

November 15, 2021

PREHEARING STATEMENT OF 20TH & CHANNING DEVELOPMENT LLC

BZA CASE: TBD
HEARING DATE: TBD

I. EXECUTIVE SUMMARY

This prehearing statement is submitted on behalf of 20th & Channing Development LLC, the owner of the property located at 2425 20th, NE (Square 4110; Lot 17). The Property is located in a RA-1 Zone District. Project scope involves a new three-story building and penthouse. There is currently no existing building or parking on the site.

II. NATURE OF THE RELIEF SOUGHT

The Applicant requests that the Board of Zoning Adjustment (the “BZA” or the “Board”) approve the Special Exception to construct a new housing development in the RA-1 Zone.

III. JURISDICTION OF THE BOARD

The Board has jurisdiction to grant the relief requested pursuant to 11-X DCMR § 900.2 of the Zoning Regulations. The proposed building is not in a historic district.

IV. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREAS

The Property is owned by 20th & Channing Development LLC

Subject lot comprises of 10,419 square feet, with no existing lot occupancy. The proposed footprint of the new building is 3,780 sf. The new building will occupy 36% of the lot. The building has frontage to West on 20th St NE, to the North on Channing Street NE and to the East on Lafayette St, NE.

V. DESCRIPTION OF THE PROPOSED PROJECT

Applicant plans to construct a multi-unit building consisting of twenty-four (24) individual rental apartments. The building is comprised of Cellar, 1st Floor, 2nd Floor, 3rd Floor & Penthouse.

Front, rear and side yards are proposed as follows: front yard of 5.7’, side yards of 8’, rear yard of 31.75’, all in compliance with the Zoning Regulations.

No parking currently exists, parking is proposed. Six (6) parking spaces are required, eight (8) to be provided, six (6) of which are met through the use of carshare parking spaces.

VI. APPLICANT MEETS THE BURDEN OF PROOF FOR SPECIAL EXCEPTION RELIEF UNDER TITLE 11-X DCMR § 901.2, TITLE 11-U § 421.

The Applicant is seeking a special exception under 11-X DCMR § 901.1.

Per 11-X DCMR § 901.2, applicant can show that the Property (a) will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and (b) will not adversely affect the use of neighboring properties in accordance with the Zoning Regulations and Zoning Maps; and (c) Will meet such special conditions as may be specified in Tittle 11.

The Property will not have a substantial adverse effect on the use and enjoyment of any abutting or adjacent dwelling or property, in particular: (a) the light and air available to neighboring properties will not be unduly affected; (b) the privacy of use and enjoyment of neighboring properties will not be unduly compromised; and (c) the building will not substantially visually intrude upon the character, scale, and pattern of houses along the street, which varies greatly.

The RA-1 Zone provides for areas predominately developed with low to moderate density development, including multi-family residential buildings. The Project is in harmony with the general purpose and intent of the Zoning Regulations, as the proposal is for a low-density multi-family residential building. The area is made up of a mix of larger residential developments and single-family dwellings. Furthermore, the Building complies with all development standards of the RA-1 Zone.

The Application qualifies for special exception for a new residential development in the RA-1 zone as it meets the requirements of *11-U DCMR § 421.1 as follows*:

The Zoning Regulations require that all new residential developments in the RA-1 Zone, 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: Section 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;
According to DC Public Schools online Enrollment Boundary System Information, the following public schools are considered “in-boundary” schools for the Building: Langdon Elementary School, McKinley Middle School, and Dunbar High School. All DC public students eligible for grades K-12 have a guaranteed right to enroll in their respective in-boundary schools.
- (b)** Public streets, recreation, and other services to accommodate the residents that can be expected to reside in the project.
The Applicant is proposing eight (8) parking spaces while seven (7) are required, long term and short term bicycle parking spaces. The Subject Property is located near bus stops. Accordingly, the new residents should be adequately served by the surrounding public streets and public transportation options.

The requirements outlined in 421.4 have been met by the materials in the case record.

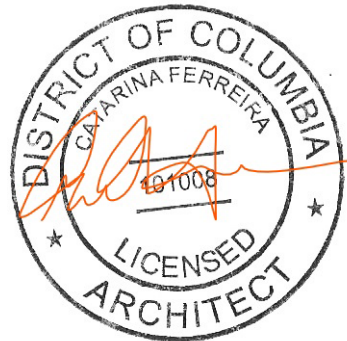
VII. APPLICANT'S COMMUNITY OUTREACH

Applicant has been in contact with ANC 2F and is seeking the ANC's support. Meetings with the ANC SDM and remaining Commissioners have been held several neighbors have participated in that process to date.

VIII. CONCLUSION

For all of the reasons listed above, this application meets the requirements for special exception approval and the Applicant respectfully requests that the Board grant the requested relief.

Respectfully submitted,



Catarina Ferreira, AIA, NCARB
Principal at ARCHI-TEXTUAL PLLC