



Proposal:

Renovate and convert an existing, 3-story, 59-unit rooming house (Jeremiah House) to a 4-story, 61-unit apartment building.

Design Flexibility Requested:

- Building Height (RF-1) F § 403.1
- Rear Yard (RF-1) F § 405.2
- Exterior details
- Exterior Materials (Color)
- Interior components
- Number of units – 58 to 64
- Streetscape/site design – to comply with DDOT and PSC
- Sustainable features – to comply with Green Building Act and Code
- Landscape materials – based on availability

Special Exception Relief Requested:

- Parking C § 703.2
- Penthouse setback C §1504.1(d)
- Conversion of an existing residential building to an apartment house (Use permissions (RF)) U § 320.2

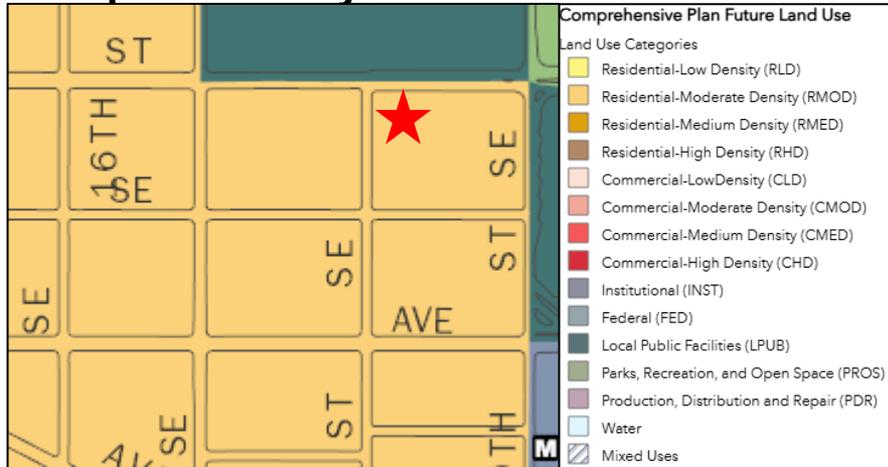
Variance Relief Requested:

- TDM plan C § 703.4
- Min. of 900 SF of land area per dwelling unit U § 320.2(c)
- Min. area requirement for VDR X § 601.3(a)

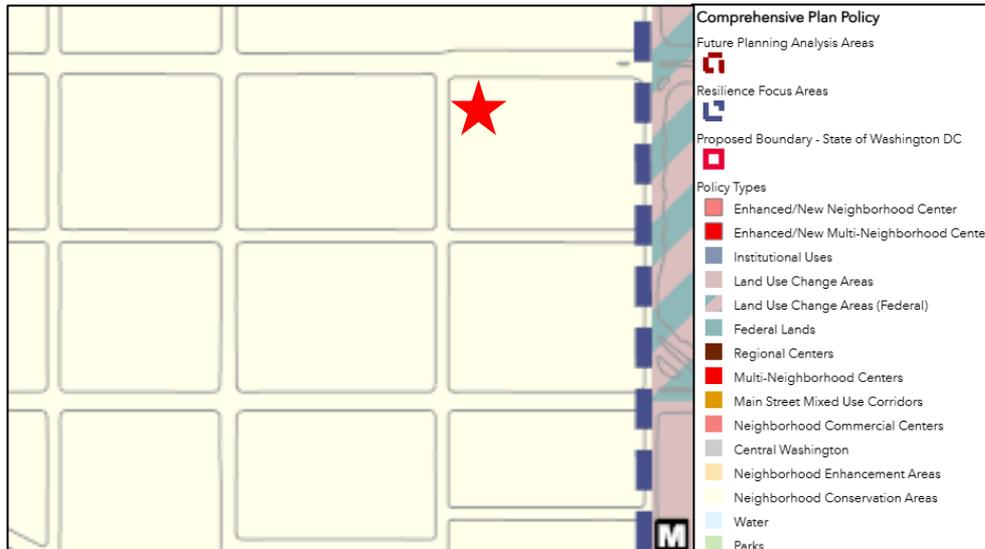




Comp Plan Analysis



FLUM – Mod. Density Res.



GPM – Neighborhood Conservation Area





Comp Plan Analysis

Relevant Elements

- Land Use
- Transportation
- Housing
- Environmental Protection
- Urban Design
- Capitol Hill Area

Racial Equity Analysis

- Direct Displacement: Temporary displacement of residents during expansion; the Applicant will relocate residents at no cost
- Indirect Displacement: None anticipated
- Housing: Maintain current or increase the number of units at the same income levels
- Transportation: May result in updates to public space to meet DDOT standards
- Infrastructure: May result in stormwater management to meet District standards