

BZA Application No. 20806

**1016 Rhode Island Avenue, NE
GOJO Inc.
November 16, 2022**

Board of Zoning Adjustment
District of Columbia
CASE NO.20806
EXHIBIT NO.32

Sullivan & Barros, LLP

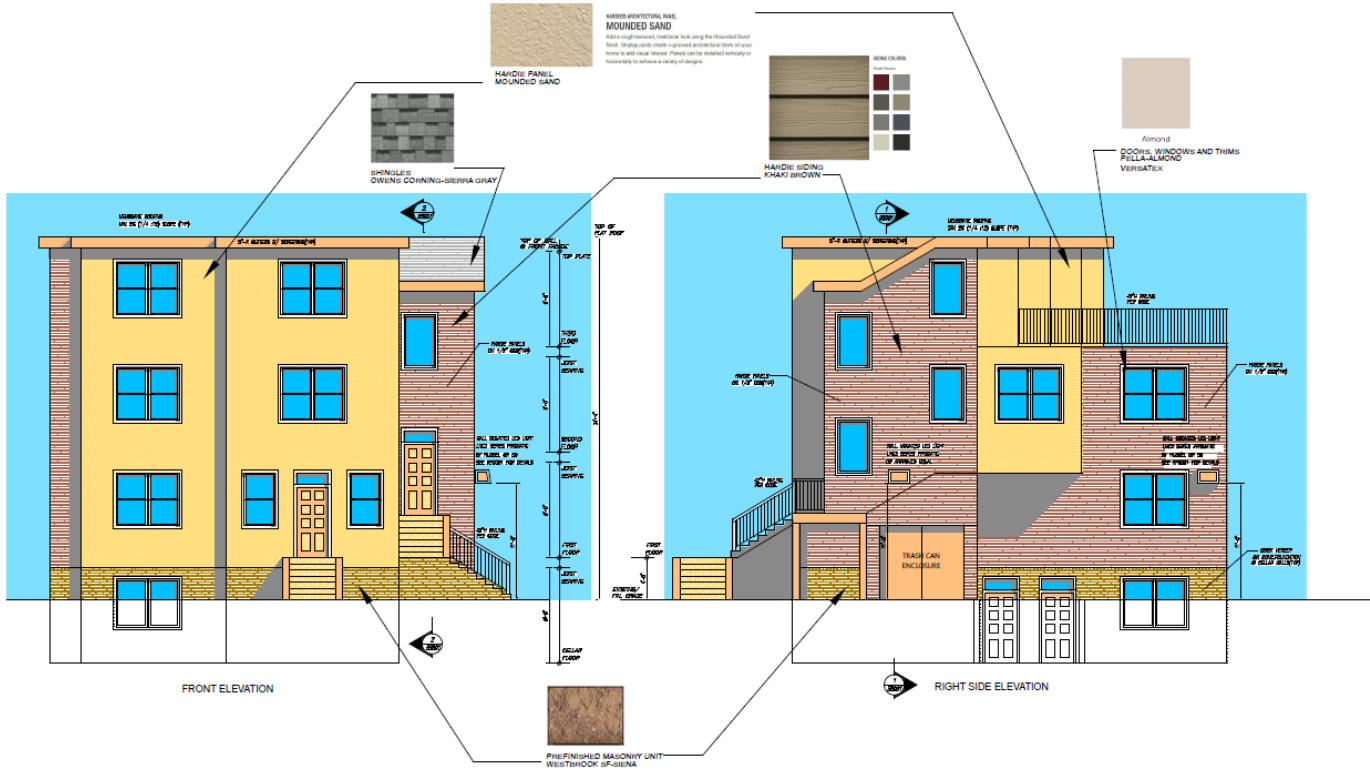
Overview and Requested Relief

- RA-1 Zone; U-421 Relief
- Razing the existing single-family dwelling
- New 7-unit apartment building
- Meets all development standards
- The Office of Planning recommends approval
- ANC Support
- Multiple letters in support
- DDOT has raised concerns regarding the curb cut; Applicant is aware that it is not guaranteed and plans to pursue keeping the curb cut at the public space committee.

General Requirements of Subtitle X § 901.2

Criteria	Project
1) “Granting relief will be in harmony with the general purpose and intent of the Zoning Regulations, and Zoning Maps.”	<ul style="list-style-type: none">• The RA-1 Zone provides for areas predominately developed with low to moderate density development, including multi-family residential buildings. The Building conforms to all other RA-1 zoning development standards.
2) “Granting relief will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps.”	<ul style="list-style-type: none">• The proposal includes sufficient setbacks from neighboring buildings and two side yards where only one is required. The design is sensitive to the existing homes and surrounding neighborhood.

Specific Requirements of U § 421	Project
<p>Section 421.2 (a) Existing and planned area schools to accommodate the numbers of students that can be expected to reside in the project; and</p>	<p>All DC public students eligible for grades K-12 have a guaranteed right to enroll in their respective in-boundary schools and all in-boundary schools have capacity.</p>
<p>Section 421.2 (b) Public streets, recreation, and other services to accommodate the residents that can be expected to reside in the project</p>	<p>There are adequate public streets, recreation, and other services available to accommodate the expected residents.</p>
<p>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.</p>	<p>The Applicant has provided sufficient information for the Office of Planning to recommend approval.</p>
<p>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.</p>	<p>All relevant materials have been submitted.</p>



Questions?