

BZA Application No. 20829

**945 52nd Street, NE
JAG Real Estate, LLC
December 21, 2022**

Board of Zoning Adjustment
District of Columbia
CASE NO.20829
EXHIBIT NO.23

Sullivan & Barros, LLP

Overview and Requested Relief

- RA-1 Zone; U-421 Relief
- The Property is unimproved
- New 12-unit apartment building (IZ) between two existing residential apartment buildings
- Meets all development standards
- The Office of Planning recommends approval
- Support of the Deanwood Citizens Association- the most impacted community
- Attended the ANC meeting– general parking and density concerns (Applicant is providing 5 parking spaces, including an ADA space, where only 3 are required).
- DDOT has no objection



General Requirements of Subtitle X § 901.2

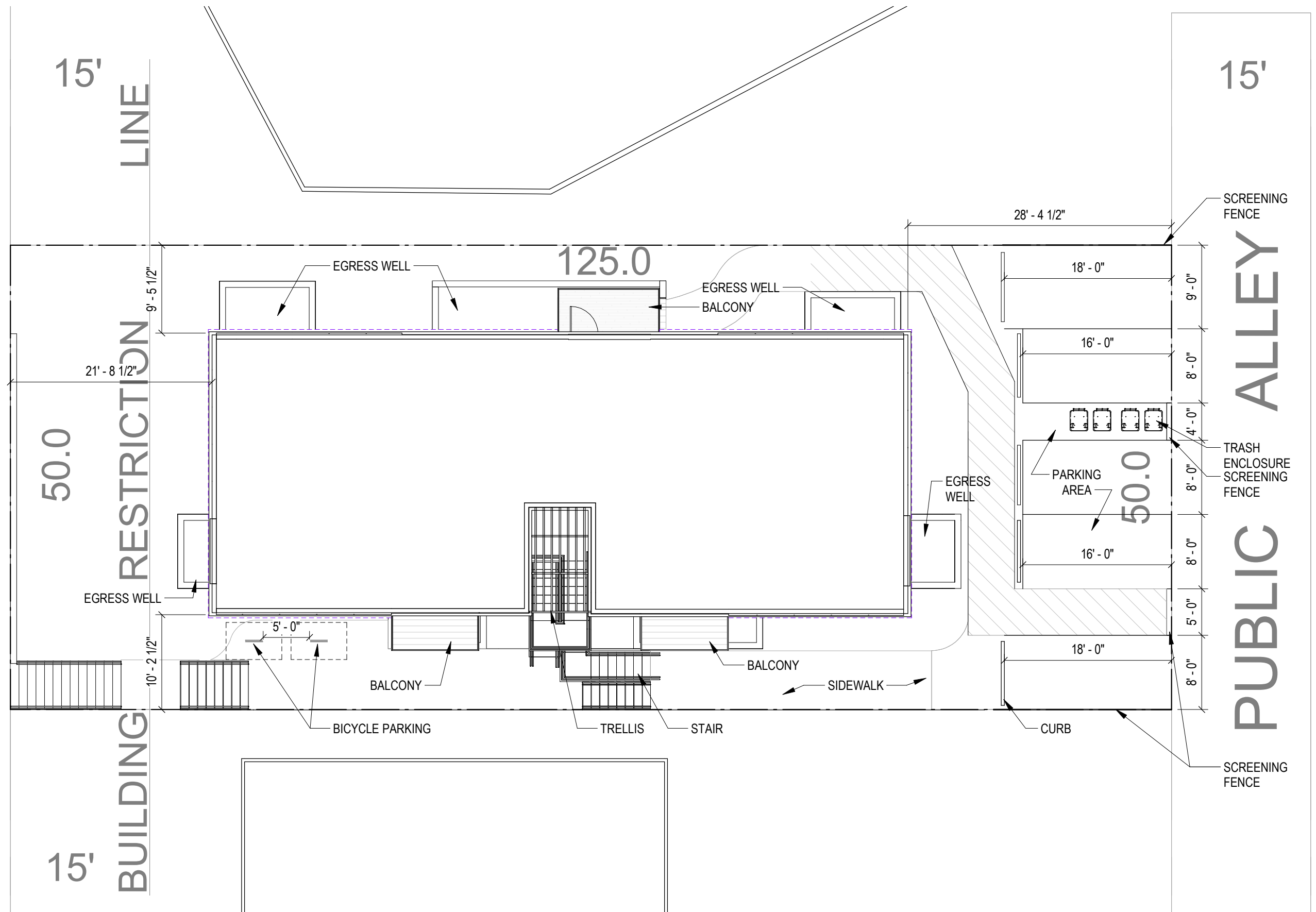
| Criteria | Project |
|--|--|
| 1) "Granting relief will be in harmony with the general purpose and intent of the Zoning Regulations, and Zoning Maps." | <ul style="list-style-type: none">• The RA-1 Zone provides for areas predominately developed with low to moderate density development, including multi-family residential buildings.• The Applicant is proposing to construct a new, multi-family residential building adjacent to two existing residential apartment buildings while still maintaining the required setbacks of this zone. |
| 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 Building will conform to all RA-1 zoning development standards and be similar in density to the adjoining properties. The Applicant has signed a community letter with the DCA- similar to a CMA.• Currently an unimproved property- will provide new market rate and affordable housing. |

| Specific Requirements of U § 421 | Project |
|---|---|
| <p><u>Section 421.2 (a)</u> 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><u>Section 421.2 (b)</u> 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><u>Section 421.3:</u> 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><u>Section 421.4:</u> 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> |



SITE CONTEXT

52ND STREET, N.E

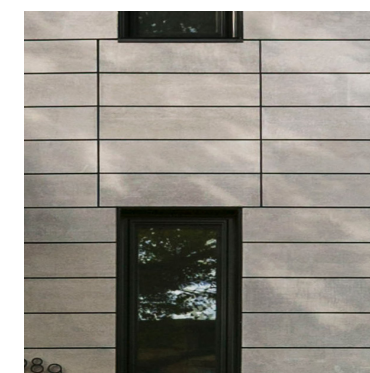
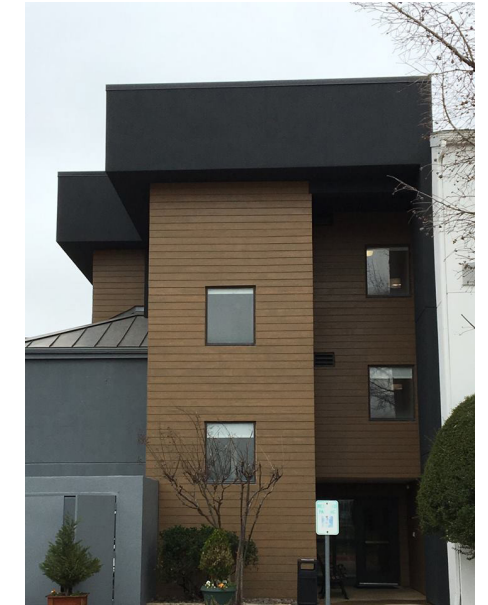




3D PERSEPECTIVE - FRONT



3D PERSEPECTIVE - REAR



EXTERIOR CONCEPT DESIGN

Questions?