

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Applicant's Statement of GOJO Inc.
1016 Rhode Island Ave., NE (Square 3871, Lot 55)

I. INTRODUCTION.

This Statement is submitted on behalf of GOJO Inc., (the “**Applicant**”) the owner of the property located at 1016 Rhode Island Avenue, NE (Square 3871, Lot 55) (the “**Property**”). The Property is located in the RA-1 zone district and is currently improved with single-family dwelling. The Applicant is proposing to raze the existing single-family dwelling and construct a new, three-story building (the “**Building**”) to be used as a 7-unit apartment building (the “**Project**”). New residential developments in the RA-1 zone require special exception relief pursuant to U-421. Accordingly, the Project requires special exception approval pursuant to Section U-421 of the D.C. Zoning Regulations.

II. JURISDICTION OF THE BOARD.

The Board has jurisdiction to grant the special exception approval requested pursuant to Subtitle X-901 and U-421.

III. BACKGROUND.

A. Description of the Property and Surrounding Area.

The Property is zoned RA-1 and is an interior lot with 3,982 square feet of land area. Abutting the Property to the north is 1009 Douglas Street, NE which is improved with a single-family dwelling. Abutting the Property to the west is 1014 Rhode Island, which is improved with a single-family dwelling. Abutting the Property to the east is 1018 Rhode Island, NE, which is improved with a single-family dwelling. Abutting the Property to the south is Rhode Island Avenue, NE.

The Subject Property fronts on Rhode Island Avenue, a major thoroughfare for the District. There are a number of apartment buildings along this stretch of Rhode Island Avenue, NE and in the area. As demonstrated by the photographs submitted with this Application, the area is made up of a mix of apartment buildings and commercial uses. The Property is located within walking distance from Home Depot, Bank of America, Metro PCS, CVS, a market, and the Rhode

Island/Brentwood Metrorail station. New residents will bring more foot traffic to the surrounding commercial corridor and the development will complement the streetscape and provide new, quality, residential housing near two commercial corridors (MU-6 Zone and MU-3A).

B. Description of the Proposed Project.

The Applicant is proposing to raze the existing single-family dwelling and construct a new, three-story, 7-unit apartment Building. This will result in a net increase of 6 units on the Property. The proposal meets the development standards of the RA-1 Zone as follows:

Standard	Requirement	Provided
Height	40 ft., 3 stories	34 ft. 4 in., 3 stories
Lot Occupancy	40%	33%
FAR	0.9	0.89
Rear Yard	20 ft.	20 ft.
Side Yards	One, 8 ft.	West- 5 ft. East – 16 ft.
Parking	1 space	2 spaces

IV. THE APPLICATION SATISFIES SPECIAL EXCEPTION REQUIREMENTS OF SUBTITLE X-901.2 AND U-421.

A. General Special Exception Criteria of X-901.2.

Pursuant to Subtitle X-901.2 of the Zoning Regulations, the Board is authorized to grant special exception relief where, in the judgment of the Board, the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not tend to affect adversely the use of neighboring property.

The RA-1 Zone provides for areas predominately developed with low to moderate density development, including multi-family residential buildings. The Building will conform to all other RA-1 zoning development standards. Accordingly, the granting of the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

The proposal includes sufficient setbacks from neighboring buildings and two side yards where only one is required. The Project includes only 7 dwelling units and the design is sensitive to the existing homes and surrounding neighborhood, which includes a mix of single-family dwellings and larger multi-family buildings. Accordingly, the granting of the special exception will not tend to adversely affect the use of neighboring properties.

B. Specific Requirements of U § 421.

In reviewing applications for a special exception under the Zoning Regulations, the Board's discretion is limited to determining whether the proposed exception satisfies the relevant zoning requirements. If the prerequisites are satisfied, the Board ordinarily must grant the application. See, e.g., *Nat'l Cathedral Neighborhood Ass'n. v. D.C. Board of Zoning Adjustment*, 753 A.2d 984, 986 (D.C. 2000).

The Zoning Regulations require that all new residential developments in the RA-1 Zone, except those comprising of one-family detached and semi-detached dwellings, 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; and

It is expected that the Office of the State Superintendent of Education will not have an issue with the additional 7 units.

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

It is expected that DDOT or other relevant DC agencies will find that the surrounding public streets, recreation, and other services are adequate to accommodate the residents that can be expected to reside in the project, given the proximity to the Rhode Island Metro Station and Rhode Island Avenue.

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.

The Applicant has provided—or will provide as requested by the Office of Planning—sufficient information for the Office of Planning to comment and make recommendations 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.

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.

The Applicant has submitted a site plan and set of typical floor plans and elevations and civil sheets showing the grading plan and landscaping plan. The Applicant is not proposing any new rights-of-way or easements.

V. CONCLUSION.

For the reasons stated above, this Application meets the requirements for special exception approval by the Board, and the Applicant respectfully requests that the Board grant the requested special exception approval.

Respectfully submitted,

Alexandra Wilson

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