



# **1819 A Street, SE**

**BZA APPLICATION NO. 20437**

**DATIS PROPERTIES LLC**

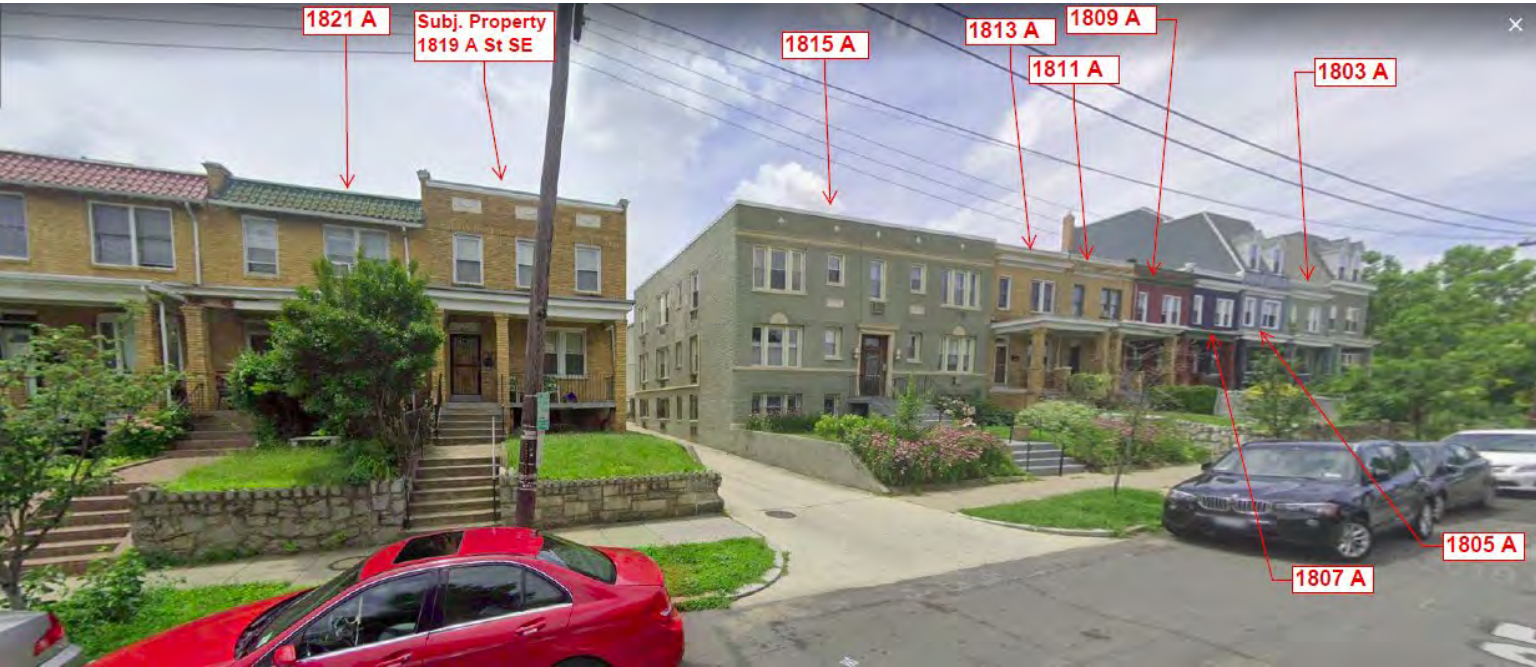
**APRIL 14, 2021**

# Overview and Requested Relief

- RF-1 Zone
- Existing single-family building that extends 14 ft. 5 in. past building to the east
- Proposed 3-unit apartment building with third story addition, which will cantilever over the existing building by 5 ft., for a total of 19 ft. and 5 in. past neighbor’s wall
- First and second story will remain as-is (adding decks)
- Project design is driven by need for a third story cut-out to comply with building code requirement for protection of adjacent neighbor’s chimney
- OP is recommending approval, DDOT has no objections, and ANC 6B unanimously supports



Special Exception	Regulation	Proposed
“10-foot Rule” (E-205.5)	Cannot extend more than 10 ft. past adjoining buildings	19 ft. 5 in. past adjoining building to the east <b>(9 ft. 5 in. of relief)</b>
Architectural Elements (E-206.1)	3 ft. setback of third floor required	0 ft. proposed (maintaining the existing cornice on the front, but not setting back the third story)
Conversion (U-320.2)	3 or more units by Special Exception, with 900 sq. ft. of lot area per unit	3 units – Land Area of 3,020 sf (1,007 sq.ft. per unit)



Existing



② FRONT VIEW

Proposed

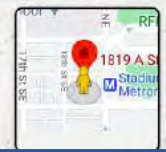


Subj. Property  
1819 A St SE

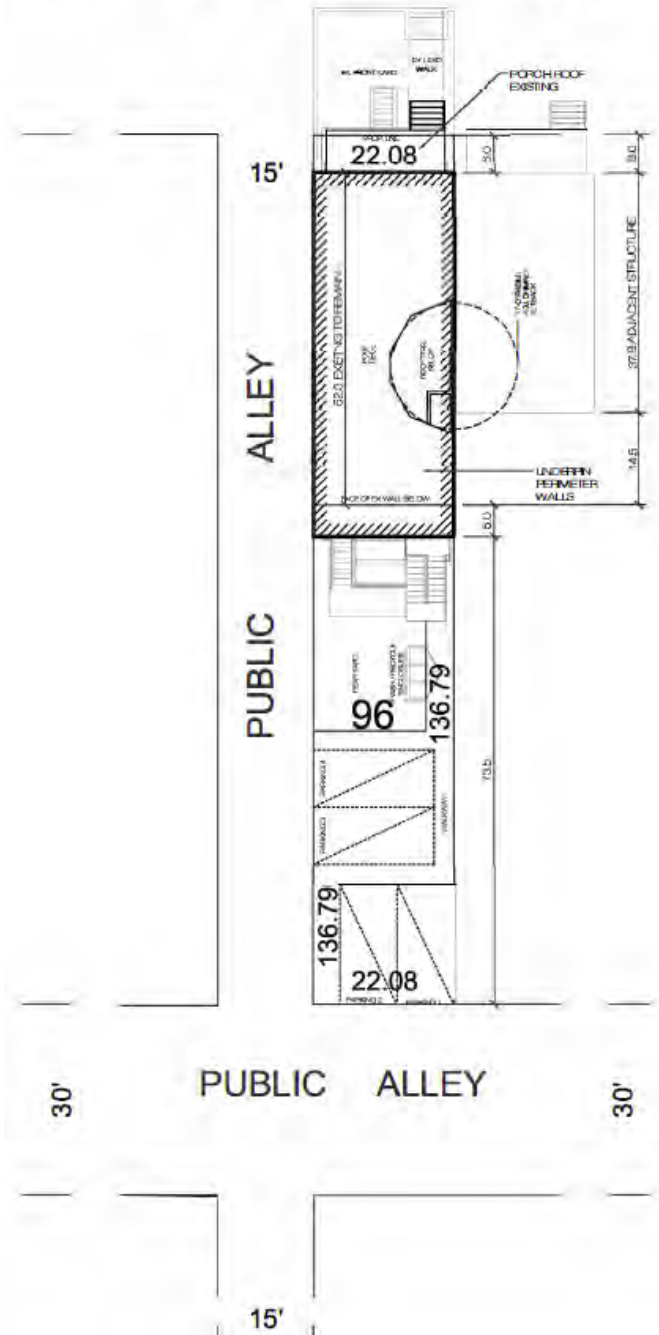
1815 A

Alley Access

Google



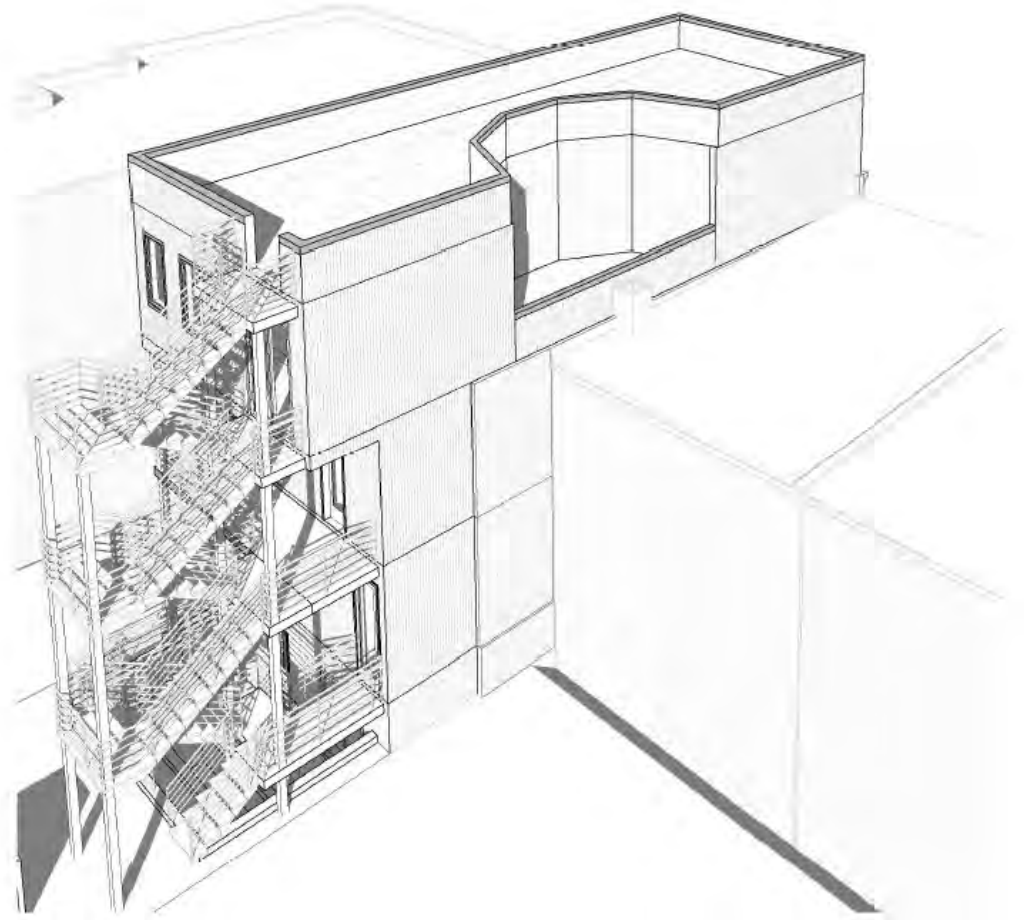
# A STREET, S.E.



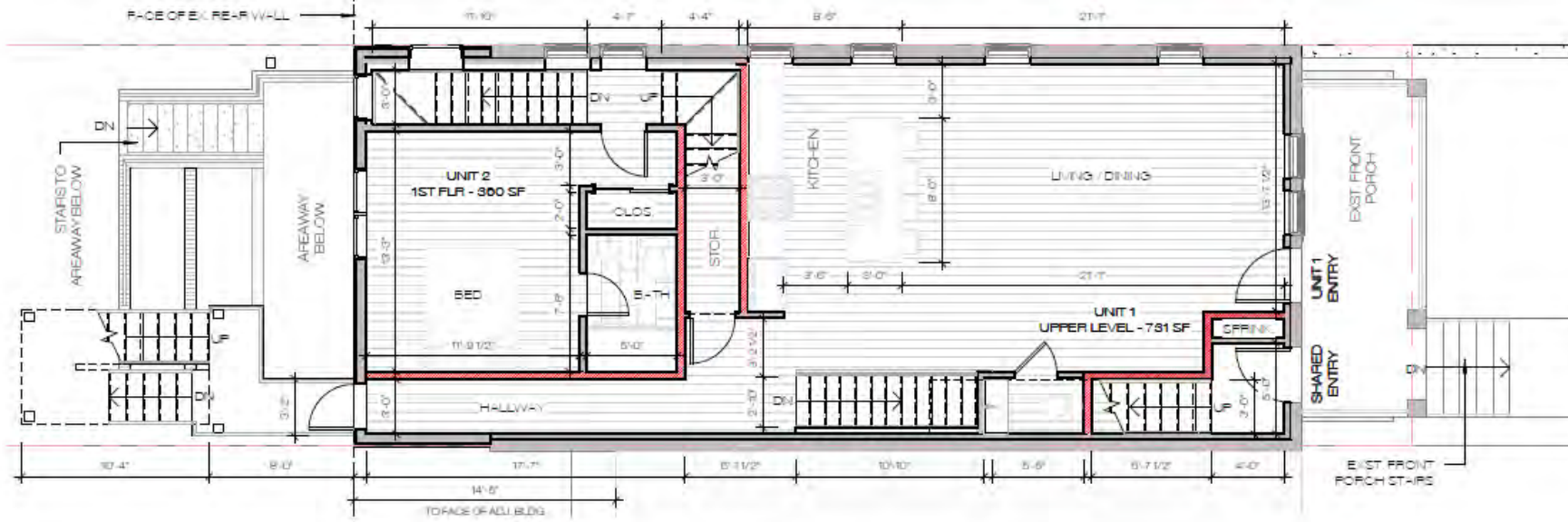
Plat



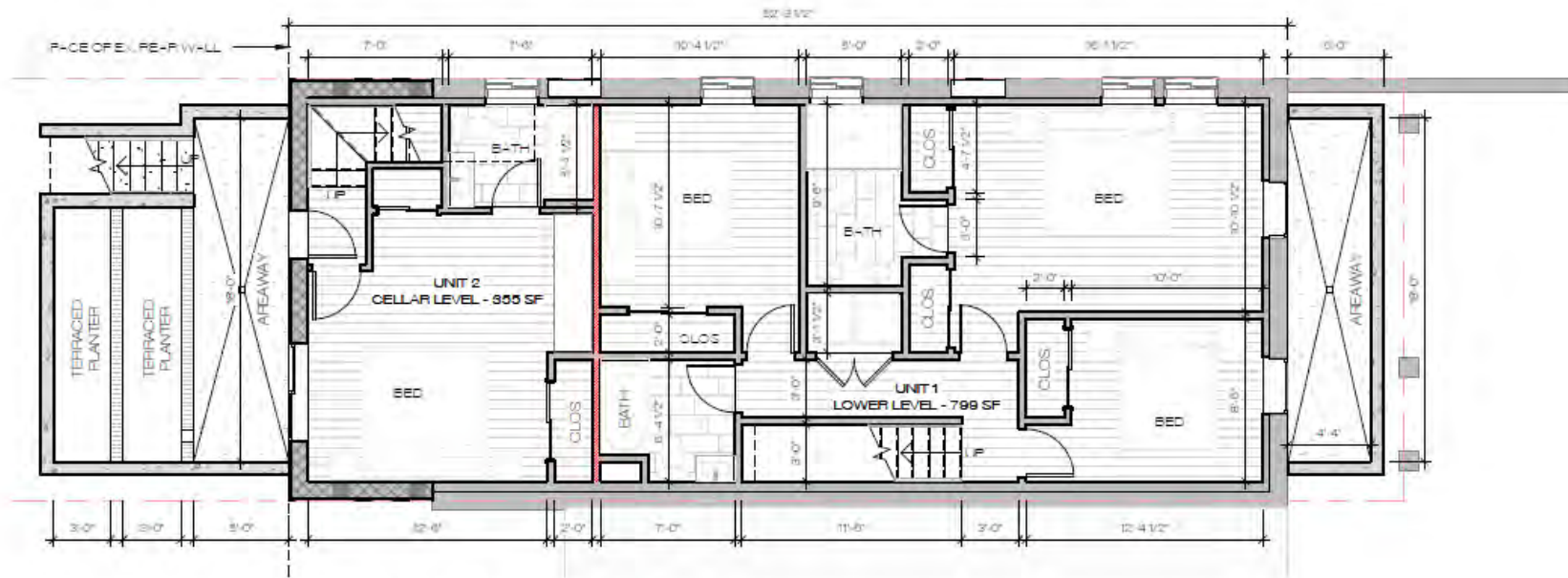
① REAR VIEW



② BIRD'S EYE VIEW

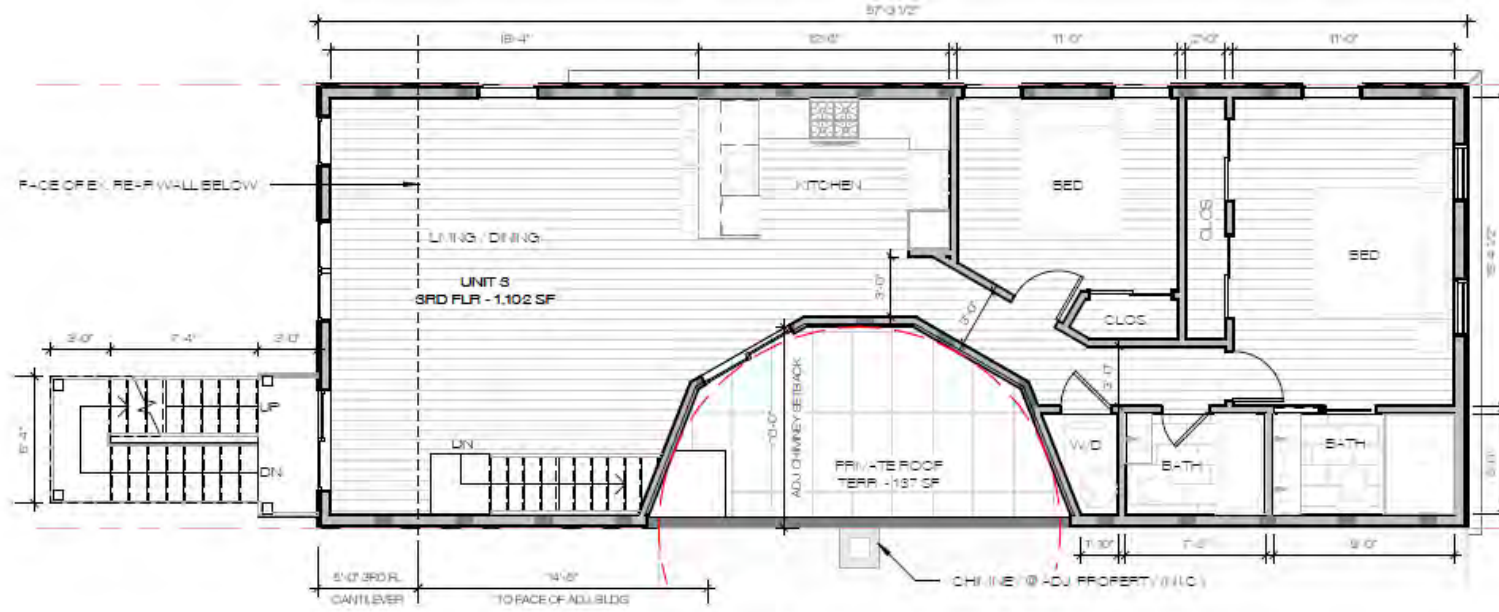


2 1ST FLOOR  
1/8" = 1'-0"

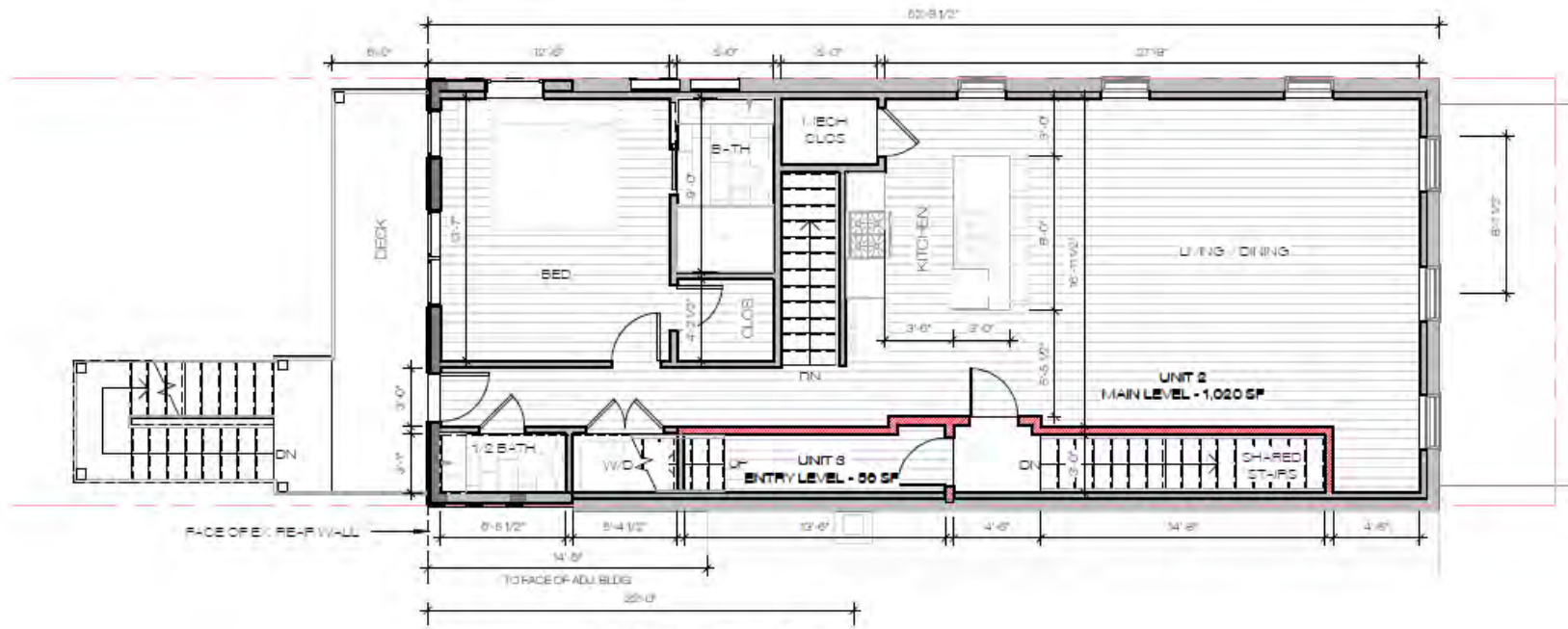


1 CELLAR PLAN  
1/8" = 1'-0"

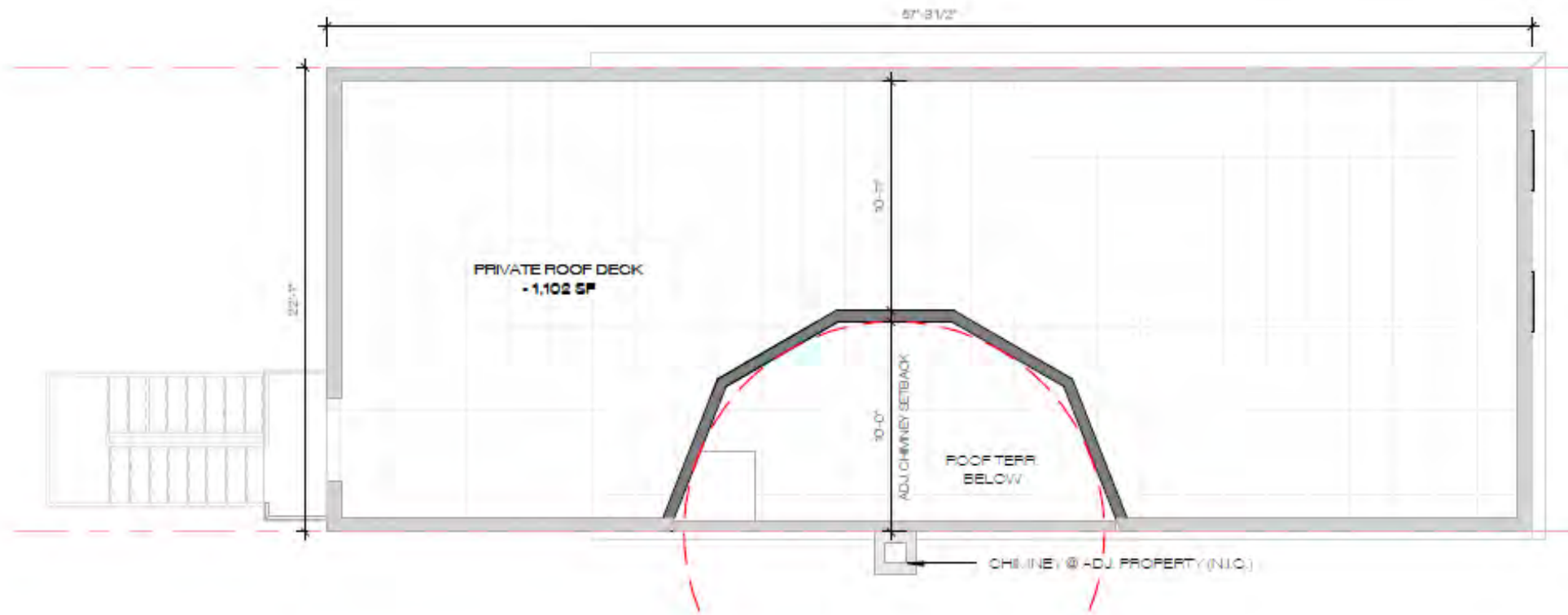




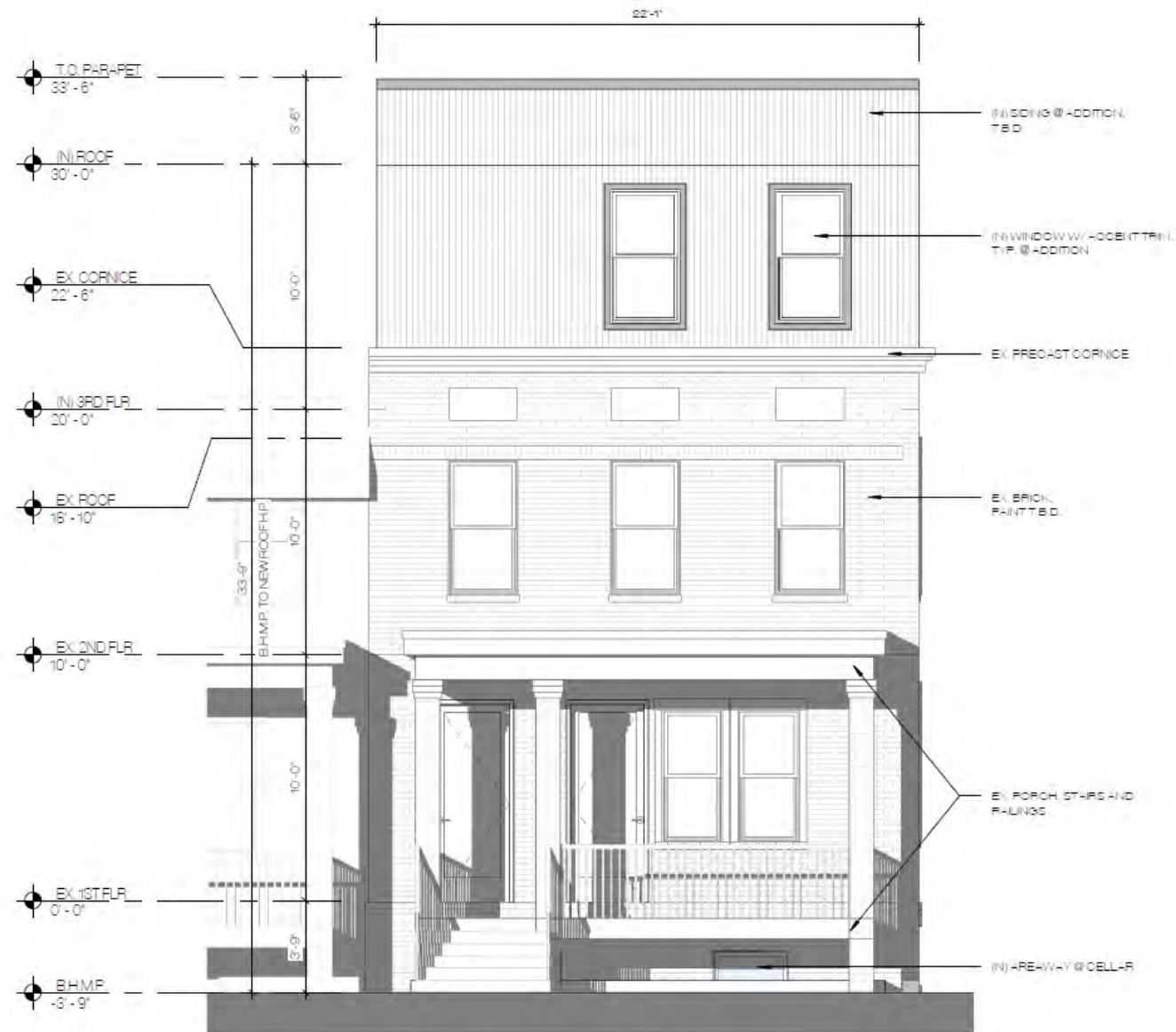
② 3RD FLOOR  
1/8" = 1'-0"



① 2ND FLOOR



1 ROOF PLAN  
1/8" = 1'-0"



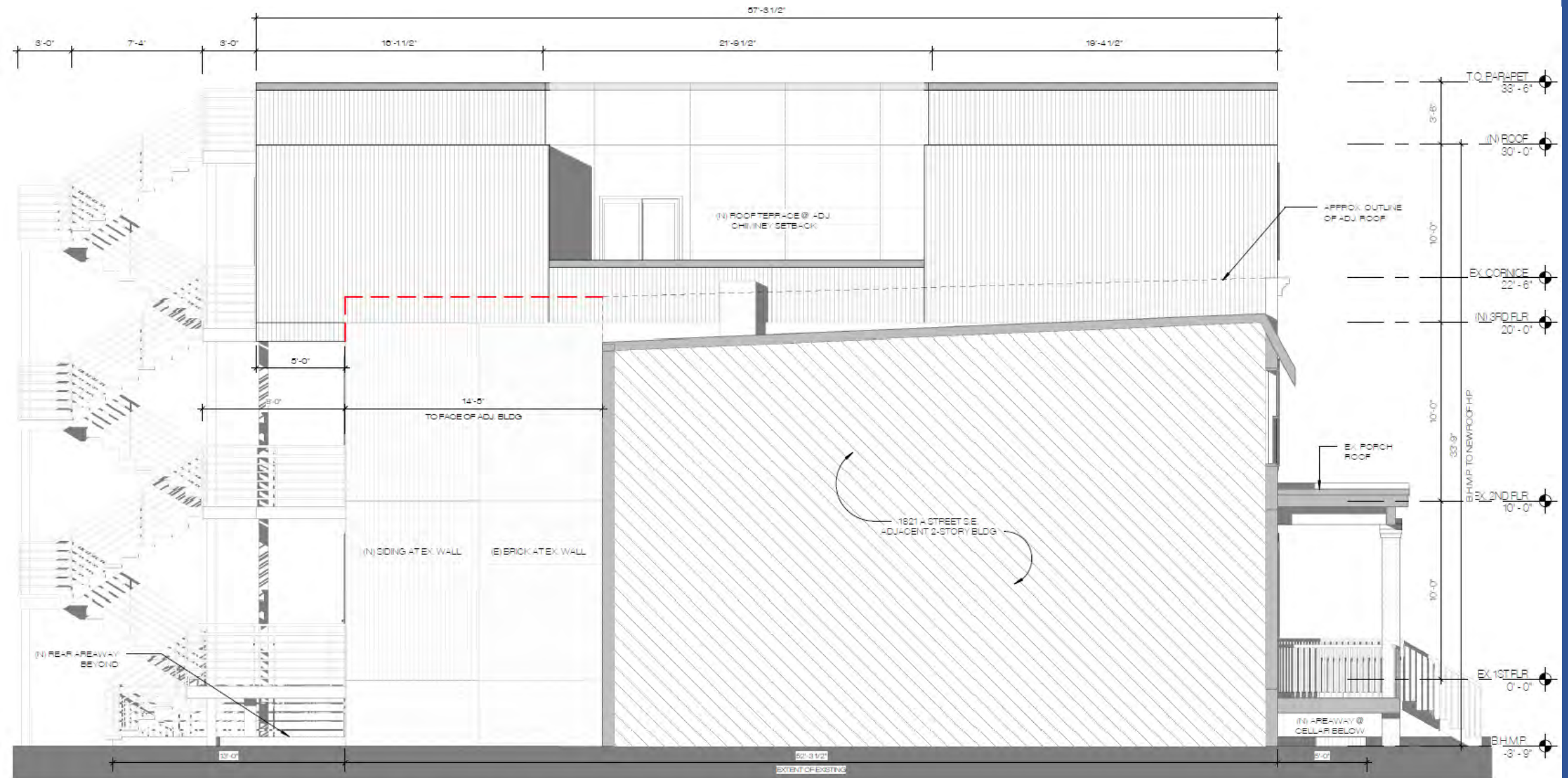
① ELEVATION - FRONT (A ST. SE)  
3/16" = 1'-0"



② ELEVATION - SOUTH (REAR)  
3/16" = 1'-0"



① ELEVATION - WEST (ALLEY)  
3/16" = 1'-0"



① ELEVATION - EAST (PARTY WALL)



① LONGITUDINAL SECTION A  
1/8" = 1'-0"

# General Special Exception Requirements of X-901.2

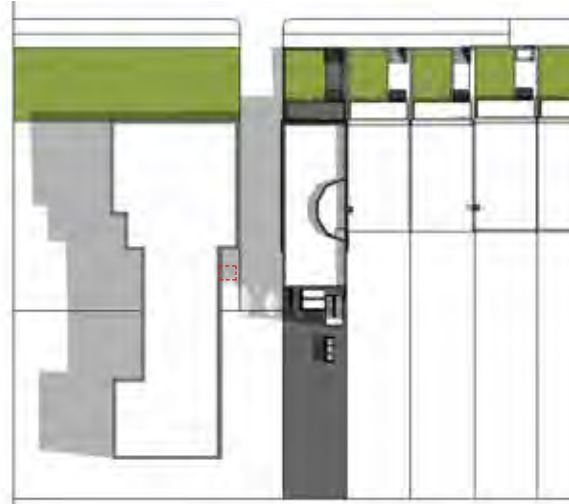
General Requirements of Subtitle 11-X DCMR § 901.2	Project
<p>1. “Granting the relief will be in harmony with the general purpose and intent of the RF-1 zone, the Zoning Regulations, and Zoning Maps.”</p>	<ul style="list-style-type: none"> <li>• The Zoning Regulations permit the conversion of a single-family dwelling to 3 units via special exceptions.</li> <li>• The proposed addition would satisfy the lot area requirement under 320.2 (c) which is intended to control the conversion of single-family units into apartment buildings.</li> </ul>
<p>2. “Granting the relief will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps.”</p>	<ul style="list-style-type: none"> <li>• The Applicant’s design would mitigate potential adverse effects to the neighboring property to the east by protecting their chimney.</li> <li>• The proposal meets all other development standards of the RF-1 zone, is providing a lower than permitted lot occupancy, more parking than necessary, a large rear yard, and safely meets the special exception criteria.</li> </ul>

# Requirements of U-320.2 (Conversion from 1 to 3 units)

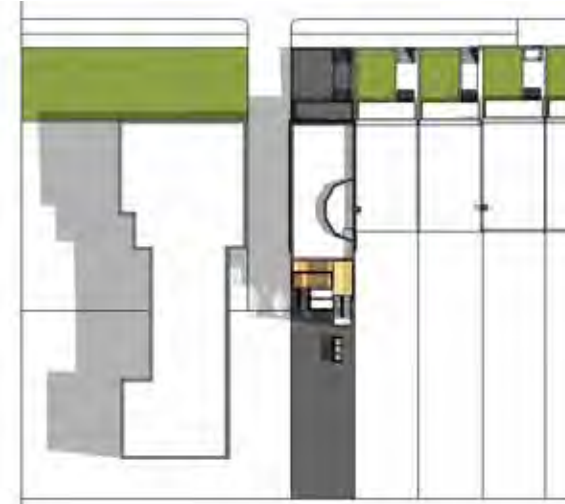
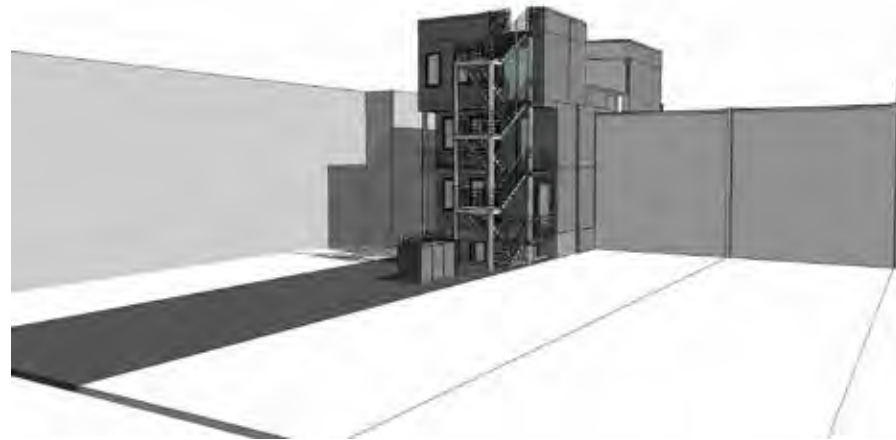
U-320.2	Project
<p>a) The building to be converted or expanded is in existence on the property at the time the Department of Consumer and Regulatory Affairs accepts as complete the building permit application for the conversion or expansion;</p>	<p>The property is in existence as a single-family row dwelling.</p>
<p>b) The 4th dwelling unit and every additional even number dwelling unit thereafter shall be subject to the IZ requirements;</p>	<p>Proposing 3-units; Not applicable</p>
<p>c) There shall be a minimum of 900 sq. ft. of land area per each existing and new dwelling unit;</p>	<p>The lot area of 3,020 sq. ft. provides for more than 900 sq. ft. per dwelling unit.</p>



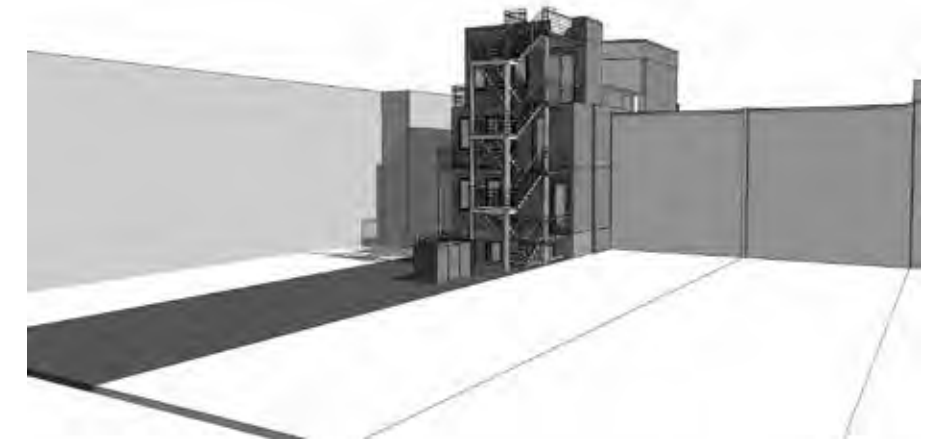
Requirements of E § 5201 and § 5207	Project (10-Foot Rule & Architectural Elements)
<p>1) The light and air available to neighboring properties shall not be unduly affected;</p>	<ul style="list-style-type: none"> <li>• The Subject Property’s north/south orientation should help minimize undue adverse impacts to the natural light of the abutting residence.</li> <li>• A Shadow Study has been submitted to the record, showing minimal impact.</li> </ul>
<p>2) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; and</p>	<ul style="list-style-type: none"> <li>• The proposed Addition will not have any windows facing the neighboring building to the east.</li> <li>• There is 1 new western-facing window proposed, but it is separated by an alley from the building to the west.</li> <li>• The balconies and staircases are permitted as a matter-of-right, as the two-story portion of the addition already exists.</li> </ul>
<p>3) The proposed Project and any associated additions, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street or alley;</p>	<ul style="list-style-type: none"> <li>• The adjacent property to the west (1815 A) already extends much further than both the existing building and proposed addition.</li> <li>• Only proposing to cantilever over the existing building, extending it by 5 ft.</li> <li>• Lot occupancy is limited to 49% (60% is maximum); rear yard is ~65 ft. even with stairs and balconies</li> </ul>



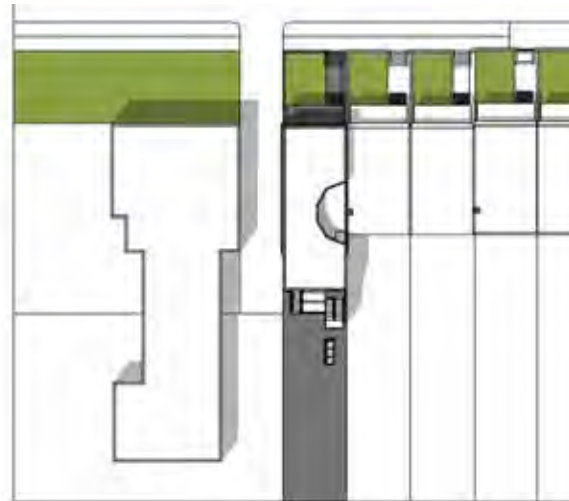
PROPOSED - 9AM



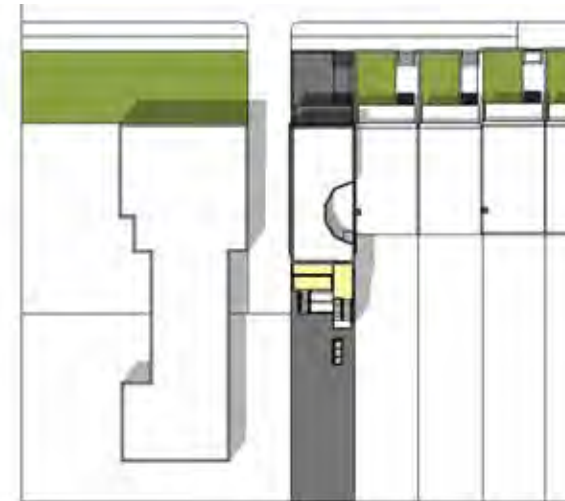
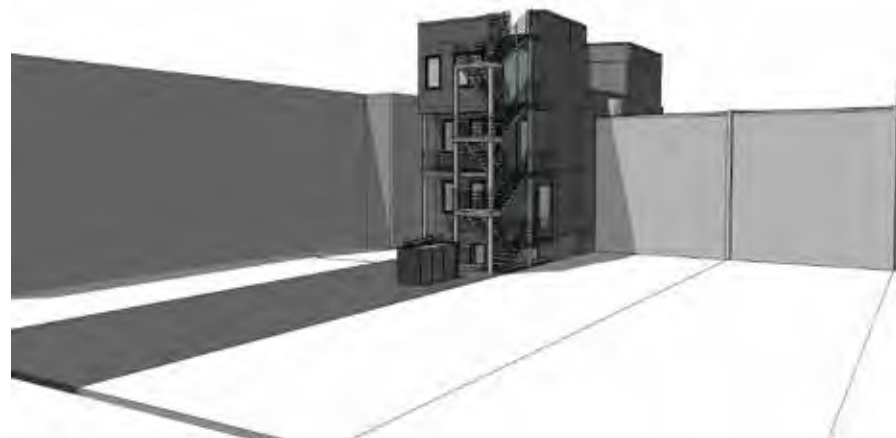
M.O.R. - 9AM



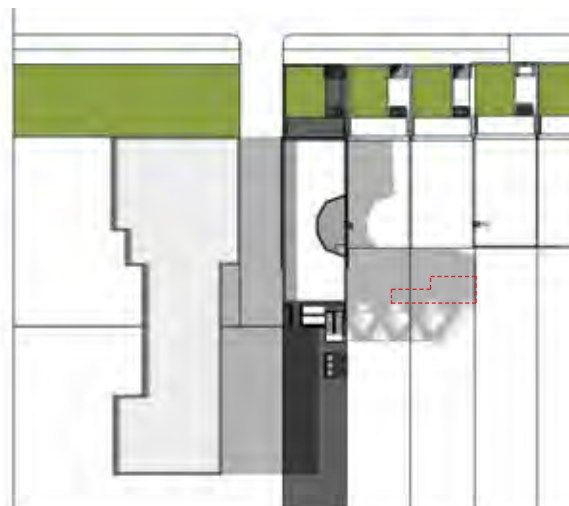
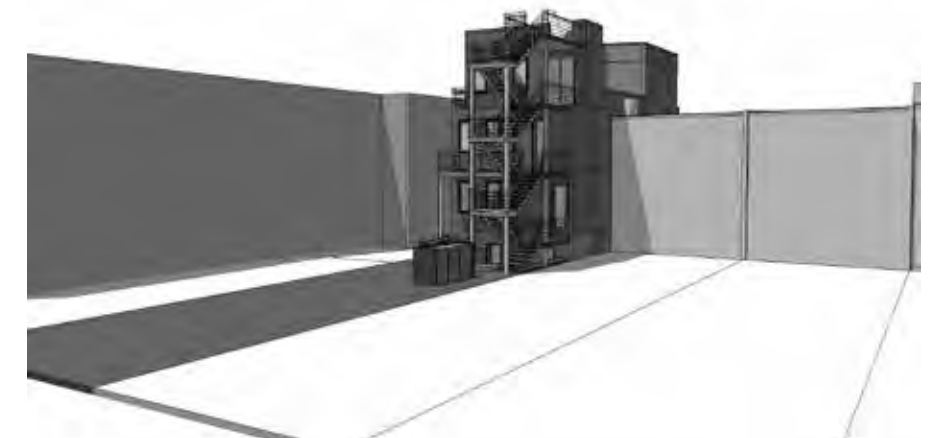
\*MATTER OF RIGHT (M.O.R.) BASED ON 10'-0" MAX. REAR ADDITION AT 3RD FLOOR



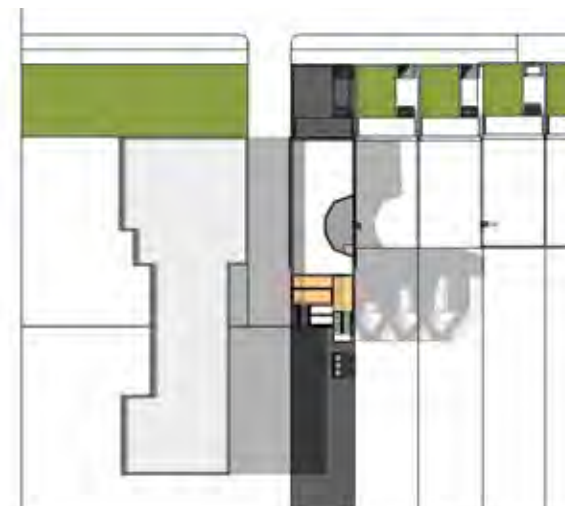
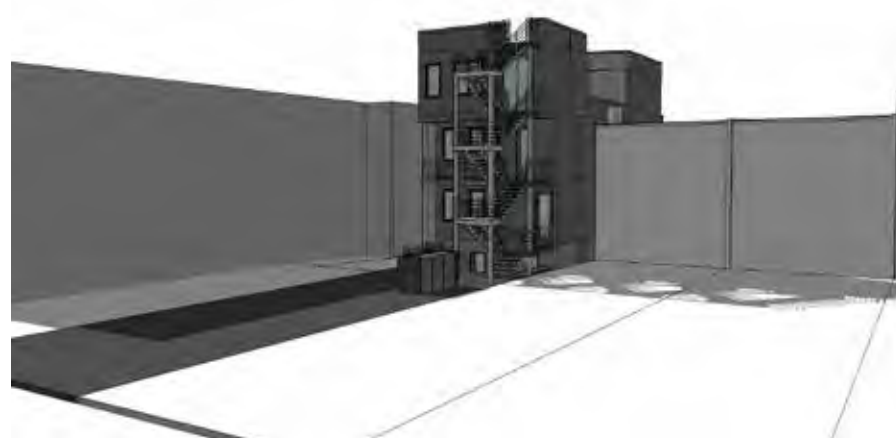
PROPOSED - 1PM



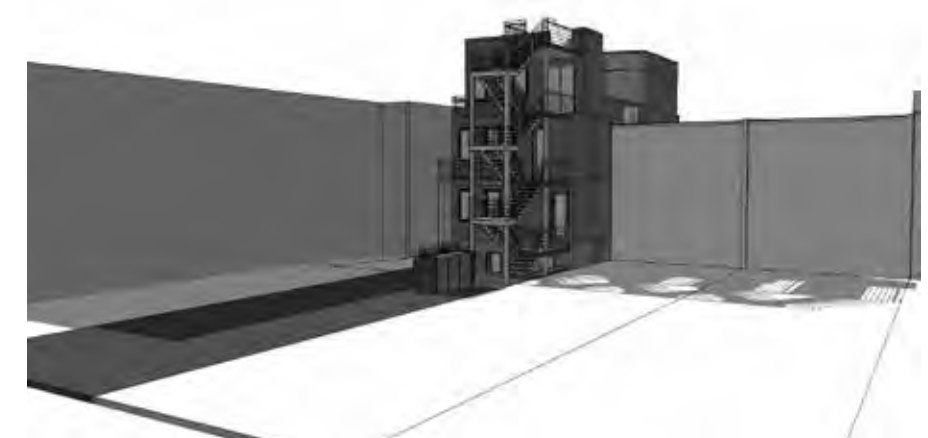
M.O.R. - 1PM



PROPOSED - 4PM



M.O.R. - 4PM



----- EXTENT OF ADDITIONAL SHOWDOWS

Project Phase

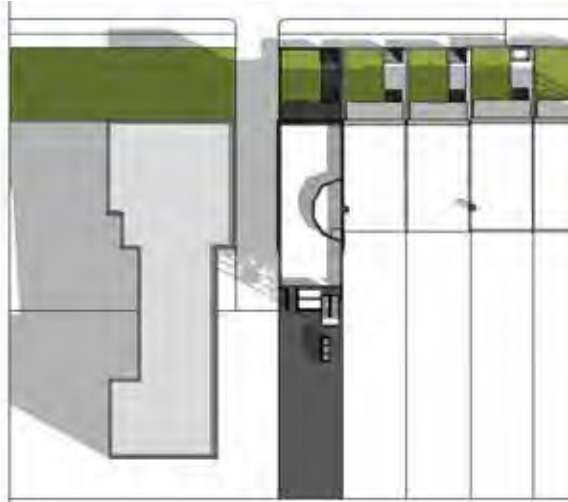
# 3-UNIT FLATS ROWHOUSE RENOVATION / ADDITION

Date  
03/01/21

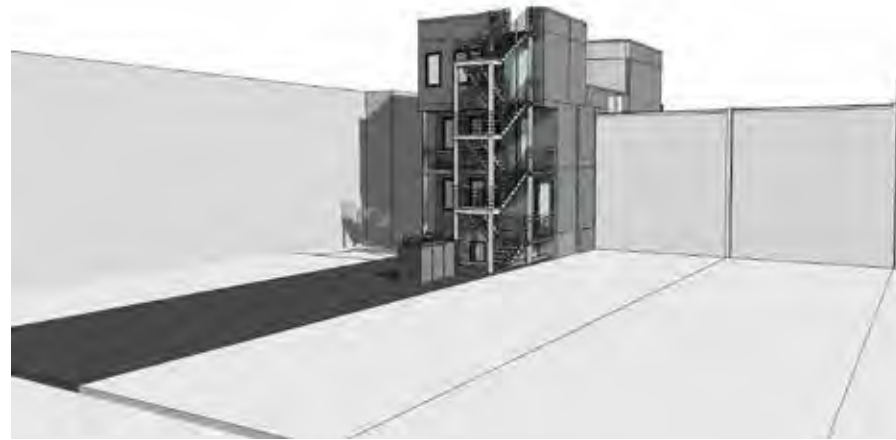
1819 A STREET S.E WASHINGTON, D.C. 20003

## SUMMER SOLSTICE

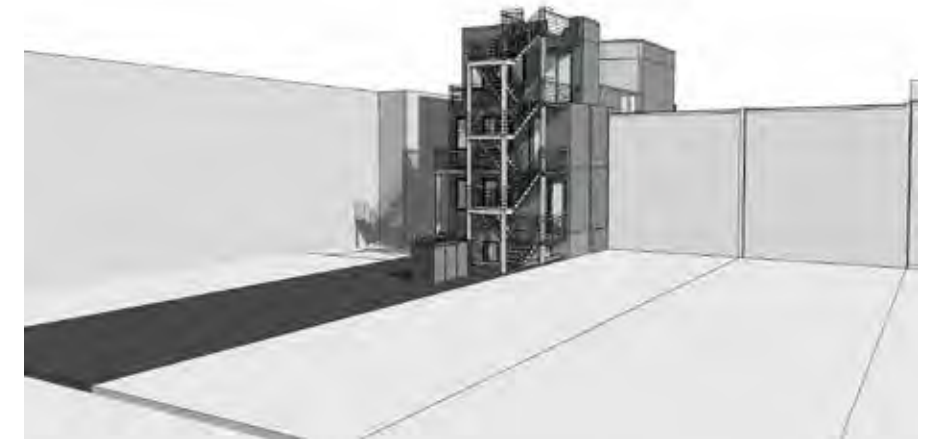
### A3.1



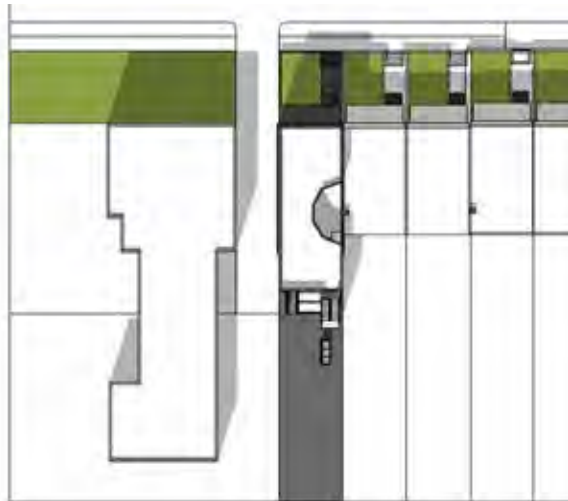
PROPOSED - 9AM



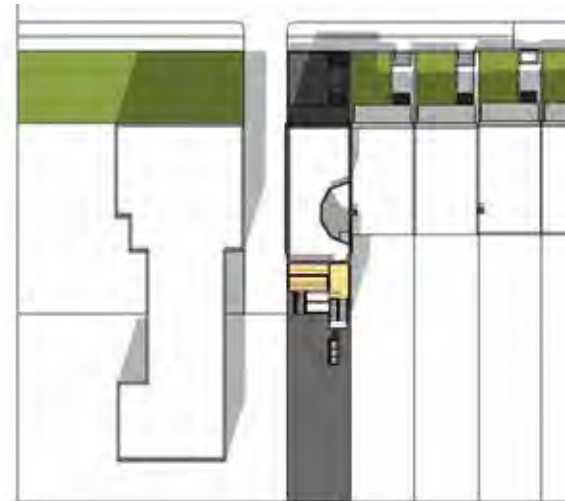
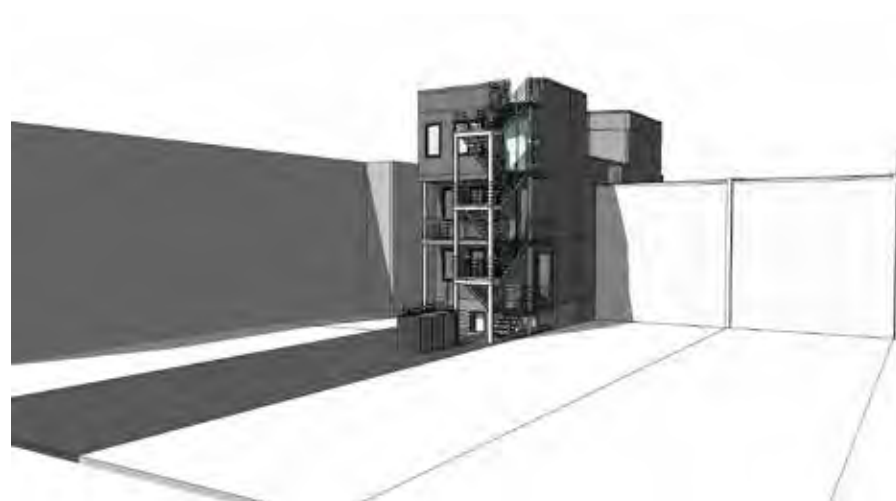
M.O.R. - 9AM



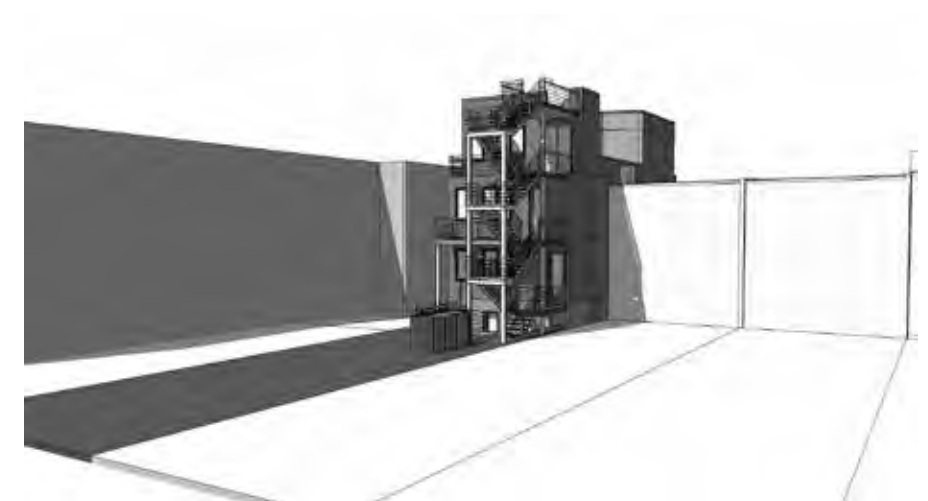
\*MATTER OF RIGHT (M.O.R.) BASED ON 10'-0" MAX. REAR ADDITION AT 3RD FLOOR



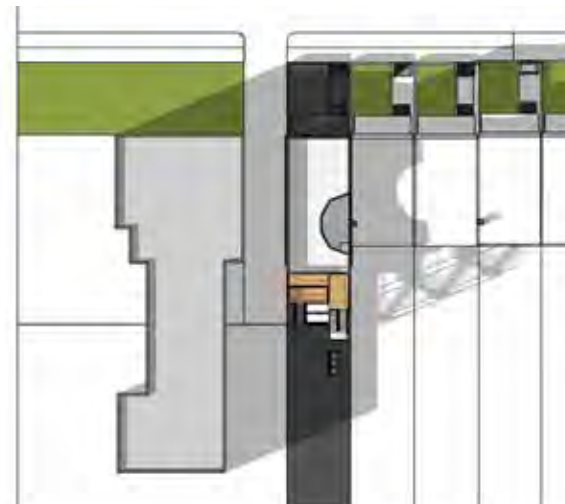
PROPOSED - 1PM



M.O.R. - 1PM



PROPOSED - 4PM



M.O.R. - 4PM



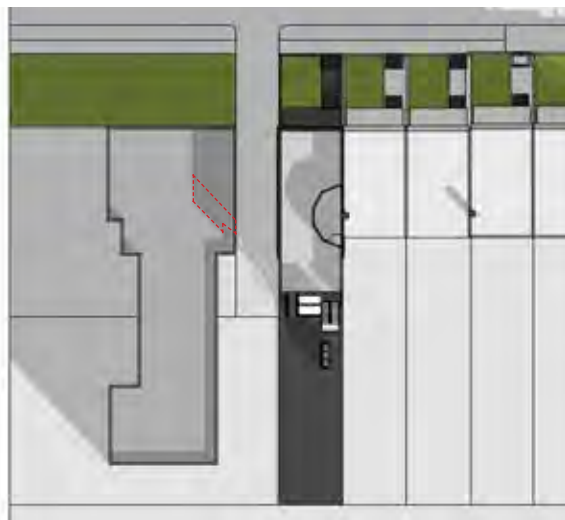
Project Phase

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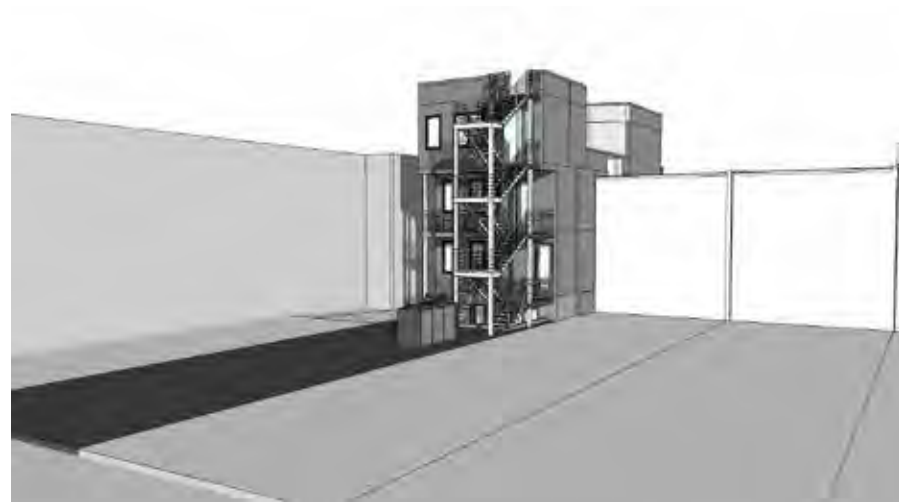
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1819 A STREET SE WASHINGTON, D.C. 20003

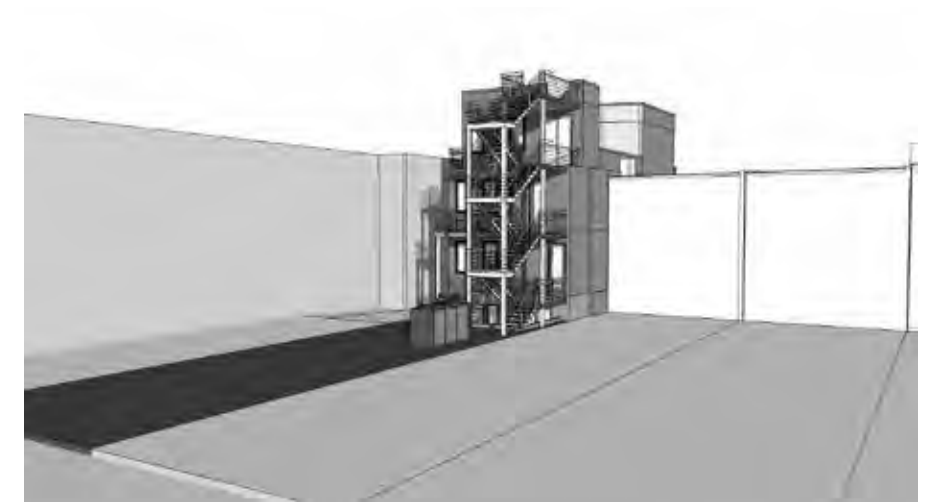
## SPRING/FALL EQUINOX



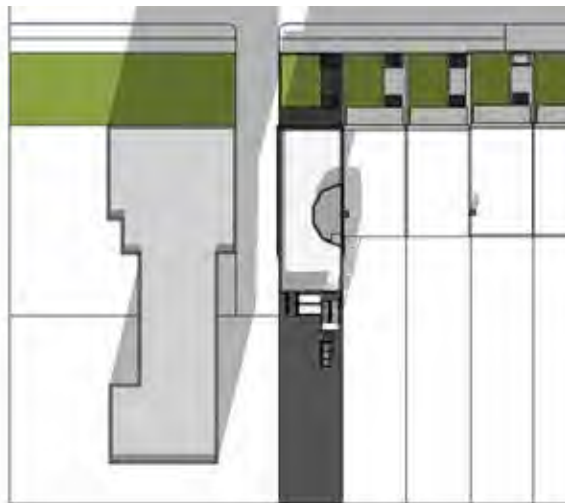
PROPOSED - 9AM



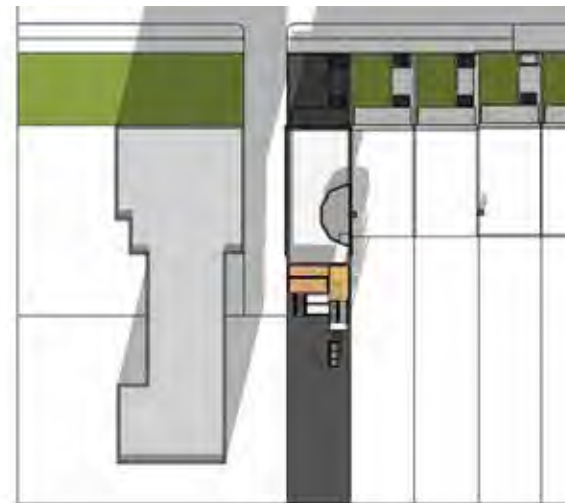
M.O.R. - 9AM



\*MATTER OF RIGHT (M.O.R.) BASED ON 10'-0" MAX. REAR ADDITION AT 3RD FLOOR



PROPOSED - 1PM



M.O.R. - 1PM



PROPOSED - 4PM



M.O.R. - 4PM



----- EXTENT OF ADDITIONAL SHOWDOWS

Project Phase

Date  
03/01/21

# 3-UNIT FLATS ROWHOUSE RENOVATION / ADDITION

1819 A STREET S.E. WASHINGTON, D.C. 20003

## WINTER SOLSTICE

### A3.3

# Community Outreach

- Dec. 28: DATIS sent email inviting adjacent neighbor to connect. No response.
- Dec. 29: Commissioner Krepp shared BZA package with several interested neighbors including adjacent neighbor. Encouraged the adjacent neighbor to speak with us directly or with Sullivan & Barros. No response.
- Jan. 4: DATIS invited several neighbors including the adjacent neighbor to the first virtual meeting.
- Jan. 8: Held first virtual meeting with few neighbors in addition to Commissioner Krepp.
- Jan. 20: Called Mr. Williams and left a voice mail. No response.
- Jan. 24: Went in person to speak with the adjacent neighbor. Daughter opened the door and responded parents would get in touch when and if they want to.
- Feb 15: Mailed a package that included the project description, conversion plans, 3D images along with an invitation to a Zoom meeting to 22 surrounding neighbors.
- Feb 16: Emailed electronic version of the package to 3 neighbors who had indicated interest to Commissioner Krepp.
- Feb 24: Held the second virtual meeting with participating neighbors.
- March 2-5: Received 4 letters in support from surrounding neighbors (3 adjacent neighbors at 1815 A Street (to the west, across the alley) and 1 across the street at 1814 A.
- March 2-9: Emailed adjacent neighbor to the east multiple times offering to meet anytime and sent a sample CMA (construction management agreement) for review. She said she would be in touch and we have not yet heard from her.