

SUPPLEMENTAL MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

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

DATE: April 14, 2022

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

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following areas of requested and required relief:

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

II. SUMMARY OF OP COMMENTS

At OP’s initial report at Exhibit 19, we listed information that was required for review and recommendation, or suggested revisions to the plans to improve the design. With the latest plan set at Exhibit 31 the applicant has generally addressed those initial comments.

One new potential issue, however, has been created as part of the latest revisions. Exhibit 32, the revised Self Certification form, lists the proposed lot occupancy as 41%. The maximum by-right permitted amount in the RA-1 zone, however, is 40%. As no relief was requested, the design will have to comply with the lot occupancy limit.

III. LOCATION AND SITE DESCRIPTION

Applicant	Catarina Ferreira for 20th and Channing NE, LLC
Address	2425 20 th 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	Relatively flat, triangular property is vacant Large tree at the west side of the property along 20 th 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 th Street to the southwest, for three apartment buildings totaling 30 units.
Proposed Development	Construct a 24-unit apartment building, which would include three IZ units.

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, FAR and yards. The updated design appears to be nonconforming for lot occupancy. The applicant should revise the design to meet the 40% lot occupancy maximum.

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. ¹	Conforming
Lot Depth	n/a	88.8 ft.	Conforming
FAR F § 302 and C § 1002.3	1.08 w/ IZ max. (11,253 sf)	1.08 (11,217 sf)	Conforming
Height F § 303	40 ft. and 3 stories max.	36 ft. – 3 stories + cellar	Conforming
Lot Occupancy F § 304	40% max.	41%	Not requested, will be required to conform
Rear Yard F § 305	20 ft. min.	31.75 ft.	Conforming
Side Yard F § 306.2(a)	3 in. per ft. of height but not less than eight feet (8 ft.) min.; 9' required	North – 9 ft. South – > 9 ft.	Conforming Conforming
GAR F § 307	0.4 min.	Not provided	Will be required to conform
On-site energy generation	n/a	Solar panels indicated on roof plan.	Conforming

¹ Average width per definition “Lot Width”, Subtitle B § 100.2.

Section	Requirement	Proposed	Relief
Vehicle Parking C § 701	1 per 3 units in excess of 4 units = 7 spaces min.	5 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.	8	Conforming
	Short Term 1 per 20 units = 1 min.	2	Conforming

V. ANALYSIS

Subtitle U § 421 requires special exception review for new multifamily residential developments in the RA-1 zone, subject to the criteria listed below.

Special Exception for New Residential Development – 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.

The application proposes a new multi-family development, a permitted use in the RA-1 zone.

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 referred to the Deputy Mayor for Education (DME) and the Office of the State Superintendent of Education (OSSE) at Exhibit 15. While comments were not received, the 2019-2020 DME Master Facilities Plan presents the following utilization data for the relevant public schools:

Langdon Elementary – 74% utilization
 McKinley Middle – 78% utilization
 Dunbar High – 57% utilization

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

OP defers to the District Department of Transportation (DDOT) to comment on the adequacy of the public streets and transportation infrastructure. DDOT's report at Exhibit 20 indicates no objection to the application, subject to conditions. The application was referred to the Department of Parks and Recreation (DPR) at Exhibit 15, and OP defers to DPR to comment on neighborhood recreation facilities. However, Loomis Park is directly to the south of the site, and Langdon Park Recreation Center and Chuck Brown Memorial Park are a few blocks to the north.

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 main entrance would be on the west side of the building, and the main entrance would be in a courtyard on that side. The applicant has added a canopy over the main entrance to protect residents from the elements and to increase the prominence of the main entrance from the street.

OP supports the design direction for the proposed building, which would be residential in character. The building would be three stories tall, and would also have a cellar level. Light and air would be provided to the cellar units with a series of areaways around the perimeter of the building. The penthouse has also been revised to remove the bedrooms shown in the initial submission. Many of the units would have balconies. Since the initial submission, the plans have been updated to include the material selections. The overall design is not inappropriate in a neighborhood with a variety of building forms and styles.

Given the location of the lot, surrounded by three streets, necessary functions such as vehicular parking and trash will have some visibility, but OP encouraged the applicant to minimize that visibility through landscaping and fencing where appropriate. The latest design seems to provide significant landscaping around the parking and trash area, as well as a six foot fence. The applicant has also included in Exhibit 31 a lighting plan for the site, which indicates lighting fixtures in the parking area, along walkways, and at the perimeter of the building. The revised plans also indicate that the exterior stairs will be secured with locking gates to provide security. The applicant is providing solar panels on the roof of the building.

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 application appears to include the required information.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

At Exhibit 20 is a DDOT report indicating no objection to the application, subject to conditions.

VII. ANC COMMENTS

An ANC report indicating support for the proposal is included in the record at Exhibit 28.

VIII. COMMUNITY COMMENTS

As of this writing the record contains one comment in opposition at Exhibit 27.

IX. ATTACHMENT

1. Vicinity Map

