

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Applicant's Statement of Cox Development Group, LLC
1444, 1452 and 1454 Alabama Avenue, SE (Square 5889, Lots 53, 54, 815)

I. INTRODUCTION.

This Statement is submitted on behalf of Cox Development Group, LLC (the “**Applicant**”), the owner of the property located at 1444, 1452, and 1454 Alabama Avenue, SE (Square 5889, Lots 53, 54, 815) (collectively known as the “**Property**”). The Property is located in the RA-1 zone and is currently vacant. The Applicant is proposing to combine the existing lots and construct a new, three-story + cellar residential building (the “**Building**”) with eighteen (18) residential units (the “**Project**”). New residential developments in the RA-1 zone require special exception relief pursuant to U-421. Accordingly, the Project requires special exception approval pursuant to Section U-421 of the D.C. Zoning Regulations.

II. JURISDICTION OF THE BOARD.

The Board has jurisdiction to grant the special exception approval requested pursuant to Subtitle X-901 and U-421.

III. WITNESSES

The Applicant anticipates that Alexandra Wilson from Sullivan & Barros will lead the presentation and that Winston Cox from the ownership team and Rob McClennan from the architecture team will be available for questions.

IV. BACKGROUND.

A. Description of the Property and Surrounding Area.

The Property is zoned RA-1 and is an interior lot with 12,983 square feet of land area. Abutting the Property to the north is an alley. Abutting the Property to the south is Alabama Avenue, SE. To the west of the Property is 1440 Alabama Avenue, SE, which consists of a semi-detached single-family dwelling. To the east is 1456 Alabama Avenue, SE, which consists of a semi-detached single-family dwelling.

The Property is served by several Metrobus routes, including route 92, which is designated as a priority bus route in the zoning regulations (C-702.1(c)(5)). The Property is located on

Alabama Avenue, SE, which is classified as minor arterial in the District's road classification system. East of the Property, on 15th Place, SE, are several apartment buildings. The Property is located within walking distance of multiple banks, a Giant grocery store, and The Shops at Park Village, which includes several stores and restaurants.

B. Description of the Proposed Project.

The proposal is subject to a DHCD affordable covenant, included as an exhibit to this filing. The Applicant proposes to construct a new, three-story building with eighteen (18) new residential dwelling units. Half of those units, or nine (9) units, are required to be set aside as follows, in accordance with the "Affordability Requirement" under Article I, Definitions in the Covenant:

Affordability Requirement: is the requirement that NINE (9) of the Residential Units to be contained in the Project are to be Affordable Units and allocated as follows: (i) a single one (1) bedroom Affordable Unit shall be reserved for Households with an Annual Household Income at or below 30% MFI, (ii) three one (1) bedroom Affordable Units, and three two (2) bedroom Affordable Units shall be reserved for Households with an Annual Household Income at or below 50% MFI, and (iii) two three (3) bedroom Affordable Units shall be reserved for Households with an Annual Household Income at or below 80% MFI. **Affordable Unit:** means each Residential Unit that will be used to satisfy the Affordability Requirement, all of which shall be identified in the Affordable Unit Index.

The proposal includes a mix of four 1-BR units, ten 2-BR units, and 4 3-BR units, meeting the DHCD requirements and far exceeding the IZ requirements of Subtitle C, Chapter 10, which only requires that 10% of the gross floor area be set aside for affordable units.

Additionally, the proposal includes a bicycle storage room on the first floor which can accommodate six (6) long term bicycle parking spaces, and one (1) short term space. The proposal also includes 9 parking spaces where only 2 are required. The trash will be enclosed at the rear of the property and will be screened. The proposal meets the development standards of the RA-1 Zone as follows:

Standard	Requirement	Provided
Use	Multi-family permitted via Special Exception	18 Units – special exception required
Height	40 ft., 3 stories	36 ft., 3 stories
Lot Occupancy	40%	40%
FAR	1.08 w/IZ	1.08 w/IZ
Rear Yard	20 ft.	40+ ft.
Side Yards	Two, 8 ft.	Two, 15 ft. 1.5 in.
Parking	2 spaces	9 spaces

V. **THE APPLICATION SATISFIES SPECIAL EXCEPTION REQUIREMENTS OF SUBTITLE X-901.2 AND U-421.**

A. **General Special Exception Criteria of 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 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 predominately developed with low to moderate density development, including multi-family residential buildings. The Applicant is proposing to construct a new, multi-family residential building. The Building will conform to all RA-1 zoning development building standards. Accordingly, the granting of 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 adversely affect the use of neighboring properties.

B. **Specific Requirements of U § 421.**

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).

The Zoning Regulations require that all new residential developments in the RA-1 Zone, except those comprising of one-family detached and semi-detached dwellings, be reviewed by the Board of Zoning Adjustment as special exceptions under Subtitle X, 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 eighteen (18) units.

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

It is expected that DDOT or other relevant DC agencies will find that the surrounding public streets, recreation, and other services are adequate to accommodate the residents that can be expected to reside in the project. The proposal includes ample parking that is appropriately screened, as well as a playground for the anticipated families.

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 has provided—or will provide as requested by the Office of Planning—sufficient information for the Office of Planning to comment and make recommendations 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.

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, and plans showing the landscaping. The Applicant is not proposing any new rights-of-way or easements.

VI. 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,

Alexandra Wilson

Alexandra Wilson
Sullivan & Barros, LLP
Date: February 25, 2026