

STATEMENT OF EXPLANATIONS AND REASONS

SUPPORTING AN APPLICATION
TO THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

FOR SPECIAL EXCEPTION

PERSUANT TO DC ZONING REGULATIONS OF 2016 TITLE 11 SUBTITLE U
CHAPTER 421.1 SPECIAL EXCEPTION FOR NEW RESIDENTIAL
DEVELOPMENTS IN RA1 ZONING DISTRICT

Address: 2611 12TH PL SE, Washington DC 20020

(SQ. 5875 LOT: 0045)

BZA CASE NO.

APPLICANT'S STATEMENT

This project located at 2611 12TH PL SE is designed for 8-unit apartment building in Barry Farm/ Fort Stanton Residential Neighborhood SE. The lot is currently vacant with 7,048 SF area in RA-1 Zoning District. As per Subtitle U Chapter 421.1, it requires Special Exception from BZA for new residential Development.

PROJECT DESCRIPTION

Each unit of this proposed apartment building will accommodate 3 bedrooms, 2 bathrooms, Living room, Kitchen with dining space. The apartment will have 2 off street parking at rear of the building.

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The property is located in Barry Farms/ Fort Stanton Section of Ward 8 ANC, 8E01, which is surrounded by mixed uses Zoning. The properties' location, in the Barry Farms Neighborhood, is supported by Turner Elementary school at 3264 Stanton Road, S.E., Moten Elementary School at 1565 Morris Rd, S.E., Johnson junior high school at 1400 Bruce Pl SE and Ballou senior high school at 3401 4th St SE.

ZONING

The site is currently in RA1 zoning districts designed to protect quiet residential areas. The tables below show a comparison between the development standards of the RA1 zone and the proposed development. Under Subtitle F Chapter 300.2, RA-1 zone provides for areas predominantly developed with low- to moderate-density development, including detached dwellings, row houses, and low-rise apartments.

Zoning Analysis of RA1 Zoning District

	Lot Area	Lot Width	Lot Occupancy	FAR	Min. Green Area Ratio	Rear Yard (min)	Side Yard (Min)	Building Height (Max)	Parking Spaces
Zoning Requirement	Not Defined	Not Defined	40%	0.9 & 1.08 With IZ	0.4	20 ft.	8 ft.	40 ft.	1 per 3 units in excess of 4
Provided	7,048 sf	-----	36%	1.054 with IZ	0.4	20 ft	12'-6 1/2" south 35'-1/2" North	36 ft	2 car 4 bicycle

ANALYSIS

Subtitle U § 421, Special Exception Relief for New Residential Developments (RA-1)

421.1 In the RA-1 zone, 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 proposal for an eight-unit apartment building is in the RA-1 zone and it is subject to review under the requirements of this 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:

All eight units of the proposed apartment would be three-bedroom, so the building is expected to bring more school aged children to the area. The building would be within the school district boundaries of Turner

Elementary school, Johnson junior high school and Ballou senior high school.

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

The public streets, recreation and services in the area are adequate to support the proposed apartment house on the site. The site is accessible from Robinson Pl to 12th pl SE to Jasper Rd SE.

The closest recreation for residents would be Entertainment and Sport Arena, Washington Hebrew Congregation

The site is well-located for public safety services. Both DC Police Department and DC Fire and EMS nearby of the site.

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 plans show that the building's design would be compatible with the area. Building's walls visible from the street would be brick and hardy board.

The landscape plan shows evergreen shrubs along the side of the site along driveway and ornamental grass around the building.

The enclosed trash dumpster and the three parking spaces would be appropriately located on-site.

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.

We submitted a site plan and set of typical floor plans and elevations, grading plan (existing and final), landscaping plan.

Subtitle X§ 901 Special Exception Review Standards

Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;

The proposed apartment building would be in compliance with the general purpose and intent of the zoning regulations.

Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;

The proposed apartment building will not adversely affect the neighboring properties. In addition, the proposed apartment building would provide its required two parking spaces on site, 3 long term bike parking and 1 short term bike parking so it should have minimal impact on the on-street parking supply in the neighborhood.

CONCLUSION

The proposed apartment building will contribute to the continued improvement of Barry Farm/Fort Stanton area by developing one of the vacant infill lots. The improvement of this infill lot would be for the public good, as it would remove a vacant property and prevent the use of the property negative purposes. Special Exception from BZA for new residential Development of this 8 unit apartment building will not have a negative impact on the zoning regulations and would allow the property to be developed with apartment building that will be consistent with the development pattern in the area.

Respectfully submitted,

M. Sikder
District properties.com Inc
240-606-5305