

ZONING COMMISSION HEARING

December 7, 2015

Zoning Application **(ZC Case No. 14-24)**

Applicant: 1900 11th Street, N.W. LLC
Dr. Sahr Bockai

Architectural Consultant: McAllister Architects, P.C.
Dan Snook, Project Designer

Zoning Counsel: Greenstein DeLorme & Luchs, P.C.
John Patrick Brown, Jr., Esq.
Kate M. Olson, Esq.



1

FRONT ELEVATION IN CONTEXT

1/8" = 1'-0"

(1320/BZAPLANS-L)

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PROPERTY OWNER:
SAHR BOCKAI
3316 14TH STREET NW
WASHINGTON, D.C. 20010

SCHEMATIC DESIGN
1368 & 1370 KENYON STREET NW
WASHINGTON, DC 20010

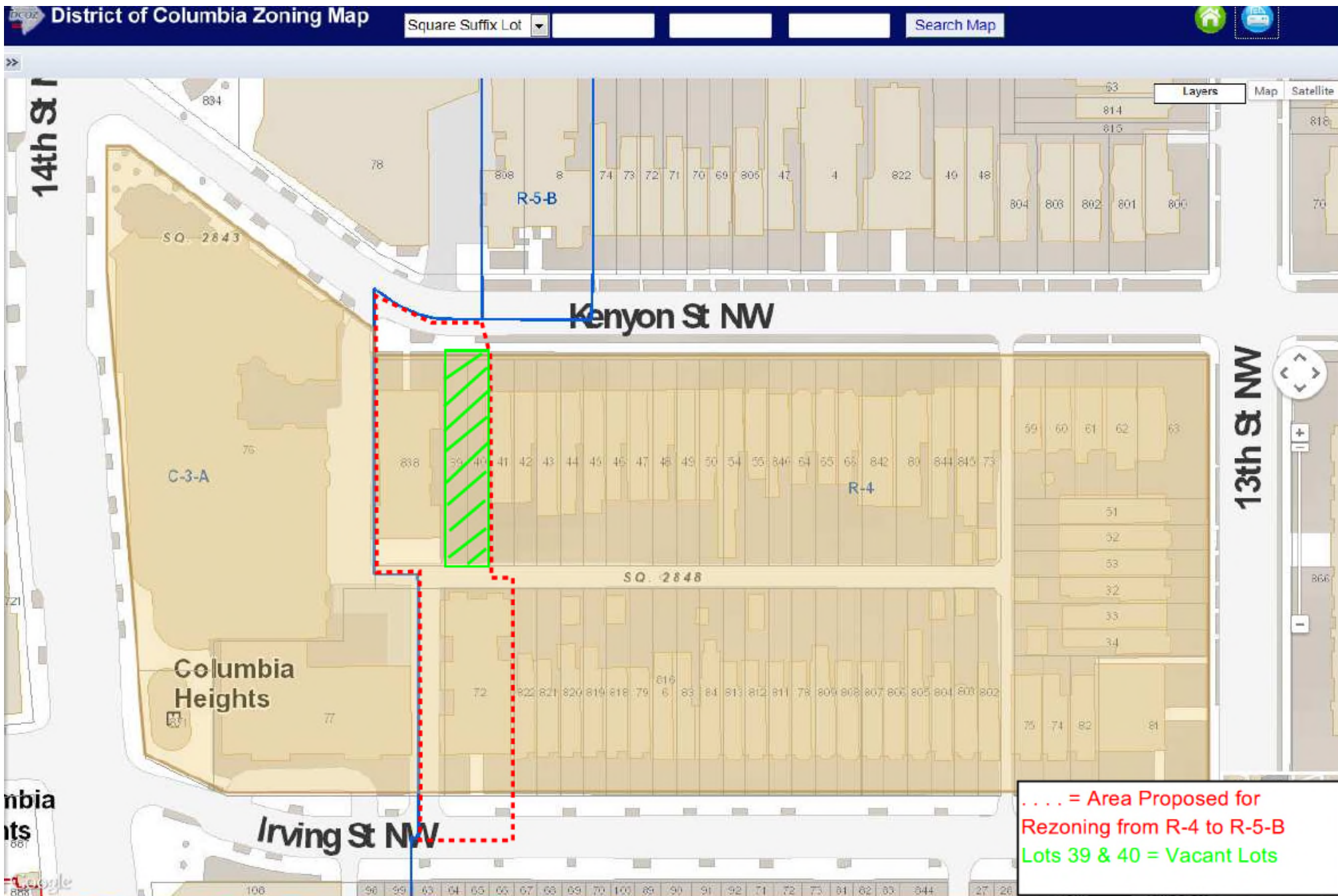
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A2.3



1

VIEW OF SITE WITH PROPOSED BUILDING



VIEW NORTH

Kenyon St NW



Irving St NW











Existing Residential
Building (Lot 72) to be
rezoned

VIEW FROM IRVING STREET



3316 14th St., NW
Columbia Heights Pharmacy - Dr. Bockai's Pharmacy



1900 11th St., NW
New Residential Development
by Dr. Bockai



1932 Martin Luther King Jr. Ave, NE
Neighborhood Pharmacy
Redeveloped by Dr. Bockai

Goals of the Project and Benefit to the Neighborhood

Goals of Project:

- Build high quality, large unit housing
- Fill the void in the urban fabric
- Transition from larger buildings along 14th to existing row structures
- Benefit the community and be a good neighbor

Benefit to the Neighborhood:

- Infill empty lots
- Reduce empty space for crime, loitering
- Landscape and improve the street experience
- Utilize proximity to Columbia Heights Metro Station

Community Outreach

Date	Type of Meeting/Presentation
June 11, 2014	ANC 1A Presentation
October 11, 2014	ANC 1A Presentation
November 12, 2014	ANC 1A Presentation
October 15, 2015	Meeting at the Project site with Kenyon Coop, Irving Station, and ANC representatives
November 11, 2015	Meeting with representatives of Kenyon Coop
November 12, 2015	ANC 1A Presentation
December 2, 2015	Meeting with representatives of Kenyon Coop

Kenyon Coop and Irving Street Station Condominium

Existing Buildings The table below indicates changes to the zoning requirements for the Existing Buildings (Kenyon Coop and Irving Street Station Condominium) a result of the map amendment from R-4 to R-5-B.



Lot 72 improved with a four-story, 16 unit apt. bldg. (**Irving Street Station Condo**) built in 1918
Address: 1361 Irving Street, NW
Lot Area: 7,413 sf



Lot 838 improved with a four-story, 18 unit apt. bldg. (**Kenyon Coop**) built in 1910
Address: 1372 Kenyon Street, NW
Lot Area: 7,413 sf

Requirement	Lot 72 (Irving Street Station Condo)	Lot 838 (Kenyon Coop)	R-4 Matter of Right	R-5-B Matter of Right	Relief Needed
FAR	2.7	2.9	None Prescribed	1.8 max	None - will remain nonconforming
Building Height	50 ft./4 stories	50 ft./4 stories	40 ft. max/3 stories	50 ft. max/no story limit	None
Units	16	18	900 sf/apartment min.	Not regulated	None
Lot Occupancy	70%	74%	60% Row Dwelling or flat	60%	None - will remain nonconforming

COMPLIANCE WITH COMPREHENSIVE PLAN

Compliance with the Comprehensive Plan

The rezoning of the Property to the R-5-B District is “not inconsistent with the Comprehensive Plan” and is in fact consistent with and implements many of the elements of the Comprehensive Plan.

The Future Land Use Map

The Future Land Use Map of the Comprehensive Plan designates the Property for Moderate Density Residential uses.

The Generalized Policy Map

The Generalized Policy Map designates the Property within a Neighborhood Conservation Area.

Compliance with the Citywide Elements of the Comprehensive Plan

The proposed map amendment is consistent with the citywide elements of the Comprehensive Plan and will advance a number of the stated goals and policies.

Land Use Element (Chapter 3)

Policy LU-1.3.2: Development Around Metrorail Stations

Policy LU-1.4.1: Infill Development

Policy LU-1.4.3: Zoning of Infill Sites

Policy LU-2.1.8: Zoning of Low and Moderate Density Neighborhoods

Housing Element (Chapter 5)

The stated goal of the Housing Element of the Comprehensive Plan is to “[d]evelop and maintain a safe, decent, and affordable supply of housing for current and future residents of the District of Columbia.” 10 DCMR §501.1. The proposed map amendment is consistent with the general and specific policies set forth in the Housing Element of the Comprehensive Plan, including the following:

Policy H-1.1.1: Private Sector Support

Compliance with the Area Elements of the Comprehensive Plan

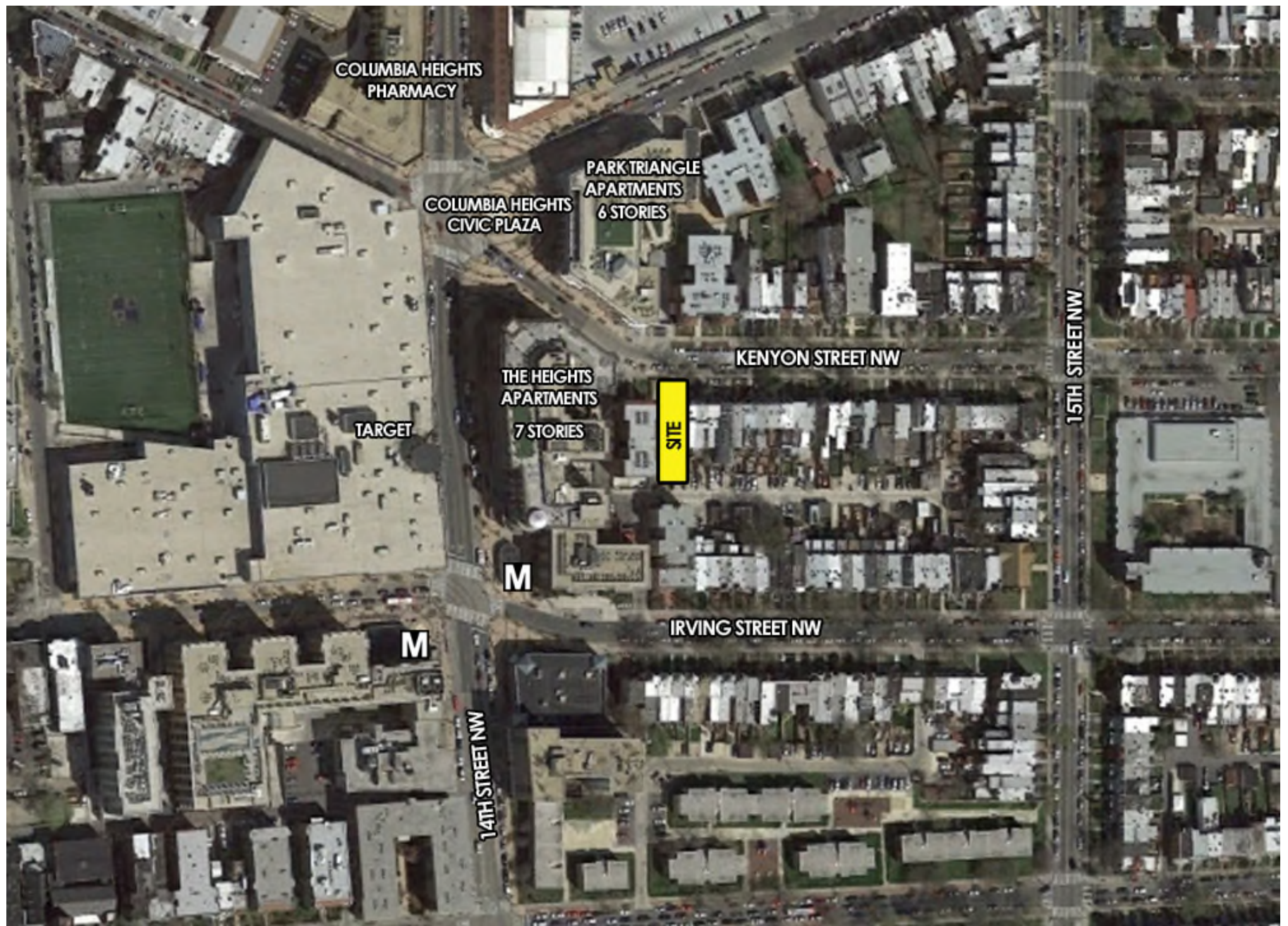
The proposed map amendment is consistent with the following objectives and policies set forth in the Mid-City Area Element:

Policy MC-2.2.1: Columbia Heights Metro Station Area Development

Policy MC-1.1.1: Neighborhood Conservation

Policy MC-1.1.2: Directing Growth

REVISED PLANS

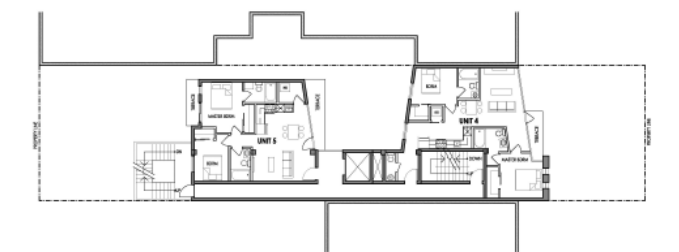




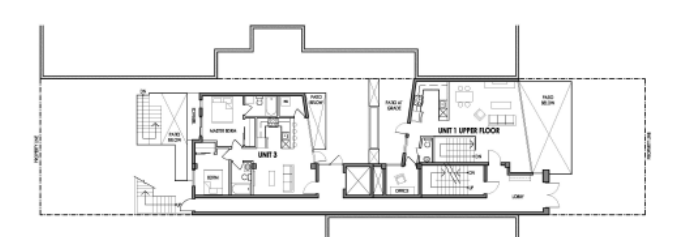
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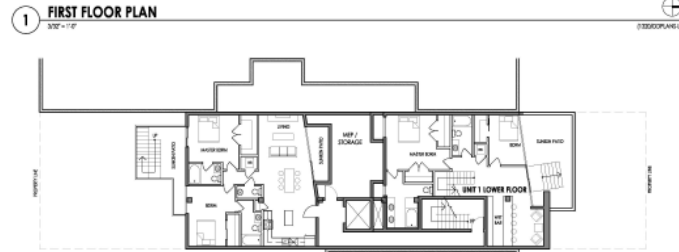
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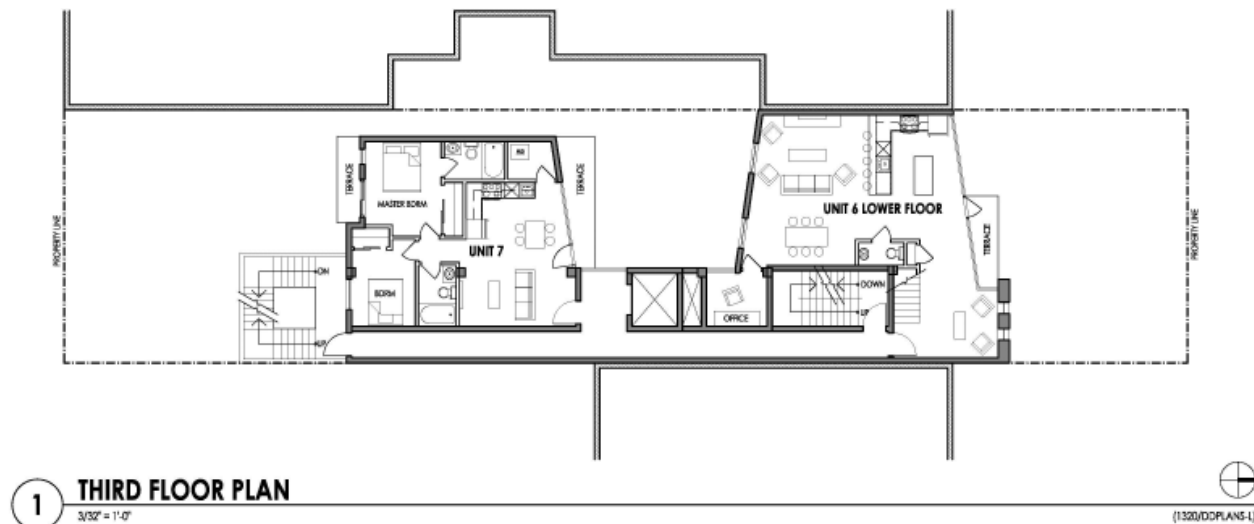
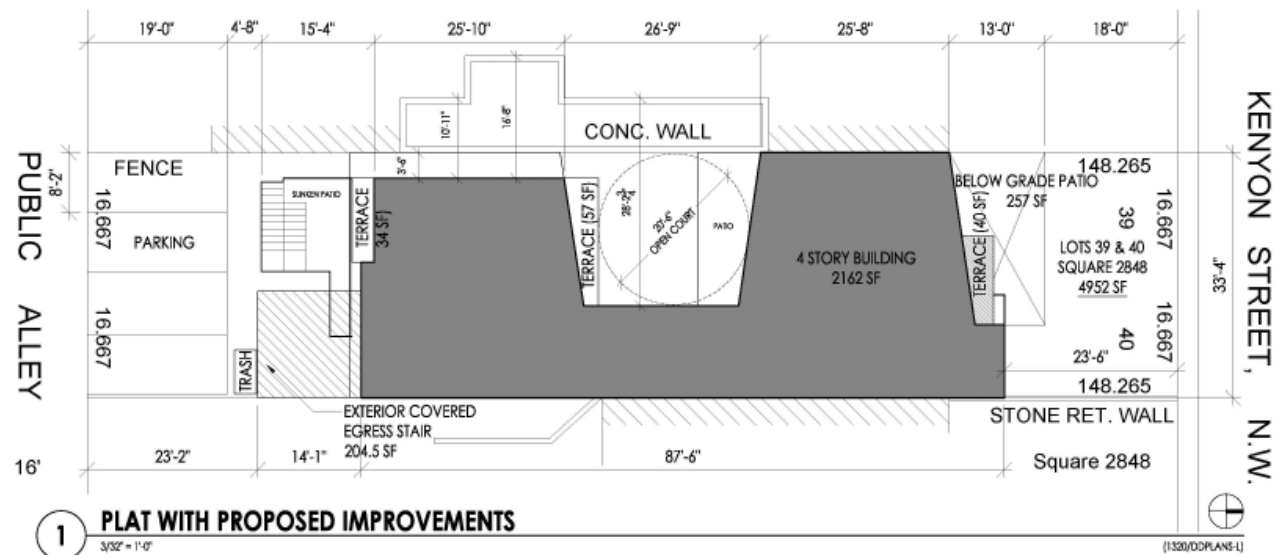
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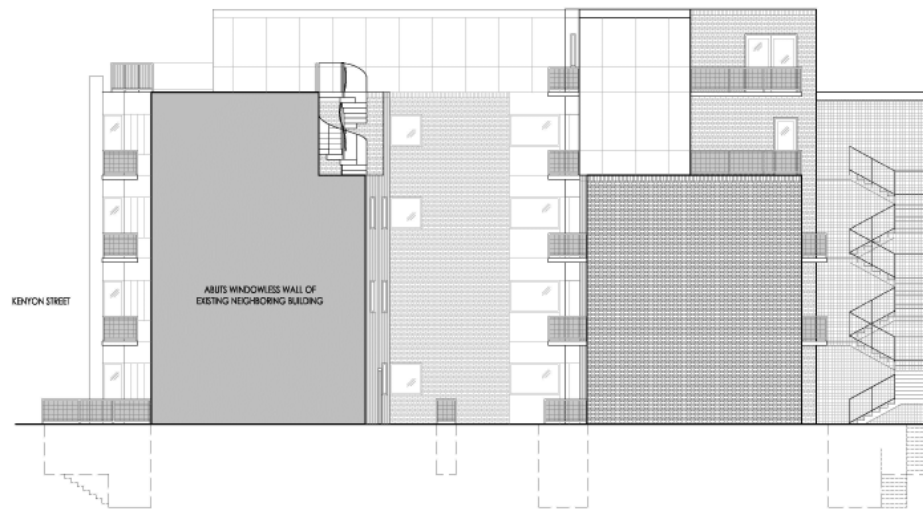


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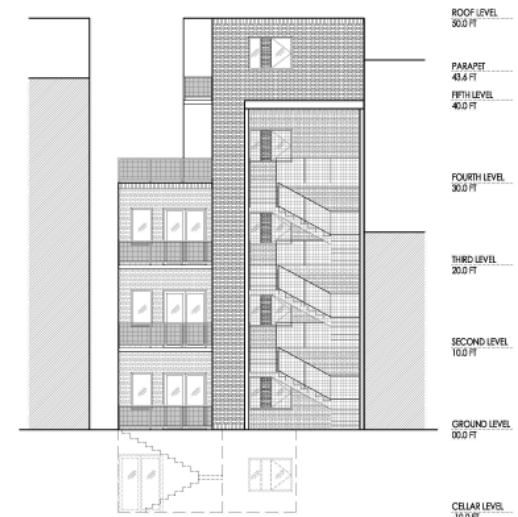




2 WEST ELEVATION
1/8" = 1'-0"

ROOF LEVEL
50.0 FT
PARAPET
43.6 FT
FIFTH LEVEL
40.0 FT
FOURTH LEVEL
30.0 FT
THIRD LEVEL
20.0 FT
PUBLIC ALLEY
SECOND LEVEL
10.0 FT
GROUND LEVEL
00.0 FT
CELLAR LEVEL
-10.0 FT

(1320/82APLANS-L)



2 REAR ELEVATION (ALLEY SIDE)
1/8" = 1'-0"

(1320/82APLANS-L)



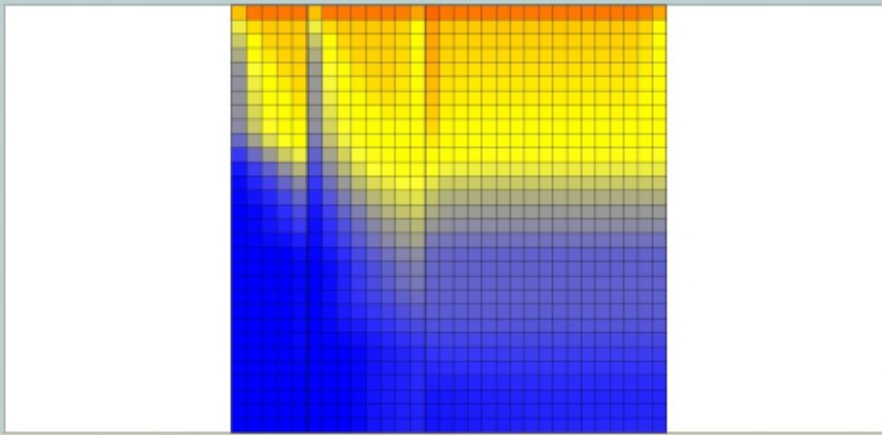
1 FRONT ELEVATION IN CONTEXT
1/8" = 1'-0"

(1320/82APLANS-L)

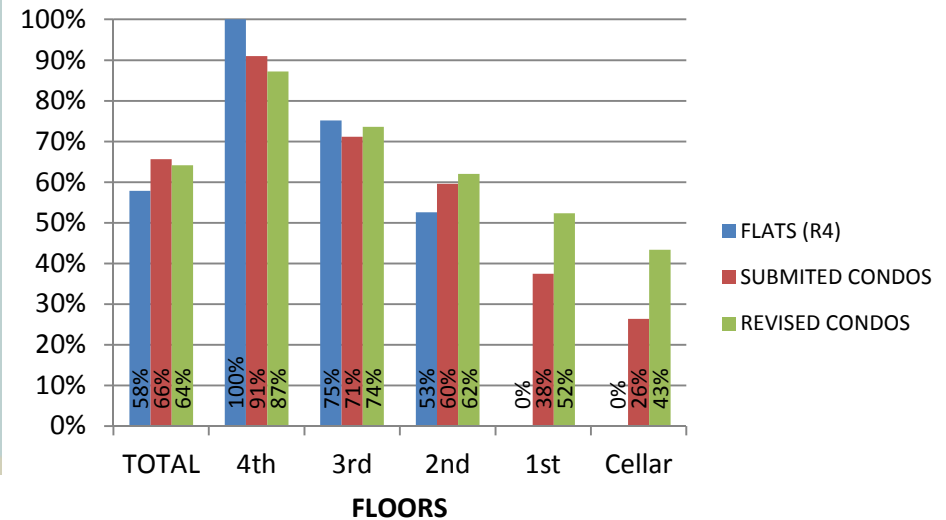
Sunlight Study of 1372 Kenyon St, NW

Under Existing R-4 Zoning

58% of façade receives 500hrs of sunlight/year

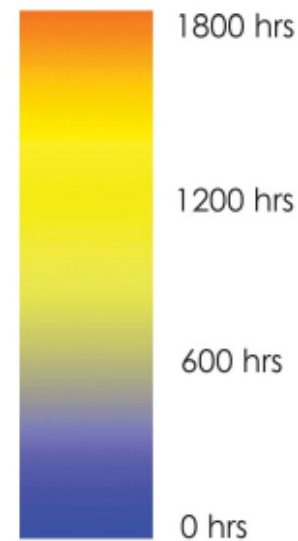
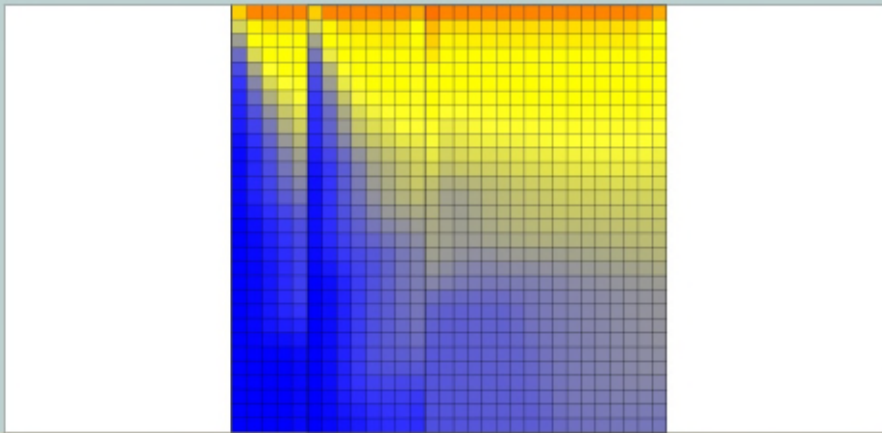


Percent of Kenyon Coop East Façade receiving more than 500 hours of sunlight per year



With Proposed Building (revised)

66% of façade receives 500hrs of sunlight/year



KENYON STREET, N.W.

16'

PUBLIC ALLEY

GATE

FENCE

CONC. WALL

GRAVEL

STONE RET. WALL

Square 24

EXISTING PLAT

1

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A0.0



1 AREA MAP

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16'

PUBLIC ALLEY

16'

KENYON STREET, N.W.

4'-3"

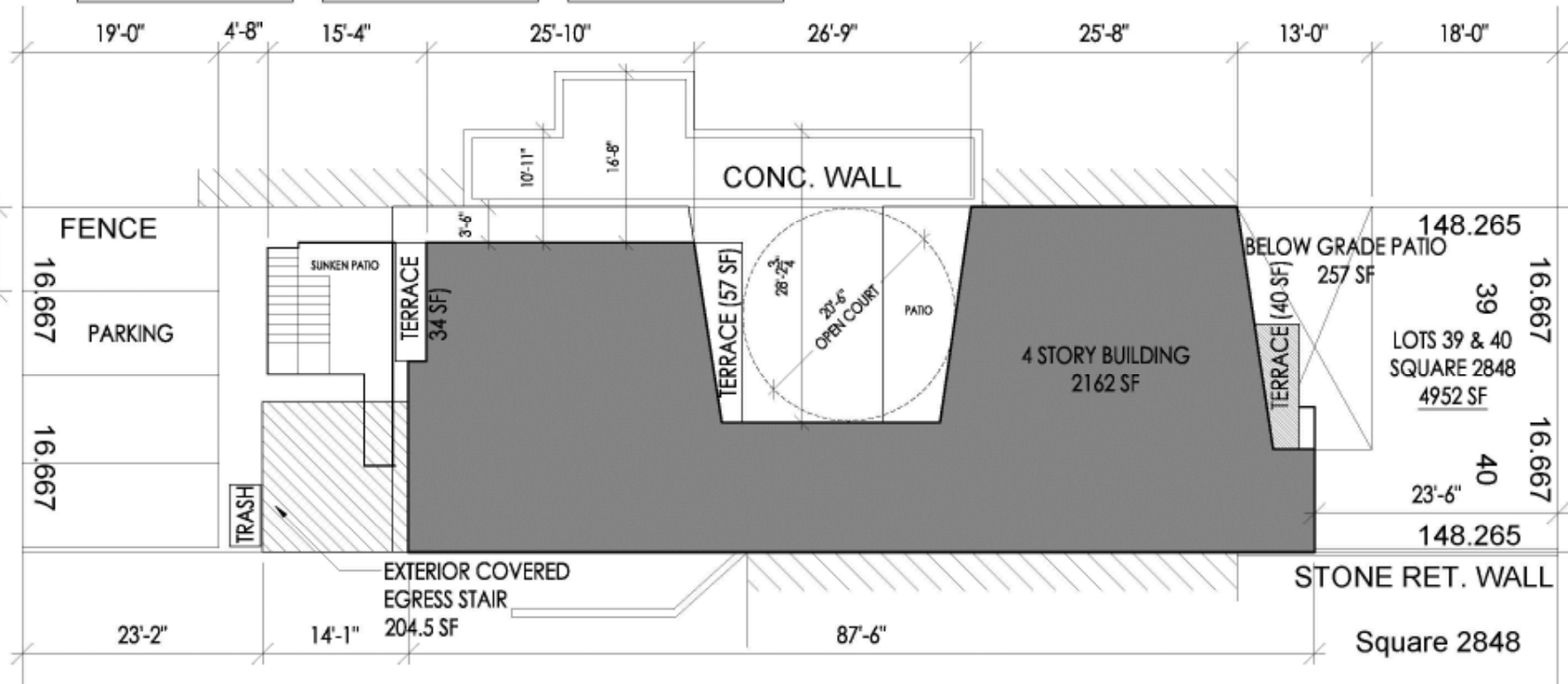


(1320/DDPLANS-L)

LOT SIZE: 4942 SF	
LOT OCCUPANCY SHOWN: 50.5%	
BUILDING	2162 SF
TERRACES	131 SF
EXTERIOR STAIR	205 SF
TOTAL	2498 SF
LOT PERVIOUS SURFACE: 32.3%, 1600 SF	

CELLAR:	2,790 SF
FIRST FLOOR:	2,162 SF
SECOND FLOOR:	2,162 SF
THIRD FLOOR:	2,162 SF
FOURTH FLOOR:	2,069 SF
FIFTH FLOOR:	350 SF
MEP ROOF STRUCTURE:	535 SF
TOTAL :	12,180 SF

STRUCTURE FAR:	1.8	8,895 SF
ROOF STRUCTURE FAR:	0.1	535 SF
TOTAL FAR:	1.9	9,430 SF
GAR:	0.4	1,577 SF



1

PLAT WITH PROPOSED IMPROVEMENTS

3/32" = 1'-0"

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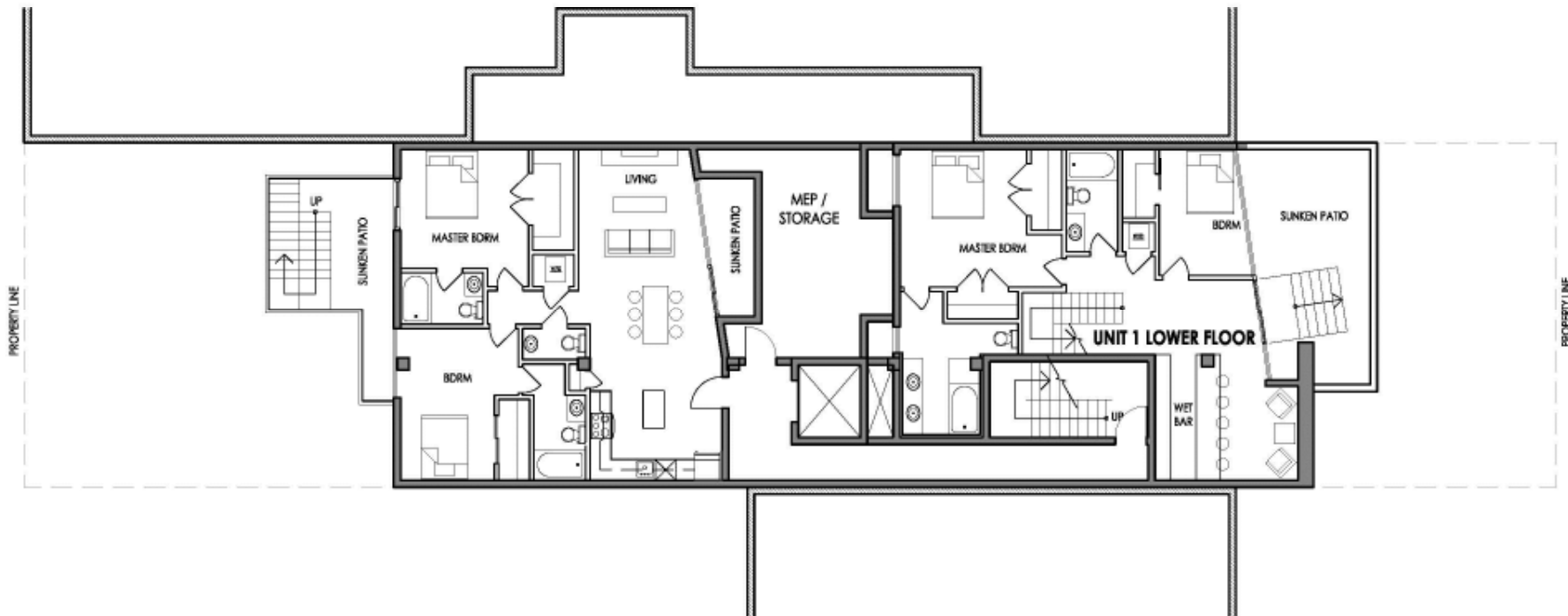
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UNIT 2

955 SFT
1 STORY
2 BDRM
2.5 BATH
2 PATIOS

UNIT 1

1637 SFT
2 STORIES
2 BDRM
2.5 BATH
2 PATIOS
OFFICE
DEN



1

CELLAR FLOOR PLAN

3/32" = 1'-0"



(1320/DDPLANS-L)

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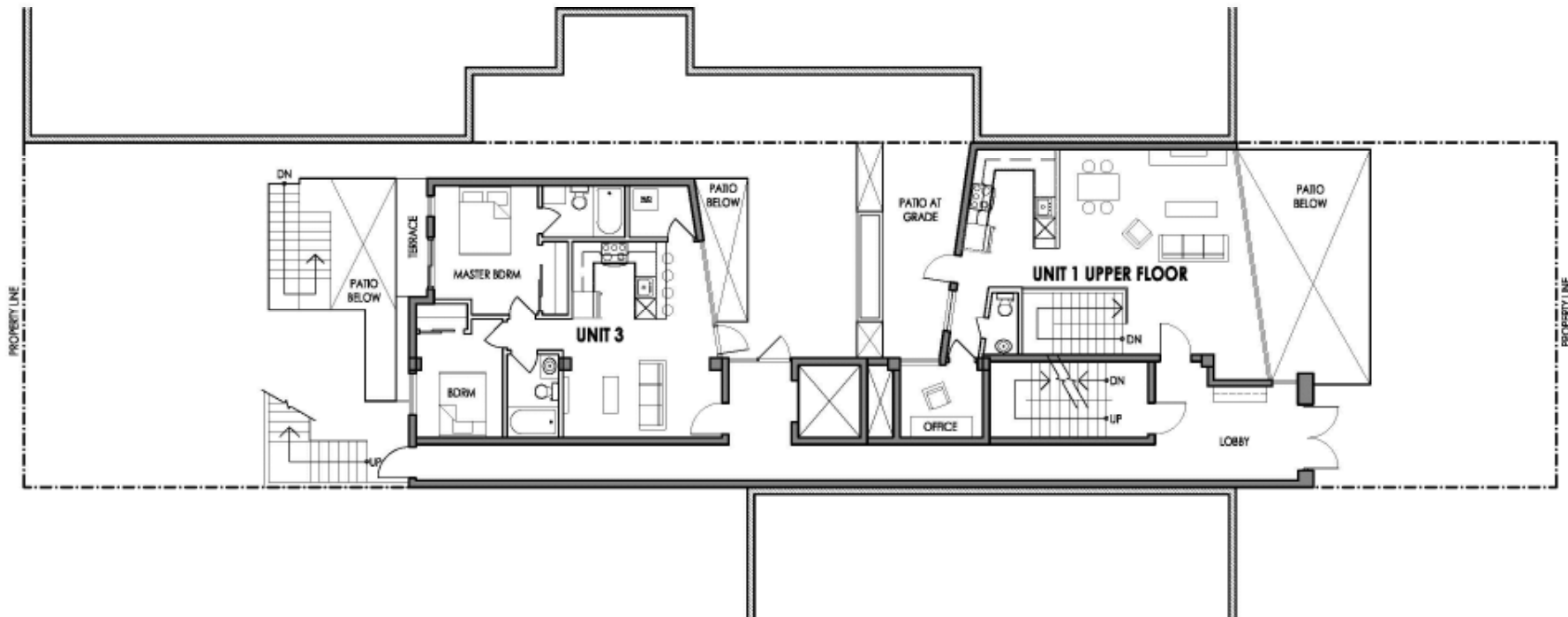
A1.1

UNIT 3

667 SFT
1 STORY
2 BDRM
2.5 BATH
1 TERRACE

UNIT 1

1544 SFT
2 STORIES
2 BDRM
2.5 BATH
2 PATIOS
OFFICE
DEN



1

FIRST FLOOR PLAN

3/32" = 1'-0"



(1320/DDPLANS-L)

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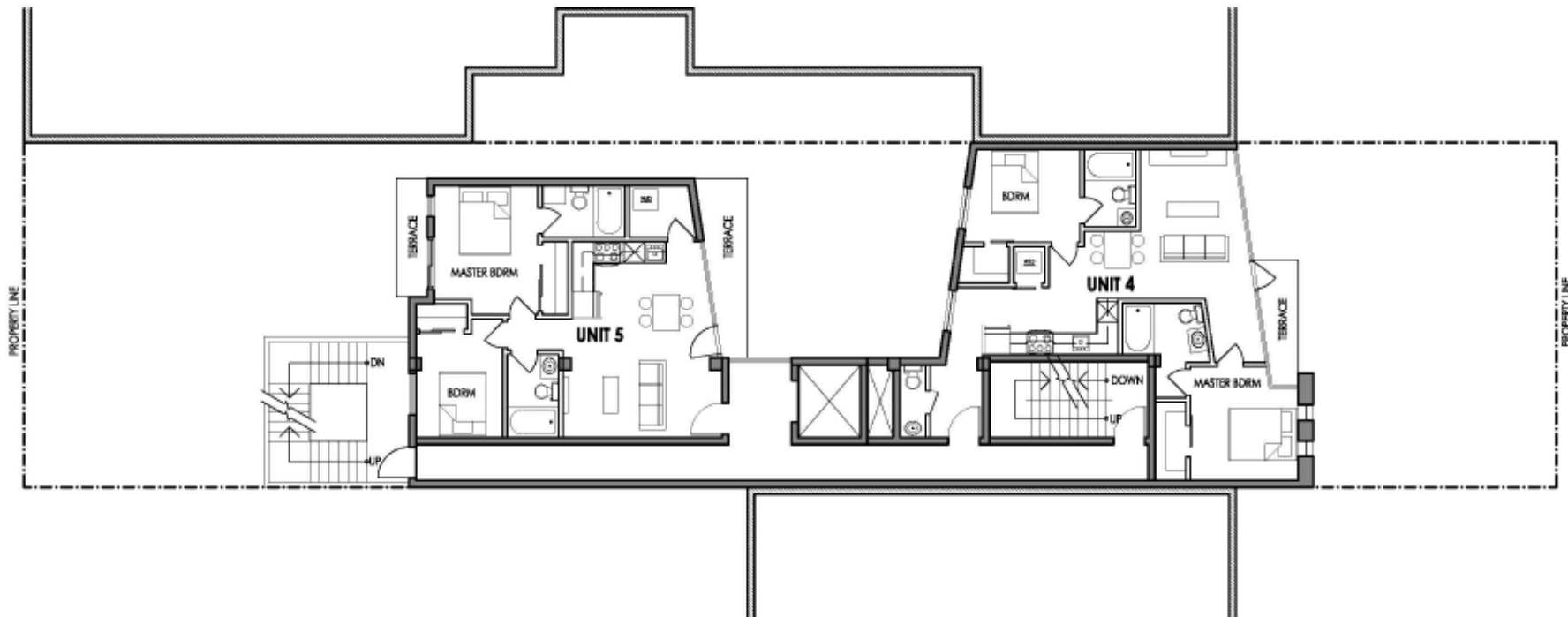
A1.2

UNIT 5

667 SFT
1 STORY
2 BDRM
2 BATH
2 TERRACES

UNIT 4

759 SFT
1 STORY
2 BDRM
2.5 BATH
1 TERRACE



1

SECOND FLOOR PLAN

3/32" = 1'-0"



(1320/DDPLANS-L)

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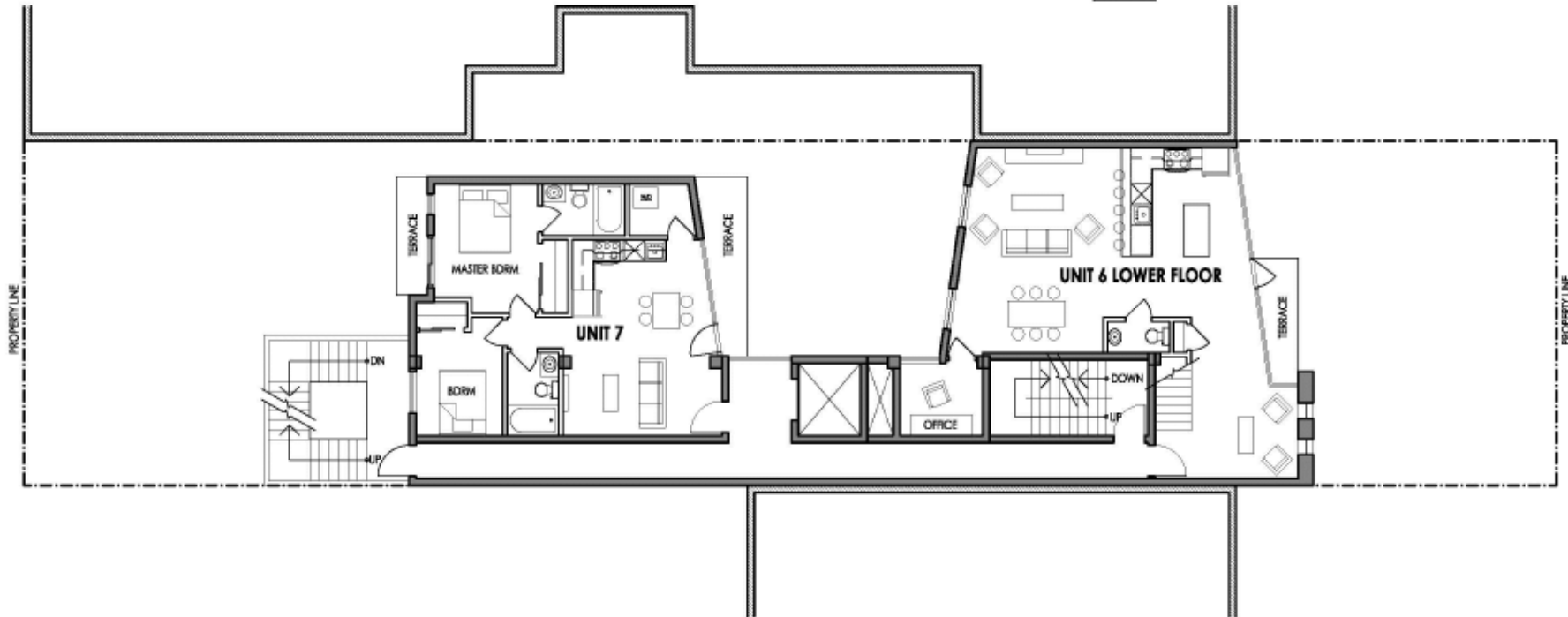
A1.3

UNIT 7

667 SFT
1 STORY
2 BDRM
2 BATH
2 TERRACES

UNIT 6

1643 SFT
2 STORIES
3 BDRM
3.5 BATH
1 TERRACE
OFFICE
ROOF DECK



1

THIRD FLOOR PLAN

3/32" = 1'-0"



(1320/DDPLANS-L)

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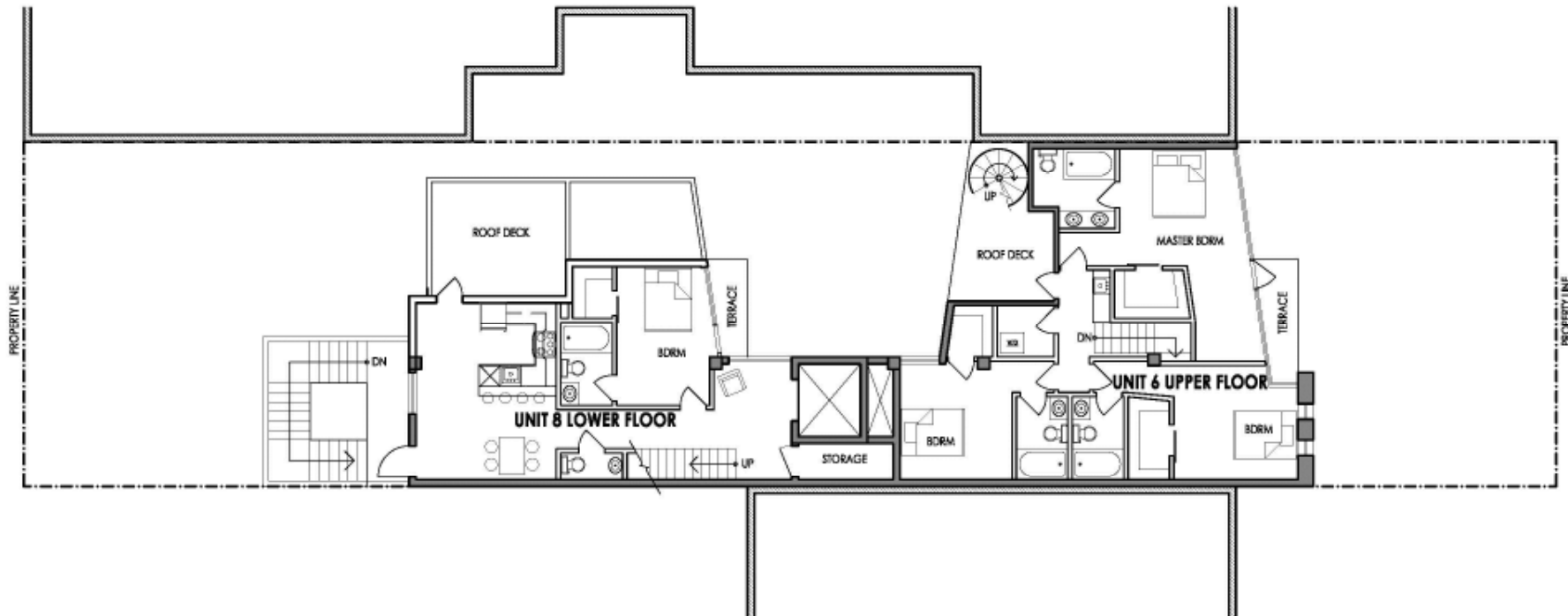
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UNIT 8

1017 SFT
2 STORIES
2 BDRM
2.5 BATH
2 TERRACES
OFFICE
ROOF DECK

UNIT 6

1643 SFT
2 STORIES
3 BDRM
3.5 BATH
1 TERRACE
OFFICE
ROOF DECK



1

FOURTH FLOOR PLAN

3/32" = 1'-0"



(1320/DDPLANS-L)

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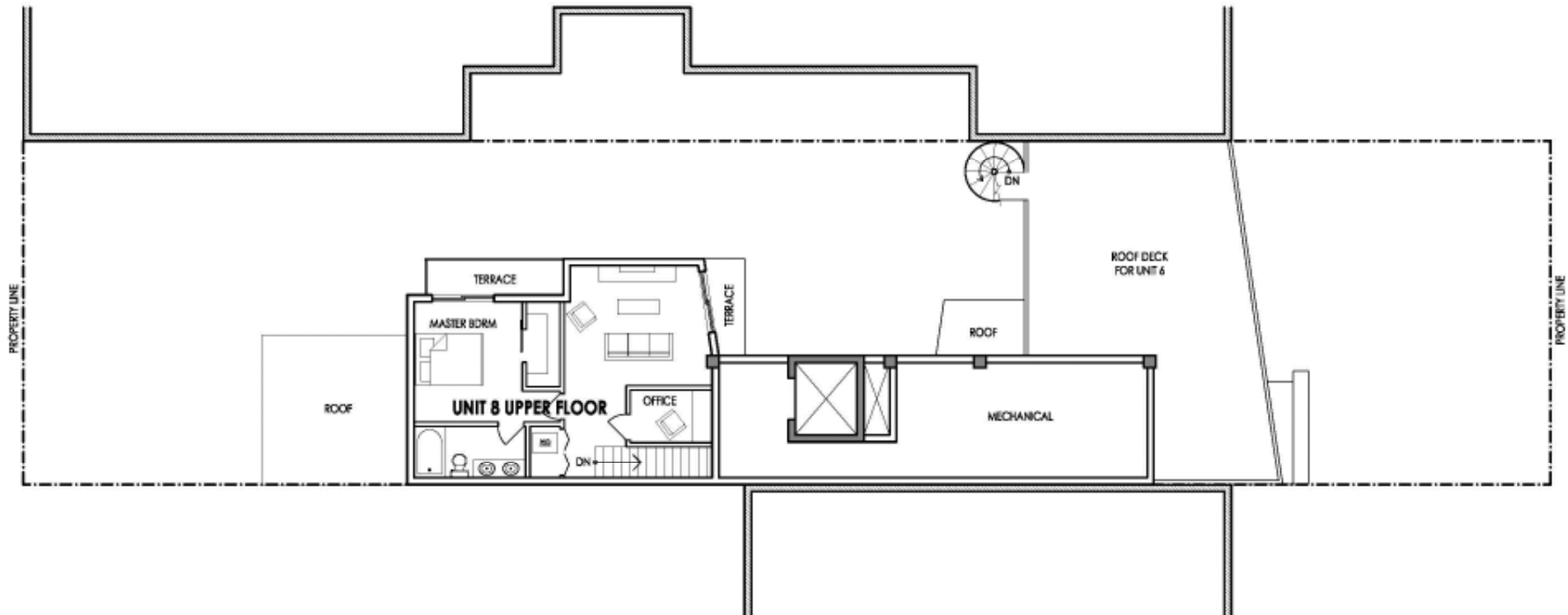
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UNIT 8

1017 SFT
2 STORIES
2 BDRM
2.5 BATH
2 TERRACES
OFFICE
ROOF DECK

UNIT 6

1643 SFT
2 STORIES
3 BDRM
3.5 BATH
1 TERRACE
OFFICE
ROOF DECK



1

FIFTH FLOOR PLAN

3/32" = 1'-0"



(1320/DDPLANS-L)

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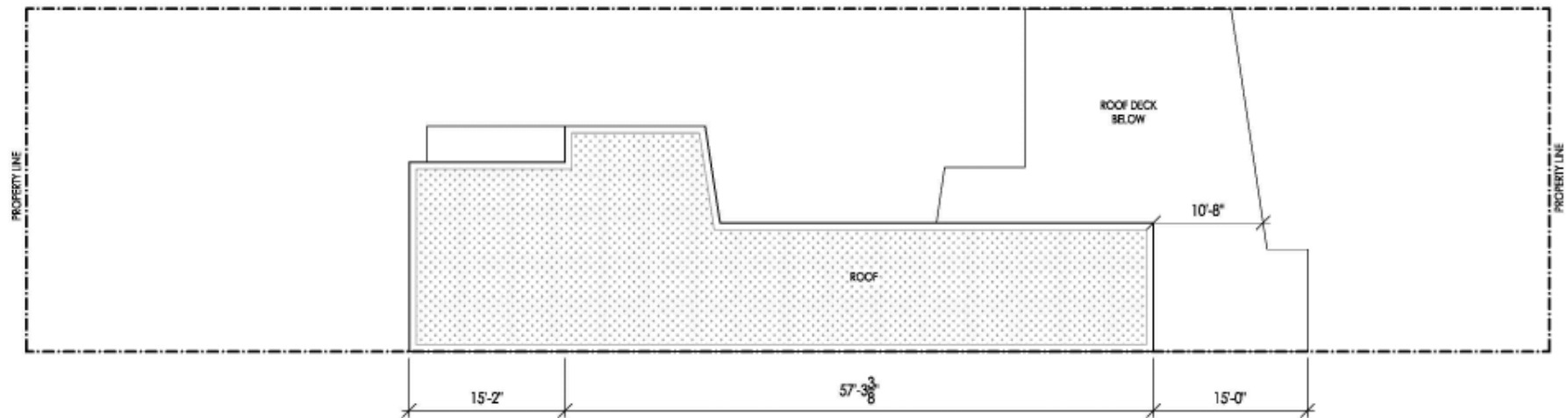
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1 ROOF PLAN

3/32" = 1'-0"



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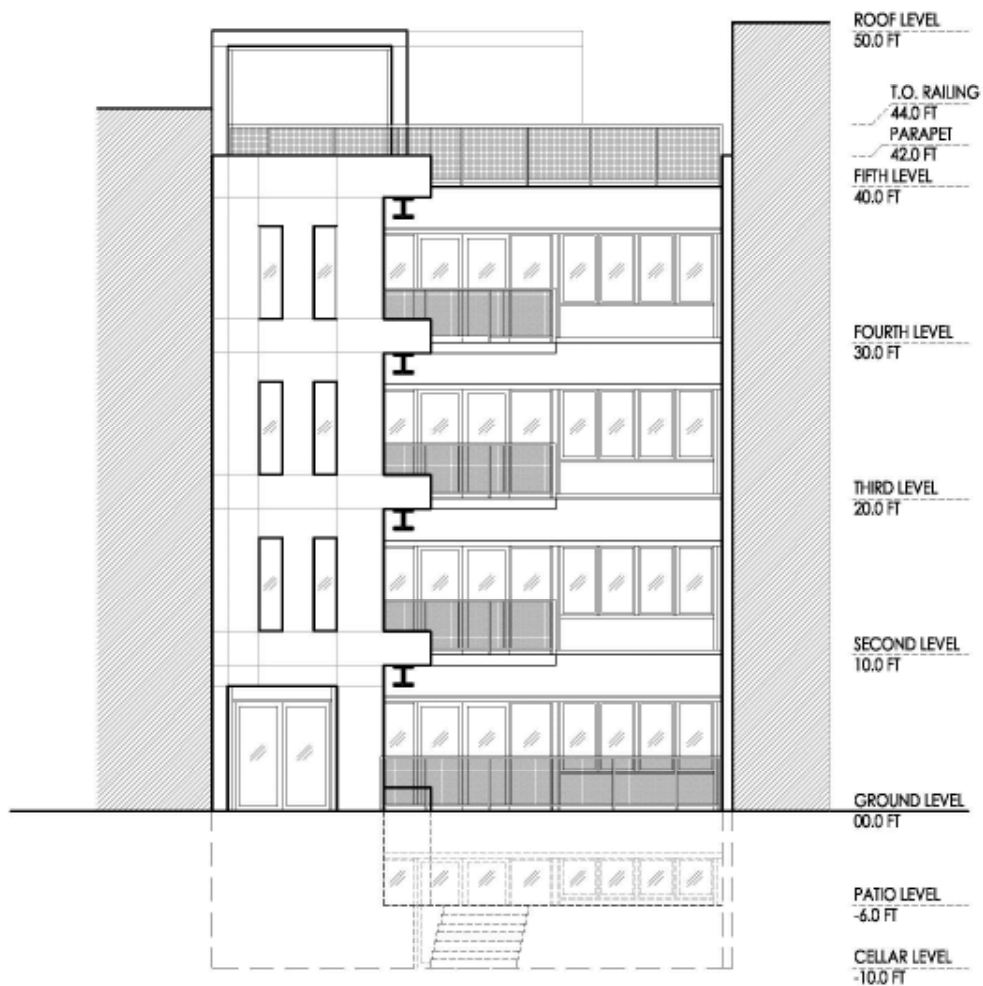
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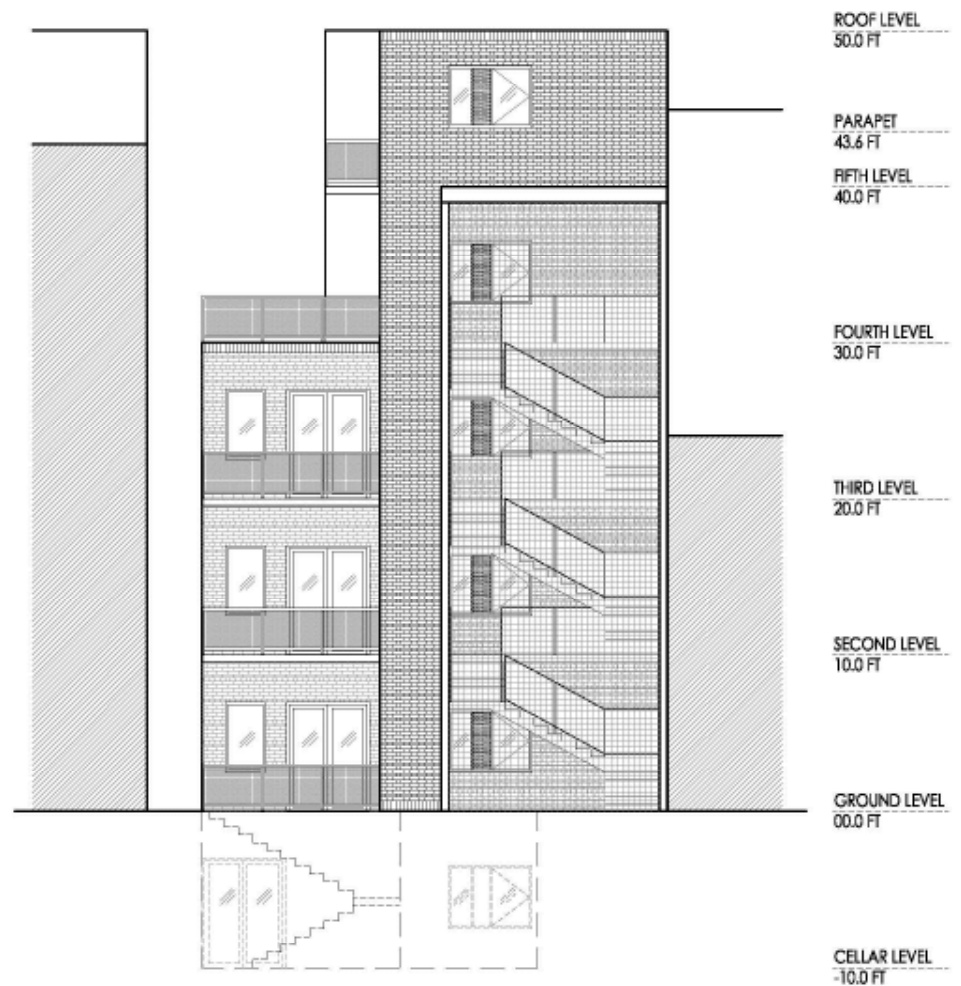


1

FRONT ELEVATION (KENYON ST NW)

1/8" = 1'-0"

(1320/BZAPLANS-L)



2

REAR ELEVATION (ALLEY SIDE)

1/8" = 1'-0"

(1320/BZAPLANS-L)

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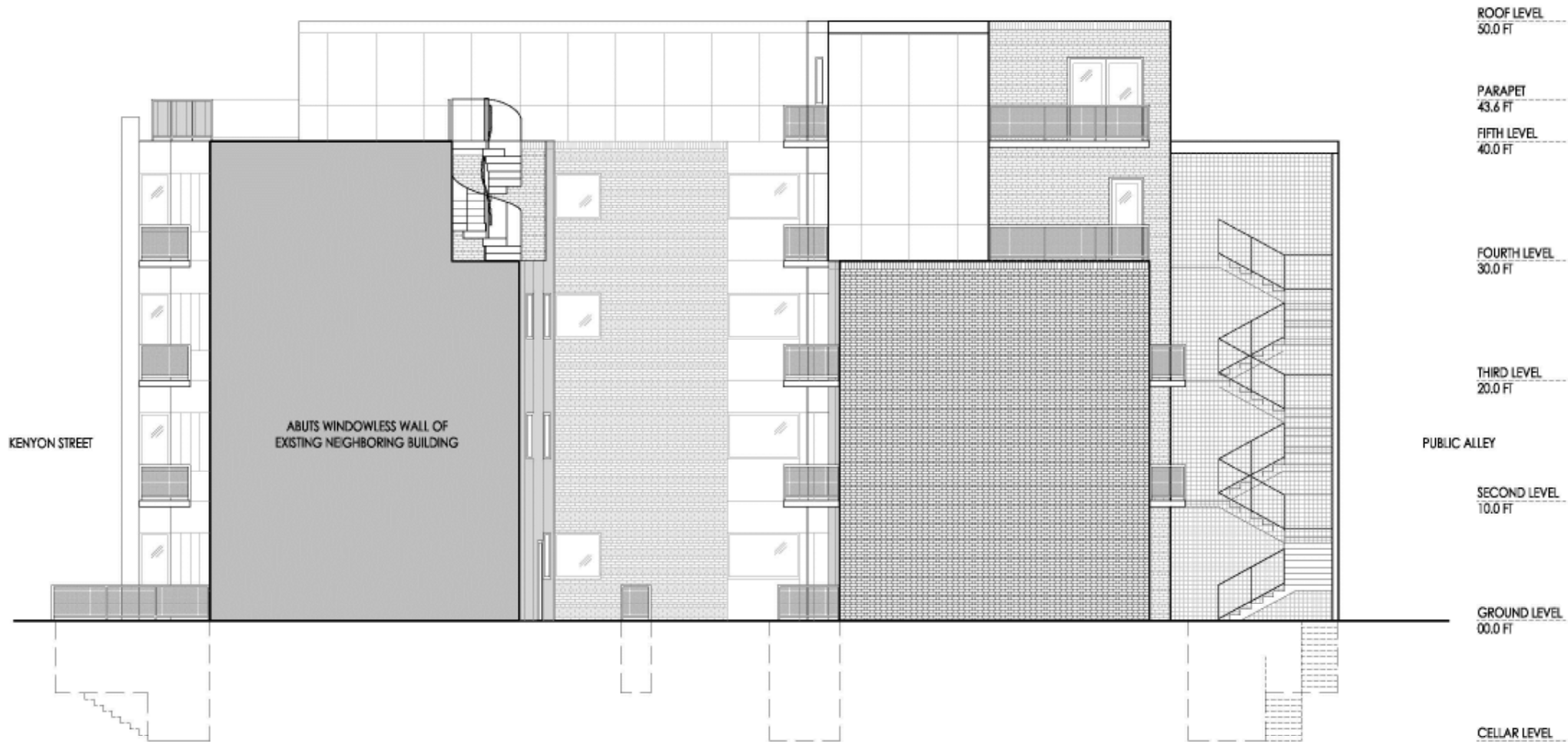
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2

WEST ELEVATION

1/8" = 1'-0"

(1320/BZAPLANS-L)

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A2.2



1

FRONT ELEVATION IN CONTEXT

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1 VIEW OF SITE WITH PROPOSED BUILDING