



June 12, 2019

Board of Zoning Adjustment
Government of the District of Columbia
Suite 210 South
441 4th St NW
Washington, DC 20001

Re: BZA Zoning Application
Jorge Ventura
328 Kentucky Ave, SE

This statement is submitted on the behalf of Jorge Ventura (the Applicant), the owner of 328 Kentucky Ave, SE in support of the application for a variance for lot coverage pursuant to subtitle E, Chapter 3 section 304.1, in regard to a proposed addition to an existing non-conforming one level commercial building with a lot coverage of 100%.

The two-level addition will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps, and as such qualifies under Subtitle E, Chapter 3, §304

The PROPERTY

The property is located in the RF-1 zone at 328 Kentucky Ave, SE, it is a 'triangular' lot and is located at the intersection of Kentucky Ave, SE, 14th Street, SE and D Street, SE. The Parcel between Kentucky Ave and 14th St is made up of single-family dwellings with Rear yards that face 14th St. Along the majority of 14th Street the Payne Middle school occupies most of the block and faces the Rear Yards of the Homes that abut Kentucky St. The existing structure is a non-conforming commercial store of 581 square feet and one level with the entrance along Kentucky Ave.

THE PROJECT

The applicant seeks to construct a two-level single-family unit above the existing commercial storefront. The project will be a two-bedroom, one family dwelling unit.

The proposed addition will occupy the same footprint and lot coverage of the existing building. The existing footprint is 581 SF and is a triangular lot, the lot terminates the intersection of the 'Angle' Street condition of Kentucky Ave, SE. The small commercial building occupies 100% of the lot coverage, the addition will occupy the same footprint for the proposed two additional floors. The Lot coverage is allowed per chapter 3, subtitle E Section 304.1 at 60% max lot coverage.



RELIEF FROM THE DEVELOPMENT STANDARDS

The Project meets the conditions of 5201.3

- (a) The light and air available to neighboring properties shall not be unduly affected;

The project terminates the end of the block in a small triangular lot configuration. The parcel to the south and adjacent to the applicant's property is a small park. The adjacent property to the north is a single family home approximately 27-30ft in height, this project will be of matter of right height at 35ft and have no impact on air and light to the neighboring properties. The property across 14th St is Payne Elementary School with a large public right of way and approximately 40ft in height, this is no air and light impacted by the addition.

- (b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

There is no windows proposed on the wall facing the adjacent properties along Kentucky Ave SE. The adjacent properties along Kentucky Ave all have rear yards facing 14th St with privacy fences. No windows will be proposed along the wall facing these properties. The ground floor facing Payne Elementary schools will be clerestory windows along the ground floor with no direct view form the retail level into the school.

- (c) The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage;

The single family homes adjacent to the property are all two level single family rowhomes and through lots. The properties face Kentucky Ave and have rear yards that face 14th St. The entire square is a triangle, the applicants property terminates the triangle. The proposed projects will be approximately 8ft taller than the rowhomes that populate the block. The design is meant to fit with the scale and height of the adjacent properties.

- (d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways;

DRAWINGS PROVIDED AS PART OF THE APPLICATION

- Photographs of the property and adjacent property
- site plan and plans demonstrating relief needed
- Plans and elevations that show the project in Detail
- Sections
- Sun and shadow studies



SPECIAL EXCEPTION REVIEW STANDARDS

Pursuant to Subtitle X, chapter 9 @901, the project (a) will be in harmony with the general purpose and intent of the zoning regulations and zoning maps, and (b) will not tend to affect adversely, the use of neighboring property in accordance with the zoning regulations and zoning maps.

The intent of the addition is to provide a single family dwelling unit. The project will be a renovation of the existing ground floor retail use and the addition will be a two-bedroom two bath single family dwelling. This complies with the intent of the Rf-1 zone as defined in Subtitle E, Chapter 1, @100.1 and 100.2, as 'low- moderate or medium density residential areas suitable for residential life and supporting uses'.

The project will not adversely affect the use of the neighboring properties. The Light and air available to adjoining properties, as well as their privacy, will be minimally impacted.

APPLICATION REQUIREMENTS

Application meets the requirements of Subtitle Y, Chapter 3 by providing the following items.

- Drawings listed above
- Official Plat from the DC office of the Surveyor
- Letter of Authorization
- Statement of intended Use
- Statement of intent to contact
- Self-Certification

CONCLUSION

The Applicant believes that the requested relief meets the applicable standards and respectfully requests that the Board grant the application. We are available any time to discuss the application with you, should you require any further information or clarification.

Sincerely;

A handwritten signature in black ink that reads "Jeff Goins". The signature is written in a cursive, flowing style.

Jeff Goins
Partner, PGN Architects