



1001-1003 Bryant Street, NE

BZA APPLICATION NO. 20204

1001 BRYANT STREET LLC

JULY 29, 2020

Response to Requests to Postpone

- Several people have requested that the Board postpone the hearing a third time, demanding a “series of in-person” meetings before this case move forward.
- The Applicant strongly opposes this request for the following reasons:
 - The Applicant has made full presentations at both an ANC SMD meeting and a full ANC meeting (in-person, in February). The ANC has, to date, opted not to weigh in.
 - The first postponement was requested by the Applicant, after it took six weeks to get a response to numerous requests from the Applicant to the Single-Member-District commissioner to begin presenting the Application. After the second postponement, the Applicant experienced a similar lack of response.

Response to Requests to Postpone (contd)

- As an additional notice measure, after the COVID shut-down began, the Applicant sent out certified mail notice, including a full set of BZA plans, with a cover letter introducing the applicant and offering to communicate via multiple means, to owners of properties on this block of Bryant Street, this block of 10th Street, the nearest block of Rhode Island Avenue (both sides), and the entire block of 12th Street (approximately 50+ packages altogether).
- The Applicant received one response to this outreach, from Mr. Chandler, who demanded only in-person meetings. The Applicant offered to Mr. Chandler to meet virtually or by teleconference and received no response.
- Mr. Riordan initially contacted the Applicant for a teleconference meeting at 4 pm this past Friday for a Sunday 5 pm proposed meeting. The Applicant is in quarantine and offered to join the meeting by phone or videoconference. Mr. Riordan initially accepted that offer and then later stated that only a series of in-person meetings would suffice.

Response to Requests to Postpone (contd)

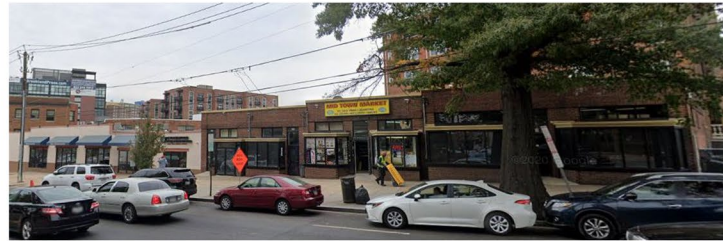
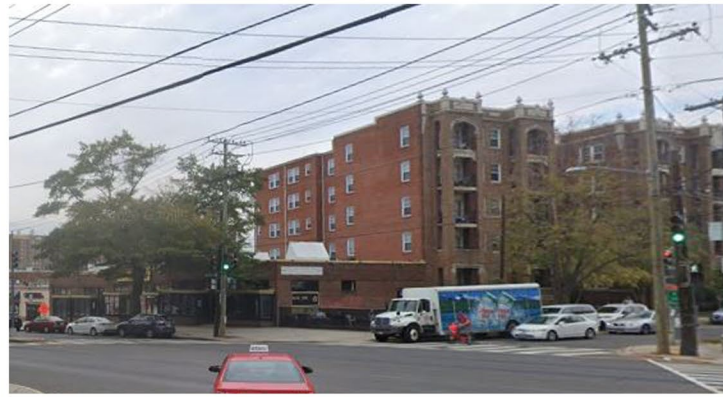
- ANC's and other groups across the City have managed to entertain and weigh in on projects of all sizes, while adapting to the current methods for such engagement. This ANC and community had every opportunity to use those methods of engagement, in addition to initially having substantial time to engage, pre-COVID.
- Timing is critical to the success and quality of this project, which is important because it adds critically needed residential units in an apartment zone near a Metro Station.
- The Applicant has taken extraordinary measures to make sure that everyone in the affected area is fully informed.

Overview

- The Applicant proposes to subdivide the Subject Properties into one record lot, raze the existing structures and construct a new 3 story, 16-unit building.
- The Applicant is requesting special exception approval pursuant to 11-U DCMR § 421 in order to construct a new multi-unit residential building in the RA-1 Zone.

Overview

- The new Subject Property is a corner lot that faces Rhode Island Avenue, a few feet from Home Depot and the Rhode Island Metro Station
- Zoned RA-1 with a total land area of 10,355 square feet.
- The Applicant will provide at least one IZ unit, in addition to the Habitable Penthouse Contribution Fee.
- The Applicant is providing 5 parking spaces, 3 of which are full size spaces and 2 of which are compact spaces. The parking requirement is 2 spaces.



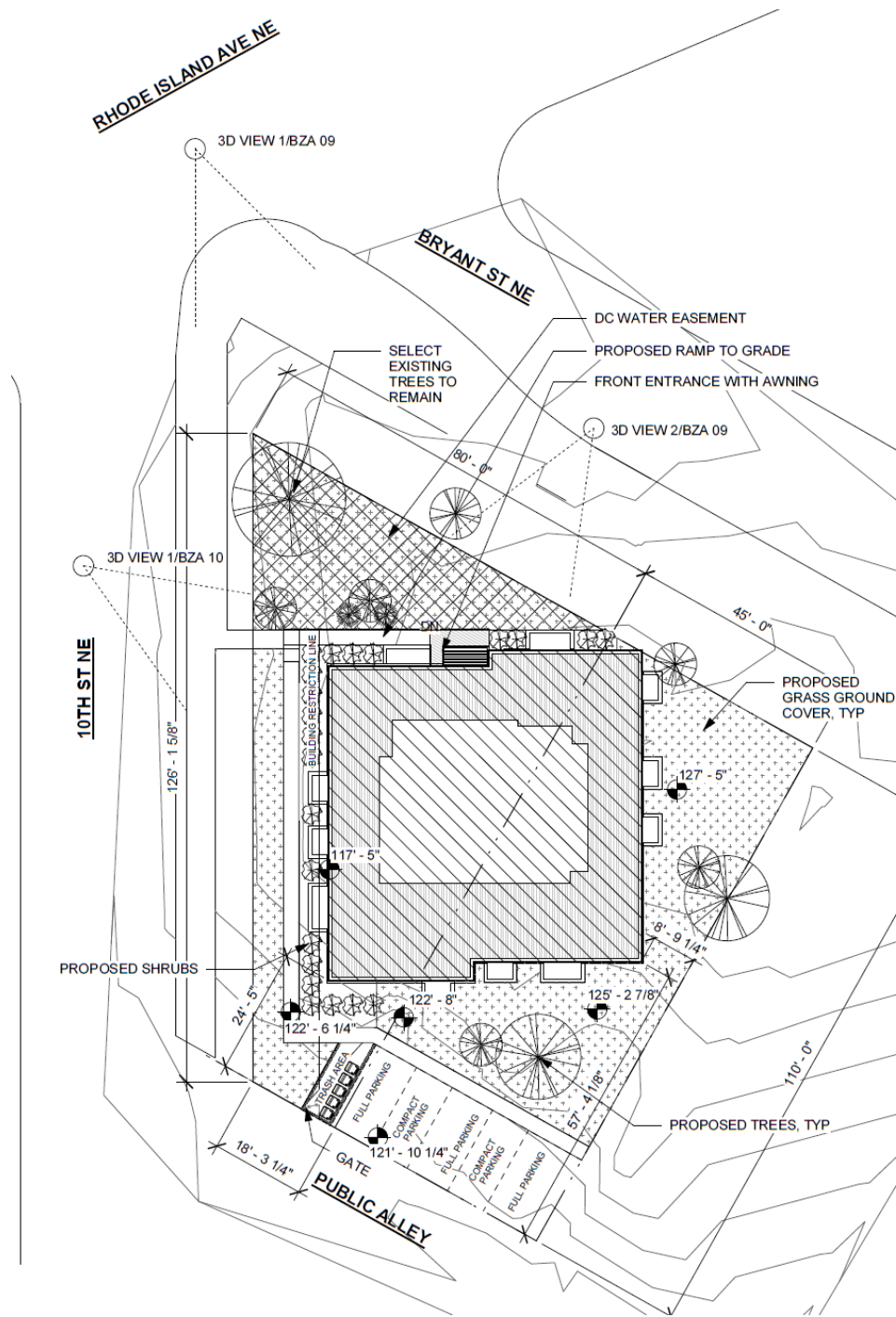
Multi-family & Commercial Structures

ZONING INFO

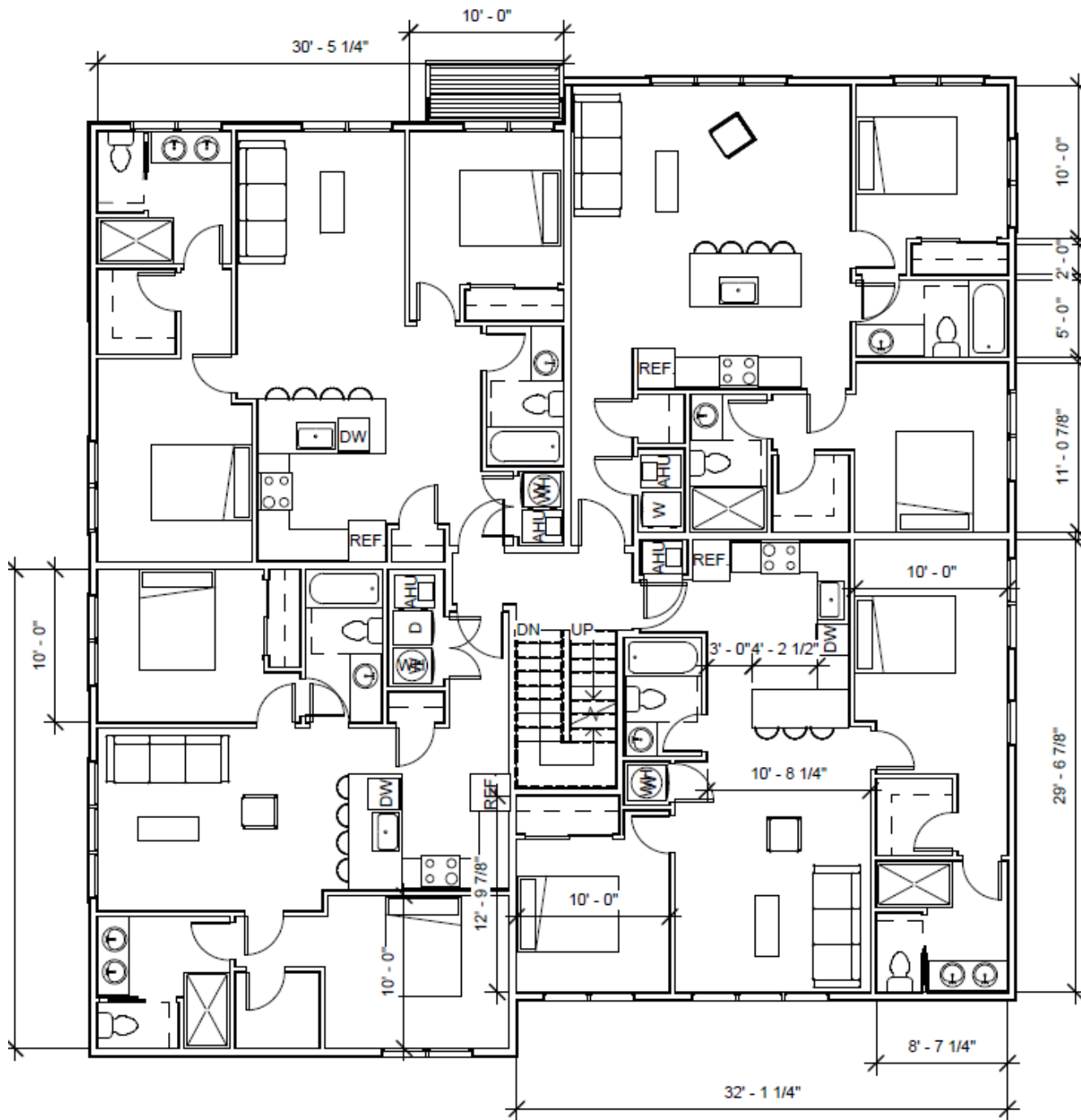
Address:	1001 - 1003 Bryant St NE WASHINGTON DC 20018
SSL:	3869 0025 & 0026
Zoning:	RA-1
Historic District:	N/A
Lot Area:	10,355 SF
Lot Width :	125 FT
ANC:	5C

	ALLOWED/REQ.	PROPOSED
Land Use:		16-Unit Multi-Family
# of Stories:	3 MAX	3
Rear Yard:	20 FT MIN	24' - 5"
Side Yard:	8 FT	8' - 9 1/4"
Building Height:	40 FT MAX	34' - 9"
FAR:	.9 + IZ Bonus = 1.08	1.07
Lot Occupancy:	40%	36%
Gross Building Area:		11,131/ SF
Parking:	2 Spaces	5 Spaces

Site Plan



2nd Floor





View from Bryant Street, NE



View from 10th Street, NE

Special Exception Requirements of Subtitle 11-X DCMR § 901.2

The granting of a special exception in this case:

1. “will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps”
 2. “will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps ...”
- The RA-1 Zone provides for areas predominately developed with low to moderate density development, including multi-family residential buildings.
 - The Applicant has provided ample setbacks from directly adjacent properties, more parking than necessary to mitigate any potential impacts from additional density and is otherwise conforming with the development standards of the RA-1 Zone.
 - The location of the Subject Property on the corner of Bryant, Rhode Island, and 10th is more appropriate for multi-family use than single-family use, as it is a highly visible location on a busy corridor and is directly across from the RA-4 and MU-6 Zones which permit denser developments and larger buildings.

Special Exception Requirements of Subtitle 11-X DCMR § 901.2

The granting of a special exception in this case:

1. “will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps”
 2. “will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps ...”
- The location near a metro is also conducive to multi-family use.
 - The proposed Building will act as a transition point from the denser zones across Rhode Island to the less-dense RA-1 Zone in which the Subject Property is located.

Specific Requirements of U § 421

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*
- According to DC Public Schools online Enrollment Boundary System Information, the following public schools are considered “in-boundary” schools for the Building: Noyes Elementary School, Brookland Middle School, and Dunbar High School.
- All DC public students eligible for grades K-12 have a guaranteed right to enroll in their respective in-boundary schools.

Specific Requirements of U § 421

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

- The Subject Properties are located on Rhode Island Avenue which is a major transportation corridor in the District.
- The Rhode Island Metro station is only 0.3 mi., or a 5-minute walk, from the Subject Property.
- The Applicant is providing 5 parking spaces (where the Zoning Regulations only require 2 spaces).

Specific Requirements of U § 421

Section 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 Applicant is proposing 16 units total. The units will be a mix of two-bedroom and three-bedroom units.
- The Project meets the general development standards of the RA-1 Zone and is providing more parking than is required.
- As previously mentioned, the location is extremely well-served by public transportation.

Specific Requirements of U § 421

Section 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 has submitted with this Application a site plan (which includes landscape elements), a typical floor plans and elevations. The Applicant is not proposing any new rights-of-way of easements.

Government Agencies

- The Office of Planning is recommending approval of the application
- DDOT has no objection