

REVISED STATEMENT OF EXPLANATIONS AND REASONS

SUPPORTING AN APPLICATION
TO THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

**IN ADDITION OF FOR SPECIAL EXCEPTION WE REQUIRE SIDE YARD
VARIANCE**

PERSUANT TO DC ZONING REGULATIONS OF 2016 TITLE 11 SUBTITLE U
CHAPTER 421.1 SPECIAL EXCEPTION, SUBTITLE F CHAPTER 306.2 SIDE
YARD VARIANCE FOR NEW RESIDENTIAL DEVELOPMENTS IN RA1 ZONING
DISTRICT

Address: 1735 28TH ST SE, Washington DC 20020

(SQ. 5635 LOT: 0044)

BZA CASE NO. 19872

APPLICANT'S STATEMENT

This proposed project at 1735 28th ST SE is designed for 8-unit apartment building. The lot area is 6,426 SF in RA-1 Zoning District. As per Subtitle U Chapter 421.1, it requires Special Exception, and Subtitle F chapter 306.2 it requires Side Yard Variance from BZA for new residential Development.

PROJECT DESCRIPTION

Each unit will contain 2 bedrooms, 2 and half bathrooms, Living room, Kitchen with dinning space. The apartment will have 2 off street parking at rear of the building.

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject property is located in Randle Highland between 28th St SE and 27th St SE. It is supported by an adequate number of educational facilities, such as Randle Highland Elementary School, Kramer Middle School and Anacostia high School.

ZONING

The site is currently in RA1 zoning districts designed to protect quiet residential areas. The tables below show a comparison between the development standards of the RA1 zone and the proposed development. Under Subtitle F Chapter 300.2, RA-1 zone provides for areas predominantly developed with low- to moderate-density development, including detached dwellings, row houses, and low-rise apartments.

Zoning Analysis of RA1 Zoning District

	Lot Area	Lot Width	Lot Occupancy	FAR	Min. Green Area Ratio	Rear Yard (min)	Side Yard (Min)	Building Height (Max)	Parking Spaces
Zoning Requirement	Not Defined	Not Defined	40%	N/A	0.9	20 ft. (min , One side)	8 ft.	40 ft.	1 per 3 units in excess of 4
Provided	6,426 sf	-----	30.84%	N/ A	0.87	57' 4"	10'0" /3'0"	32' 3"	2

ANALYSIS

The proposed construction of this project of 8-unit apartment building on subject lots will be conforming since each lot meets RA1 zoning requirements. However, in the RA-1 zone, all new residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment as Special Exceptions under Subtitle X, in accordance with the standards and requirements in this section.

306.2 – Side Yard variance -

In the RA-1 zone, one (1) side yard shall be provided unless the building contains three (3) or more dwelling units per floor, in which case two (2) side yards shall be provided, each with the minimum distance equal to three inches (3 in.) per foot of building height but not less than eight feet (8 ft.).

Since this building has 8 dwelling units therefore it needs 8’ Side yard for both sides. It has 10’ in one side and 3’ in another therefore it needs a 5’ relief for one Side.

ANALYSIS

The property is unique by reason of its exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional situation or condition.

The subject property is unique and in exceptional situation because adjacent right hand side property is already developed and in separate ownerships, and there is an alley at left hand side. So there is no opportunity to combine lot to create a reasonable rectangular lot.

By reason of the aforementioned unique or exceptional condition of the property, the strict application of the Zoning Regulations will result in peculiar and exceptional practical difficulties or to exceptional and undue hardship upon the owner of the property.

Because of this unique and exceptional situation we have a practical difficulty to build a house. Without BZA relief the property would be incapable of being developed.

The variance will not cause substantial detriment to the public good and will not impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Variance to build proposed 8 unit apartment structure would not limit the light and air to adjacent properties or to other dwellings in the neighborhood. We will also provide parkings and thus will not be any burden of street parking.

Under Subtitle X, Chapter 901.2, the Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:

- (a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
- (b) Will not tend to affect adversely, the use of neighboring property in Accordance with the Zoning Regulations and Zoning Maps; and
- (c) Will meet such special conditions as may be specified in this title.

Our project at 1735 28th St SE will be in harmony with the community and will not tend to affect adversely. Also, there will be no street congestion for parking on the street since we will provide 2 off street parking at rear of this building, which can be accessed by public alley. Special Exception to build proposed 8-unit apartment building would not limit the light and air to adjacent properties or to other dwellings in the neighborhood.

CONCLUSION

The proposal will contribute to the continued improvement of Randle Highland area by developing one of the vacant infill lots. The improvement of this infill lot would be for the public good, as it would remove a vacant property and prevent the use of the property negative purposes. Special Exception from BZA for new residential Development of this 8 unit apartment building will not have a negative impact on the zoning regulations and would allow the property to be developed with apartment building that will be consistent with the development pattern in the area.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Sikder', with a stylized flourish at the end.

M. Sikder
District properties
6500 Chillum PL., NW
Washington DC 20012