

**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

Application of
Solid Properties LLC

BZA Application No:
ANC 8D04

STATEMENT OF THE APPLICANT

This is the application of Solid Properties LLC (the “**Applicant**”) for special exception approval to allow redevelopment of the property located at 130-134 Ivanhoe Street SW (Square 6271, Lot 32) (the “**Property**”). The Applicant proposes to replace the existing dormant swimming pool and associated structure with a multifamily residential building with 30 units (the “**Project**”) and requests approval pursuant to Subtitle U § 421 for new residential development in the RA-1 zone.

I. NATURE OF RELIEF SOUGHT

In order to develop new multi-family residential units in the RA-1 zone, special exception approval must be granted by the Board of Zoning Adjustment (“**Board**”) pursuant to Subtitle U § 421.

II. JURISDICTION OF THE BOARD

The Board has jurisdiction to grant the relief requested pursuant to Subtitle X § 900.2 of the Zoning Regulations.

III. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is located in the Fort Drum neighborhood of Southwest Washington in Ward 8, near Southern Avenue along the D.C.-Maryland border. The Property is located in the RA-1 zone, as shown on the Zoning Map attached as Exhibit A, and consists of approximately 10,433 square feet of land area. The Property is bounded by Ivanhoe Street SW to the south and multifamily residential developments to the east, north, and west. The area includes a number of

public amenities operated by the Department of Parks and Recreation. South of the Property at the corner of Martin Luther King Jr. Avenue and Joliet Street SW is the Bald Eagle Recreation Center with outdoor facilities including tennis and basketball courts and sports fields, as well as indoor facilities including a fitness center, computer lab, and indoor gym, among other features. To the east of the Property is Oxon Run Park and the Bald Eagle Spray Park at the corner of Joliet Street and 1st Street SW. Further north is Shephard Parkway outdoor park and the Fort Greble Spray Park.

The Property is currently improved with a dormant swimming pool and associated one-story structure.

IV. PROPOSED PROJECT

The Applicant proposes to demolish the existing pool and structure and redevelop the site with a three-story multifamily residential building with approximately 30 units, as shown on the architectural plans attached as Exhibit B. The Project will have an FAR of 1.08, as permitted for an Inclusionary Zoning project in the zone. The Project will include five (5) parking spaces, as required, located off-site immediately adjacent the Property to the west at 137-141 Ivanhoe Street SW (Square 6271, Lot 811), as permitted under Subtitle C § 701.8(b)(1). The Project will comply with all applicable development standards and seeks special exception approval only for the proposed new residential use.

V. THE APPLICATION SATISFIES THE CRITERIA FOR THE REQUESTED RELIEF

Under Subtitle U § 421 of the Zoning Regulations, new residential development is permitted in the RA-1 zone if approved by the Board as a special exception, subject to criteria. As described below, the Project satisfies the applicable criteria.

1. The Area Schools Can Accommodate the Number of Students Expected to Reside in the Project (Subtitle U § 421.2(a)).

The Project is in-boundary for Patterson Elementary School, Hart Middle School, and Ballou High School. The Project will add approximately 30 new residential units to the area, and the Applicant expects that there will be children living in this building that will attend area schools. This application will be forwarded to D.C. Board of Education, and the Applicant will address any issues raised by the Board of Education prior to the public hearing in this case.

2. The Public Streets, Recreation, and Other Services Are Adequate to Accommodate the Residents of the Project (Subtitle U § 421.2(b)).

The five (5) required parking spaces included in the Project on the adjacent lot will balance the parking needs of the residents of the Project, while not overburdening the amount of traffic using the surrounding street network. The Applicant believes that the existing public streets are adequate to accommodate the additional vehicular trips generated by the residents of this Project and their guests.

Additionally, as discussed above, the surrounding neighborhood offers a number of public recreation amenities for area residents, including facilities at the Bald Eagle Recreation Center, Oxon Run Park, the Bald Eagle Spray Park, Shephard Parkway, and the Fort Greble Spray Park. The Applicant expects that residents of the Project will take full advantage of these facilities and the Applicant believes that these facilities have the capacity to meet any additional demand created by the Project.

This application will be forwarded to the District Department of Transportation (“**DDOT**”) and the Department of Housing and Community Development (“**DHCD**”), and the Applicant will address any issues raised by DDOT or DHCD prior to the public hearing in this case.

3. The Site Plan, Arrangement of Buildings, and Provisions of Light, Air, Parking, Recreation, Landscaping, and Grading Are Appropriate (Subtitle U § 421.3).

The siting and scale of the proposed building maximize the light and air provided to the future residents and minimizes any potential adverse impact on the surrounding community. The building includes appropriate setbacks from all lot lines, further providing units maximum access to natural light.

As noted above, the Project includes five (5) required parking spaces on the adjacent lot. This amount of parking provides the appropriate balance of meeting the parking needs of the residents of this Project, while not overburdening the amount of traffic utilizing the surrounding street network.

This application will be forwarded to the Office of Planning (“OP”), and the Applicant will address any issues raised by OP prior to the public hearing in this case.

4. The Requested Relief 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 (Subtitle X § 901.2).

Because the application satisfies the specific criteria set forth in Subtitle U § 421, the proposed Project will be harmonious with the general purpose and intent of the Zoning Regulations and Zoning Map and will not adversely affect neighboring property. As a matter of policy, a project of the size proposed is an appropriate use in the RA-1 zone, provided that it satisfies applicable criteria. Given the Project’s characteristics, nothing about the proposed size or use contravenes the intent of the Zoning Regulations. Rather, the Applicant seeks to increase the supply of housing in this area, in line with District goals to provide adequate housing to meet demand throughout the city.

The Project will not adversely affect neighboring property and, to the contrary, will complement and enhance the surrounding area by replacing an unutilized and dormant swimming pool with additional housing for the neighborhood.

VI. CONCLUSION

For all of the above reasons, the Applicant is entitled to the special exception relief requested in this case.

Respectfully submitted,

ALLISON C. PRINCE (WLF)

Allison Prince



Lawrence Ferris