

Government of the District of Columbia

Office of Zoning

441 4th Street N.W., Suite 200-S

Washington, DC 20001

11/10/2017

Re: Request for Special Exception for 5212 Astor PL SE DC 20019

To Whom It May Concern:

In accordance with the Memorandum from the Office of the Zoning Administrator (ZA) dated 10/20/2017, Plant The Seed Youth Treatment Services (Applicant) is hereby requesting a Special Exception(s) pursuant to Subtitle U § 203.1-(e), and under the Specific Special Exception criteria of 11 DCMR Subtitle X, Chapter 9.

The property is located in the R-2 zone and is being used as a Community based residential facility. The applicant is requesting to increase the occupancy of six (6) persons to fifteen (15) persons the applicant seeks relief from the provision(s) of this/these section(s).

Plant The Seed Youth Treatment Services (Applicant) is the Leasee of the Property located at 5212 Astor Pl SE DC Square 5308, Lot 0025 (The property) which is zoned R-2. The relief sought is to increase the present occupancy from six (6) persons to fifteen (15) persons. The applicant proposes to increase the occupancy accordingly and requests special exception approval pursuant to subtitle X 901.2 and Subtitle U 203.1-(e) respectively.

The property is located at 5212 Astor Pl SE and is in the R-2 zone district. Abutting to the north is a semi attachment residence. Abutting the property to the south is a 12 unit residential building. Abutting the residence to the east is the street (Astor Pl) and west is the public alley. The applicant is requesting to increase the occupancy from six (6) persons to fifteen (15) persons. The increase of occupancy will not change or alter any fixed constructs on or around the property. The applicant proposes to increase the occupancy accordingly and requests special exception approval pursuant to subtitle X 901.2 and Subtitle U 203.1-(e) respectively. Presently, 5212 Astor Pl SE is a 3400 square feet community based residential facility that has a current occupancy restriction of six (6) persons. Applicant proposes to increase the limit to fifteen (15) persons in order to provide youth residential treatment. This increase of occupancy will allow additional individuals to receive services at the same time thus reducing the wait period for admission into the program. In addition, the occupancy increase will assist in supporting the treatment and prevention of drug use among youth within the community while remaining a valuable resource for other drug treatment related services.

The project will also comply with the general special exception standards as specified in Subtitle X § 901.

Per 901.2(a)... The granting of a special exception in this case “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 in accordance with the Zoning Regulations and Zoning Maps....” (11 DCMR Subtitle X 901.2). Given the nature of the request, the increase of occupancy will not adversely affect the properties to the north or south being there are no structural changes proposed and will not adversely affect the properties to the east or west being the property is separated by the public street and alley

Per 901.2(b)... The increase of occupancy will not adversely affect the neighbors to the north being the property is semi attached and owned by the (Lessor) and signatures in favor of applicants proposed community based services (see attachment 5) and will not adversely affect the neighbors to the south evidenced by signatures in favor of applicants proposed community based services (see attachment 5) The increase of occupancy will not adversely affect the neighbors to the east being the property is separated by the public street and signed statements in “favor of applicants proposed community based services (see attachment 5). Additionally, the increase of occupancy will not adversely affect the routine and common services and activities conducted throughout the immediate or surrounding area.

The proposed request will also comply with the general special exception standards as specified in Subtitle U § 203.1-(e).

(e) Community-based institutional facilities subject to the following conditions:

(1) The use shall house no more than fifteen (15) persons, not including resident supervisors or staff and their families; Applicant special exception request in this case is sought to increase the present occupancy of six (6) persons to fifteen (15) persons not to include resident supervisors or staff.

(2) In the R-2, R-3, R-10, R-13, and R-17 zones there shall be no other lot containing a community-based institutional facility use in the same square or within a radius of five-hundred feet (500 ft.) from any portion of the lot; Applicant complies with this general special exception according to the DC Zoning Map radius of intended area (see attachment 6)

Copies of this application package will be sent to ANC and the Office of Planning for their review and comment. In addition, the applicant has also reached out to his/her ANC-SMD Commissioner via email (7e@anc.dc.gov/ 202-664-9599) and has also contacted the adjacent property owners (Joyce and Godwin Ukwauni, 5214 Astor PL SE DC 20019).

Thank you for your consideration in this matter.

Sincerely,

Michael Davis, CEO

Plant the Seed Youth Treatment Services