

SUPPLEMENTAL REPORT

TO: District of Columbia Zoning Commission
FROM: Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation
DATE: *JL for* March 28, 2019
SUBJECT: ZC Case 18-10: Supplemental Report for a Petition to Rezone Square 5799, Lot 976 from R-3 to RA-2

At the hearing on March 21, 2019, the Zoning Commission discussed the development of the subject property pursuant to the RA-2 zone, the moderate density residential apartment zone requested by the applicant, and the RA-1, a low-to-moderate density residential apartment zone discussed by the Commission. The table below compares the bulk regulations of the two zones.

	RA-1	RA-2
Floor Area Ratio (max.) F § 302.1	0.9 (1.08 with IZ)	1.8 (2.16 with IZ)
Building Height (max.) F § 303.1	40 feet & 3 stories	50 (no limit on number of stories)
Penthouse Height (max.) F § 303.2	12 feet & 1 story	12 feet, except 15 feet for mechanical space & 2 nd story permitted for mechanical space
Lot Occupancy (max.) F § 304.1	40%	60%
Rear Yard (min.) F § 305.1	20 feet	4 inches per foot of building height, but not less than 15 feet
Side Yard (min.) F § 306.2	One side yard required at 3 inches per foot of building height, but not less than 8 feet. If more than 3 units per floor, two side yards required.	None, but if one is provided, it shall be a minimum of 4 feet
Green Area Ratio (min.) F § 307.1	0.4	0.4
Parking (min.) C § 701.5	1 per 3 dwelling units in excess of 4	1 per 3 dwelling units in excess of 4

In addition to the differences in the bulk regulations between the two zones discussed above, the permissions for new residential developments are not the same. Within the RA-2 zone, requested by the applicant, new residential apartment buildings are permitted as a matter-of-right but within the RA-1 zone, the development of an apartment building requires special exception relief pursuant to U § 421, New Residential Developments. Review pursuant to this section includes the submission of floor plans, elevations, grading and landscape plans, and plans for new rights-of-way and easements, if proposed. Site plan review includes impacts on light, air, parking, recreation, landscaping and grading, and access. For the Commission’s reference, the provisions of U § 421 are listed below.

CHAPTER 4 USE PERMISSIONS RESIDENTIAL APARTMENT (RA) ZONES

421 NEW RESIDENTIAL DEVELOPMENTS (RA-1 and RA-6)

- 421.1** *In the RA-1 and RA-6 zones, 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.*
- 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*
 - (b) Public streets, recreation, and other services to accommodate the residents that can be expected to reside in the project.*
- 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.*
- 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*