

OP Supplemental Report

TO: District of Columbia Board of Zoning Adjustment
FROM: Crystal Myers, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: April 5, 2019

SUBJECT: Case 19872-1735 28th ST SE to permit an eight-unit apartment house in the RA-1 zone.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **Approval** of the following special exception relief:

- Subtitle U § 421, pursuant to Subtitle X § 900. New Residential Developments (RA-1)

Since OP’s original report, the Applicant revised their plans and variance relief for a reduced side yard is no longer needed (Exhibit 56). The application file also includes earlier versions of the revised plans that reflect the Applicant’s efforts to incorporate OP’s architectural design recommendations. The final version, Exhibit 56, is the version that OP supports.

LOCATION AND SITE DESCRIPTION

Address	1735 28 th ST S.E.
Applicant	District Properties on behalf of Rupsha 2011 LLC
Legal Description	Square 565, Lot 44
Ward, ANC	Ward 7, ANC 7B
Zone	RA-1
Historic District	None
Lot Characteristics	The triangular shaped lot sits between 28 th ST SE and two 15’ public alleys.
Existing Development	The lot is vacant.
Adjacent Properties	The adjacent neighbor to the north is a 4-story apartment house building. The neighbor to west is also a 4-story apartment house building but it is separated from the site by a 15’ alley. West of the property, separated from the site by a 15’ alley are two single family houses.
Surrounding Neighborhood Character	The surrounding neighborhood character is predominantly three and four story multifamily buildings and semidetached houses.
Proposed Development	The applicant proposes to construct an eight-unit apartment house building.

II. LOCATION MAP



III. ZONING REQUIREMENTS and RELIEF REQUESTED

Zone – RA-1	Regulation	Proposed	Relief
Lot Area	None	6,426 sq. ft.	Conforming
Lot Width	None	73 ft.	Conforming
Floor Area Ratio F§ 302	0.9 max; 1.2 with IZ	1.2	Conforming
Height F§ 303	40 ft. max.	39 ft. 6in.	Conforming
Lot Occupancy F§304	40% max.	34%	Conforming
Rear Yard F § 305	20 ft. min.	42 ft. 6in	Conforming
Side Yard § 306	8 ft. min.	8 ft.	Conforming
Green Area Ratio § 307	0.4 min	0.41	Conforming
Vehicle Parking C § 701	1 per 3 units in excess of 4 units = 1 space	2 spaces	Conforming
Bicycle Parking C § 801	1 per 3 units= 2	2	Conforming
New Residential Developments U § 421	New multi-family residential developments require special exception	8-unit apartment house	Special Exception Relief Requested

IV. OFFICE OF PLANNING ANALYSIS

Subtitle U § 421, Special Exception Relief for New Residential Developments (RA-1)

421.1 In the RA-1 and RA-6 zones, 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.

The proposal is for an eight-unit apartment house in the RA-1 zone and is subject to review under the requirements of this 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

All eight units of the proposed apartment house would be two-bedroom, so the building may bring some school aged children to the area. The application was referred to DME. OP also contacted DCPS for comments but, to date, no comments have been received. According to the DCPS website, the building would be within the school district boundaries of Randall Highlands Elementary School, Sousa Middle School, and Anacostia High School. As of 2017, Randall Highlands Elementary School's capacity was at 74%, Sousa Middle School's capacity was at 40%, and Anacostia High School's capacity was at 54%.

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

The public streets, recreation and services in the area are adequate to support the proposed apartment house on the site. The building is on 28th ST SE but its main entrance and pedestrian access would be from Texas Avenue SE, which is on the southern end of the site. The site's two parking spots would be accessible from the rear alley. There are also multiple bus stops within 0.3 to 0.5 miles distance from the site.

The closest recreation to the site is Fort Circle Park hiker biker trail which is a one-minute walk from the site and Alger Park which is a 6-minute walk from the site. Anacostia Neighborhood library is approximately one mile away.

The site is well-located for public safety services. Both DC Police Department and DC Fire and EMS have substations within one mile of the site.

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 proposed building, landscaping, and site design are generally consistent with the surrounding neighborhood and should not negatively impact the surrounding properties. The building's front wall windows and brick veneer façade are compatible with other buildings on 28th ST SE. The proposed

landscaping, which is primarily a mix of evergreen shrubs and ornamental grasses around its perimeter should sufficiently enhance the site. The enclosed trash dumpster and the two parking spaces would be located on the western side of the site.

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 revised plans to include OP's architectural design recommendations. OP requested that more brick be used on the southern and eastern wall façades and more windows on the eastern wall. These improvements are consistent with common architectural features on neighboring buildings. Exhibit 56, the final version of the plans, reflects these changes and is supported by OP.

Subtitle X§ 901 Special Exception Review Standards

Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;

The proposed apartment house would comply with the general purpose and intent of the zoning regulations. The building would be consistent with the low-moderate density residential development permitted in the RA-1 zone and would fully comply with the RA-1 development standards.

Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;

The proposed apartment house should not adversely affect the neighboring properties. Only the building to the north is adjacent to the site. The other neighboring properties would be separated from the site by a 15-foot wide public alley to the west and Texas Avenue, SE to the south and by 28th ST SE, to the east. The building should appear compatible with the surrounding area. It would be a moderate density apartment building with brick along its front facade on a street with many moderate density brick residential buildings, including the building adjacent to it. In addition, the required two parking spaces would be on-site, so the project should have minimal impact on the neighborhood's on-street parking supply.

V. COMMENTS OF OTHER DISTRICT AGENCIES

DDOT submitted a report stating that they have no objection to the requested relief (Exhibit 43). As of the writing of this report, no other District Agencies have been submitted to the record.

VI. COMMUNITY COMMENTS TO DATE

As of the writing of this report, there have been no community comments submitted to the record and no report from ANC 7B.