an FAR of 1.08 and a rear yard measuring Fifty feet (50 ft.) The side yard on the east side will measure approximately ten feet five and a half inches (10' – 5 ½") and the side yard on the west side will measure eight feet (8ft.). The Applicant is providing three (3) compact parking spaces and one (1) accessible parking space, total of four (4) parking space that are required per DCMR Title 11, Subtitle C701, four (4) long-term bicycle parking at the first-floor level, accessible from the exterior that is required per Subtitle C § 802, and two (2) short-term bicycle parking within the lot in accordance with Subtitle C § 804. The Applicant is also providing two (2) 12 yard dumpsters located at the rear yard of the property and will be collected by a private company and scheduled at regular intervals to meet the demand of the building. The Accessible Isle will also serve as part of the path to collecting trash.

Section 421.4: 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.

The Applicant has submitted a site plan and set of typical floor plans and elevations, grading plan, and landscaping plan. The Applicant is not proposing any new rights-of-way of easements.

11-F DCMR § 201.4.

A) Overview.

This section is also pursuant to Subtitle X § 901.2 of the Zoning Regulations, which as previously explained, 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. As

explained previously in this document, the proposed development shall satisfy the relevant zoning requirements.

B) General Special Exception Requirements of Subtitle X § 901.2.

As previously outlined, the granting of a special exception in this case “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 in accordance with the Zoning Regulations and Zoning Maps ...” (11 DCMR Subtitle X § 901.2). The RA-1 Zone provides for areas predominately developed with low to moderate density development, including multi-family residential buildings. The project chooses to voluntarily add Inclusionary Zoning Units to afford the neighborhood with additional affordable housing options which is in alignment with the intention of the code by allowing additional FAR to accommodate the additional affordable housing. All other aspects of the volume of the structure are within the allowable limits and the IZ protocols shall be followed as outlined in the code.

V Conclusion

For the reasons stated above, this Application meets the requirements for special exception approval by the Board, and the Applicant respectfully requests that the Board grant the requested special exception approval.

Respectfully Submitted,

R. Michael Cross NCARB LEED AP

Principal Architect