

Staff Report

TO: District of Columbia Board of Zoning Adjustment

FROM: Crystal Myers, Case Manager

JL Joel Lawson, Associate Director Development Review

DATE: February 21, 2020

SUBJECT: BZA Case 20204 - Special Exception to construct an apartment house in the RA-1 Zone at 1001-1003 Bryant ST. NE

I. OFFICE OF PLANNING RECOMMENDATION

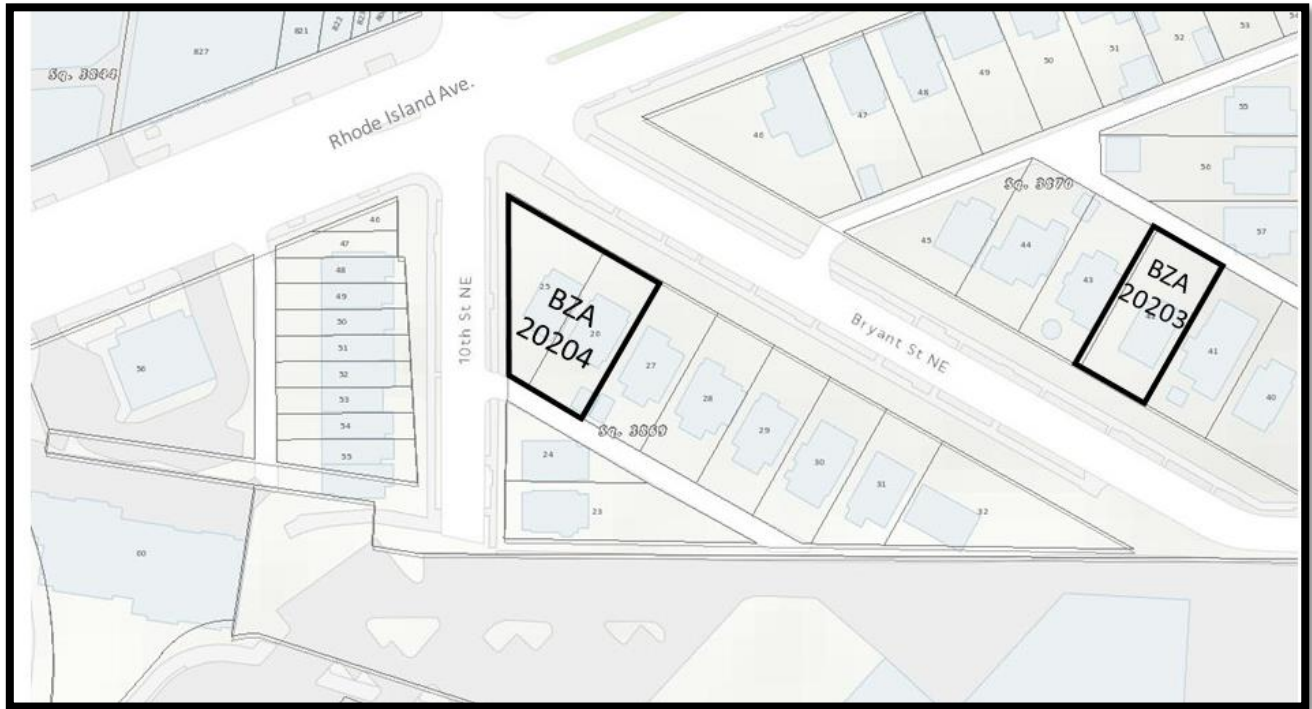
The Office of Planning (OP) recommends **Approval** of the following special exception:

- Apartment Building, Subtitle U § 421.1 pursuant to Subtitle X § 900.

II. LOCATION AND SITE DESCRIPTION

Address	1001-1003 Bryant St. NE
Applicant	1001 Bryant Street LLC
Legal Description	Square 3869; Lots 25,26
Ward, ANC	Ward 5; ANC 5C
Zone	RA-1, which allows an apartment building with special exception review.
Lot Characteristics	The site is composed of two lots. One is a triangular-shaped corner lot with a 15 ft.-wide building restriction line on the western side along 10 th ST NE. The second lot is a rectangular interior lot. A 16-ft public alley is in the rear.
Existing Development	There is a single-family detached house on each lot
Surrounding Neighborhood Character	The neighborhood consists of mostly single-family detached houses with some small apartment buildings, behind a retail shopping center and is within a half-mile of the Rhode Island-Brentwood Metro Station
Proposed Development	The proposal is for a 16-unit multifamily building with least one inclusionary zoning unit as required. Five parking spaces, which exceeds the requirement, would be provided on site on a rear surface parking lot.

III. LOCATION MAP



IV. ZONING REQUIREMENTS and RELIEF REQUESTED

Zone- RA-1	Regulation	Existing¹	Proposed	Relief
Height F § 303.1	40 ft. max.	Not provided	34 ft. 9 in.	None Required
Lot Area	N/A	10,355 sq.ft	10,355 sq.ft	None Required
Floor Area Ratio F § 302	0.9 max.; 1.08 (IZ)	Not provided	1.07 w/IZ	None Required
Lot Occupancy F § 304	40 % max.	Not provided	36%	None Required
Rear Yard F § 305	20 ft. min.	Not provided	24 ft. 5 in.	None Required
Side Yard F § 306	8 ft. min.	Not provided	East- 8 ft. 9 in West- 15 ft	None Required
Green Area Ratio F § 307	0.4 sq.ft. min.	Not provided	0.4 sq.ft.	None Required
Vehicle Parking C § 702.1	2 spaces	Not provided	5 spaces	None Required
New Residential Development U § 421.1	Special Exception Review	1 single family house	16 units	Special Exception

¹ “Existing” and “Proposed” information provided by the applicant.

V. OFFICE OF PLANNING ANALYSIS

Special Exception Relief from Subtitle U § 421

421 NEW RESIDENTIAL DEVELOPMENTS (RA-1 and RA-6)

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.

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

The application was sent to the Deputy Mayor for Education (DME) at Exhibit 17. To date, comments have not been submitted to the record, but OP notes that according to the DPS website, the area's schools' utilization rates for 2017 are as follows:

- Noyes Elementary School- 50%
- Brookland Middle School- 47%
- Dunbar High School- 53%

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

The application was forwarded to the Department of Recreation and to the District Department of Transportation (DDOT) for comments (Exhibits 17, 21). DDOT will submit their comments to the record separately.

The site is approximately 0.3 miles away from the Noyes Park and 0.6 miles from Brentwood Recreation Center, so it appears that there is adequate recreation in the area.

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.

Site Plan

The proposal is for a 16-unit multifamily building on the corner of 10th ST NE and Bryant ST NE. The building would front on Bryant ST NE and partially face Rhode Island Ave NE. Five parking spaces would be provided in the rear along the 15-ft public alley. The enclosed trash area would be in the rear and over 45 feet away from the adjacent building's parking lot, so it should not have a substantial negative impact. No relief is needed from the development standards, and the building should not unduly impact the light and air of the adjacent properties. OP has no objection to the overall site plan and orientation of this building.

Site Access and Parking

The building would have its front entrance on Bryant ST NE. Deliveries, loading, and the on-site vehicle parking spaces would occur in the rear along the alley.

The site is within a half-mile of the Rhode Island-Brentwood Metro station.

Recreation

The site is approximately 0.3 miles away from the Noyes Park and 0.6 miles from Brentwood Recreation Center. No specific recreation area is being proposed for the site itself.

Design

After reviewing the originally submitted plans, OP had concerns about the building's front façade not having more prominence facing Rhode Island Ave NE. OP was also concerned about the building's placement on the site not better defining 10th ST NE and Bryant ST NE. As suggestions to address these concerns, OP provided the following comments:

The location of the building fronting Rhode Island Ave. justifies a more prominent treatment at the corner of 10th and Bryant Streets

- Building configuration should respond to the irregular shape of the site and better define the street edge on both 10th and Bryant streets
- Create a more prominent and dignified entrance to the building
- Look into adding balconies on street facing facades

In response, the Applicant revised the plans with improvements to the front façade (Exhibit 35A). The entrance was rotated and revised to be more open to Rhode Island Ave. NE. The building's front porch would also be a feature in keeping with the surrounding neighborhood character. In response to OP's concern about the configuration of the building, the Applicant explained that the side yard and a water easement on the site prevent a different orientation for the building.

Landscaping

The site's landscaping includes retaining some of the existing trees in the front and adding new trees and shrubs. Shrubs would line the property along 10th ST NE and new trees would be added to the eastern 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 required plans are included in the record as Exhibit 35A.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

As of the writing of this report, no other District Agencies' comments are in the record.

VII. ANC COMMENTS

As of the writing of this report, no report from ANC 5C has been submitted to the record but the ANC has submitted a letter request that the case to be postponed (Exhibit 29).

VIII. COMMUNITY COMMENTS

A letter and petition of opposition, signed by 39 neighbors, has been filed to the record (Exhibit 30). There are two additional letters in opposition at Exhibits 33 & 34.