



DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Applicant's Statement of 1415 TUCKERMAN ST NW LIMITED LIABILITY COMPANY
1415 Tuckerman Street NW PAR 00880334

I. Introduction and Nature of Relief Sought

This application is submitted on behalf of 1415 TUCKERMAN ST NW LIMITED LIABILITY COMPANY, owner of the property located at 1415 Tuckerman Street, NW. The property is located in both RA-1 and R1-B zone districts; however, the structure sits entirely in the RA-1 zone district. There is an existing three-story, with basement, detached, multi-family residence of 66 units. The Applicant is proposing improvements to the basement of the building, adding 7 new units. The application includes relief for a special exception for a residential development with more than two units (U-421).

II. Jurisdiction of the Board

The Board has jurisdiction to grant the special exception relief requested pursuant to X-901.2.

III. Proposed Project

The property is located on a corner lot in both RA-1 and R1-B zone districts; however, the structure sits entirely in the RA-1 zone district. Improvements to the lot are a detached structure and off-street parking at the east of the property. To the south of the property is Tuckerman Street NW. Across Tuckerman to the south are three-story, with cellar/basement apartment buildings. Adjacent to the property to the east is 1401 Tuckerman Street NW, a three-story building with cellar, detached, multi-family apartment building. Neighboring the property to the east and north along 14th Street NW is a series of 3-4 story, multi-family apartment buildings. To the west of the property is Luzon Avenue NW. Luzon Avenue NW is in the R1-B zone district and along the west side of Luzon are single-family detached dwellings.

Existing on the property is a three-story, with cellar, detached, multi-family residence of 66 units. The Applicant is proposing improvements to the cellar of the building, adding 6 new units. The application includes relief for a special exception for a residential development in a RA-1 zone district with more than two units. The additional units will be located within the basement of the building and there will be no addition to the building. All required parking is to be provided for both vehicle and bicycle parking. No other relief is sought.

IV. The Application Meets the Requirements for Special Exception Relief

A. General Special Exception Requirements of Subtitle X-901.2

Pursuant to Subtitle X-901.2 of the Zoning Regulations, the Board is authorized to grant special

exception relief where, in the judgement 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 properties, subject also to the specific requirements for relief under U-421.

1. Granting of the Special Exception will be in Harmony with the General Purpose and Intent of the Zoning Regulations and Zoning Maps.

The granting of the Special Exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The property's improvements are in a RA-1 zone district and the property sits within an area bordered by Sheridan to the south, 14th Street to the east, Underwood to the north and Luzon to the west of densely populated multi-family apartment buildings. There is no addition proposed for the building, and it is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

2. The granting of the special exception will not tend to affect adversely the Use of the neighboring properties in accordance with the Zoning Regulations and Zoning Maps.

The granting of the Special Exceptions will not adversely affect the use of the neighboring properties as described in detail below.

B. Specific Special Exception Requirements of Subtitle U-421.

The Board's discretion in reviewing applications for a Special Exception under the Zoning Regulations is limited to determining whether the proposed exception satisfies the relevant zoning requirements. If the prerequisites are satisfied, then the Board ordinarily must grant the application.

The Applicant is seeking relief to add 6 units to the basement of the multi-family apartment building, increasing the total number of units from 66 to 73.

U-421: An application for special exception relief under this section shall demonstrate that the proposed addition, new building, or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, specifically:

(a) The light and air available to neighboring properties shall not be unduly affected;
Since there is no proposed addition, the proposed new residential units will not unduly affect the light and air available to the adjacent properties.

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

The proposed addition shall not unduly compromise the privacy of the use and enjoyment of the neighboring properties.

(c) The proposed addition or accessory structure, together with the original building, or the proposed new building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street and alley frontage; and

Since there is no proposed addition, the requested relief will not visually intrude up the

character, scale, and pattern of the adjacent properties. The views and appearance of the building will remain unchanged.

(d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, elevation and section drawings sufficient to represent the relationship of the proposed new 6 units.

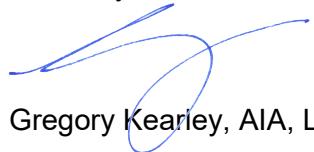
The applicant has provided all graphic representations, plans and elevations, photographs, sections, and renderings to represent the relationship of the proposed addition to the neighboring properties.

IV. The Application Meets the Requirements for Special Exception Relief.

V. Conclusion

For the reasons stated above, this Application meets the requirements for Special Exception relief by the Board, and the Applicant respectfully requests that the Board grant the requested relief.

Sincerely,

A handwritten signature in blue ink, appearing to read "GK".

Gregory Kearley, AIA, LEED AP