

July 10, 2019

via IZIS

Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: BZA Case No. 20074- 2604 & 2610 Stanton Road, SE; Prehearing Submission.

Dear Members of the Board:

Enclosed are the following materials: (1) Updated Plans; (2) TDM Plan; and (3) Request to Waive 21-day filing requirement.

The Applicant received final comments from DDOT and the Office of Planning on July 2nd and needed additional time to revise the plans (prehearing submission was due on July 3rd). Accordingly, the Applicant is requesting a waiver to submit the updated plans/plat and the following information 7-days past the deadline.

Office of Planning

The Office of Planning requested a number of plan changes and additional information:

1. Inclusionary Zoning- The proposed project is subject to the IZ requirements of Subtitle C-Chapter 10. The Applicant will comply with the IZ requirements and is currently planning to designate Units 206 and 306. Based on initial IZ calculations, the Applicant will be required to provide approximately 2,250 square feet of IZ. While this calculation is subject to change as the floor plans are potentially refined during the permitting process, Unit 206 and 306 should safely meet the currently identified square footage requirement as the total combined net square footage is 2,262 square feet.

2. Materials- The Office of Planning requested that the Applicant identify the proposed materials. The Applicant has updated the plans which now identify the exterior materials: brick, metal panel, stucco/EIFS, and architectural polished concrete block (see page 18).

3. Trash- The Office of Planning requested an elevation of the trash area. An updated elevation and more information about the trash area has been included on page 14 of the updated plans. The trash will be enclosed by a 4 ft. fence.

4. Additional Renderings- The Applicant has provided colored 3D renderings of the proposed building as requested by the Office of Planning (see pages 16-18).

5. Bike Parking- The Applicant is providing 22 dwellings units which has a requirement of 7 long-term bicycle parking spaces and 1 short-term bike parking space. As noted on the site plan, cellar, and first floor plan pages, the Applicant is proposing a bicycle storage room which can hold up to 8 normal-sized bikes or a combination of 7 traditional and non-traditional sized bikes (tandem, children's bikes, cargo etc.), as requested by DDOT (page 7). The Applicant is providing 5 short-term bicycle parking spaces in front of the building (see site plan on pp. 6, 8 of the plans).

6. Walls- OP requested that the Applicant lower the walls behind the Property on Stanton Road. The Applicant was unable to lower the wall completely to grade but lowered it as much as possible. The other retaining wall identified by the Office of Planning was not on the Applicant's Property.

7. Plantings and Stormwater Management- On July 10th the Office of Planning requested information regarding Stormwater Management and landscaping. Specifically: (1) How much square footage is the 10% requirement; and (2) are Stormwater Management Systems incorporated into the green areas. Regarding the square footage requirement, the regulations

require that the Applicant provide a minimum of ten percent (10%) of the total area devoted to parking, including aisles and driveways to landscaped areas planted with trees and shrubs. As noted on page 14 of the plans, the parking lot is 4,300 square feet and the Applicant is providing ~330 square feet of green area. Accordingly, the Applicant is shy of the requirement by ~100 square feet. The Applicant forwarded the request to OP to its civil engineer and expects to receive feedback within a few days. As the filing is already one week past the deadline and the Applicant does not want to further delay the submission, the Applicant promises to provide this information to the Office of Planning as soon as possible and work with the Office of Planning before the hearing in order to satisfy their concerns regarding SMW.

DDOT

DDOT requested the Applicant provide a TDM plan in order to mitigate concerns from providing more parking than necessary. In initial discussions with the community and the ANC it was made clear that the community wanted the Applicant to provide as many parking spaces as possible on the Subject Property. The Applicant is providing 15 parking spaces and the ANC even adopted that as a condition of its resolution in support of the Application. Accordingly, the Applicant has provided a TDM plan addressing DDOT's concerns.

Sincerely,

Alexandra Wilson

Alexandra M. Wilson, Esq.