



## MEMORANDUM

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Matt Jesick, Case Manager  
*JL* Joel Lawson, Associate Director, Development Review

**DATE:** March 18, 2022

**SUBJECT:** BZA #20655 – 2425 20<sup>th</sup> Street, NE – Special Exception relief to construct a new residential development and to utilize IZ FAR

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### **I. RECOMMENDATION**

As of this writing, the record does not contain information necessary to complete the review of the special exception criteria for a new multi-family project in the RA-1 zone. The required information is summarized below and described in this report. Until the necessary information is received, OP **cannot at this time make a recommendation** on the following area of requested relief:

- U § 421 – Special exception review for all new multi-family projects in the RA-1 zone.

Once this information is provided to the record, OP will submit additional analysis and a recommendation. The present design may also require relief for side yard on the north side of the building. If so, the design should be revised to be made conforming, or the applicant should request the appropriate relief.

### **II. SUMMARY OF OP COMMENTS**

OP is generally supportive of the provision of a new, infill multi-family building at this location, and the proposed height and density of the building are generally consistent with the intent of the RA multi-family zoning. However, OP has asked the applicant to provide additional information about the project, and also offers design suggestions to improve the project to better meet the relevant review criteria. The following summarizes OP's comments from this report.

1. Provide the FAR floor area of the building, rather than the floor area including the penthouse, as shown on Sheet 1 of the plan set, Exhibit 4;
2. Identify on the plans the location of the trash and recycling. Due to the high visibility of the site, the trash and recycling should be located within the building. If not, the applicant should detail where they would be located on the site, how they would not detract from the streetscape or adjacent properties, and the provision of substantial, well designed and secure screening;
3. Include in the plans a description of the materials to be used on the building;

4. Identify on the plans the required long term bicycle parking spaces;
5. Provide more landscaping and screening for the parking lot, which is in a highly visible location; (are we sure the parking lot will not require relief to be located in this location?)
6. Show on the plans how the exterior stairs facing Lafayette Avenue will be secured such that they do not present a security risk;
7. The design should include a canopy over the front entrance;
8. Provide a lighting plan for the site, including lighting for the front entrance and rear exterior stairs;
9. Provide a penthouse design that conforms to zoning requirements.

### III. LOCATION AND SITE DESCRIPTION

Applicant	20 <sup>th</sup> and Channing NE, LLC
Address	2425 20 <sup>th</sup> Street, NE
Legal Description	Square 4110, Lot 17
Ward / ANC	5, 5C
Zone	RA-1, low density apartment zone
Historic Designation	None
Lot Characteristics and Existing Development	Triangular property is vacant; Large tree at the west side of the property along 20 <sup>th</sup> Street.
Adjacent Properties and Surrounding Neighborhood Character	Existing development around the subject site appears to be mostly single family detached homes, with rowhouses, apartments and PDR uses also in the neighborhood. The Board recently approved case #20354, across 20 <sup>th</sup> Street to the southwest, which proposed three apartment buildings totaling 30 units. Lafayette Avenue appears to function as a de facto alley for the homes fronting on 21 <sup>st</sup> Place, to the east.
Proposed Development	Construct a 24-unit apartment building.

### IV. ZONING REQUIREMENTS AND REQUESTED RELIEF

The site is zoned RA-1, a zone that requires special exception review for all new multifamily developments, subject to the criteria of Subtitle U § 421. The proposed building would conform for height and rear yard. The applicant has not requested FAR relief but should provide the FAR floor area for the building. The building may also be nonconforming for side yard on the north side of the building.

Section	Requirement	Proposed	Relief
Lot Area F § 201.4	As prescribed by the Board	10,419 sq.ft.	Conforming
Lot Width F § 201.4	As prescribed by the Board	79.5 ft. <sup>1</sup>	Conforming
Lot Depth	n/a	88.8 ft.	Conforming
FAR F § 302 and C § 1002.3	1.08 w/ IZ max.	1.08 <sup>2</sup>	Assumed Conforming
Height F § 303	40 ft. and 3 stories max.	36 ft. – 3 stories + cellar	Conforming
Lot Occupancy F § 304	40% max.	36%	Conforming
Rear Yard F § 305	20 ft. min.	31.75 ft.	Conforming
Side Yard F § 306.2(a)	<b>3 in. per ft. of height</b> but not less than eight feet (8 ft.) min.; <b>9' required</b>	<b>North – &lt; 9 ft.</b> <b>South – &gt; 9 ft.</b>	<b>Nonconforming</b> Conforming
GAR F § 307	0.4 min.	Not provided	Will be required to conform
On-site energy generation	n/a	None proposed	Conforming
Vehicle Parking C § 701	1 per 3 units in excess of 4 units = 7 spaces min.	4 spaces provided (2 dedicated carsharing spaces count as 3 spaces each, per C § 708.2)	Conforming
Bicycle Parking C § 802	Long Term 1 per 3 units = 8 min.	Not provided	Will be required to conform; Should be shown on the plans
	Short Term 1 per 20 units = 1 min.	Quantity not provided, but area shown in parking lot.	Conforming

<sup>1</sup> Average width per definition “Lot Width”, Subtitle B § 100.2.

<sup>2</sup> FAR floor area not provided by the applicant. The Self Certification, Exhibit 3, states that the maximum FAR would be 1.08. But Sheet 1 of the plans, Exhibit 4, only provides the total floor area including the penthouse. The application should include the FAR floor area.

## V. VICINITY MAP

