



MEMORANDUM

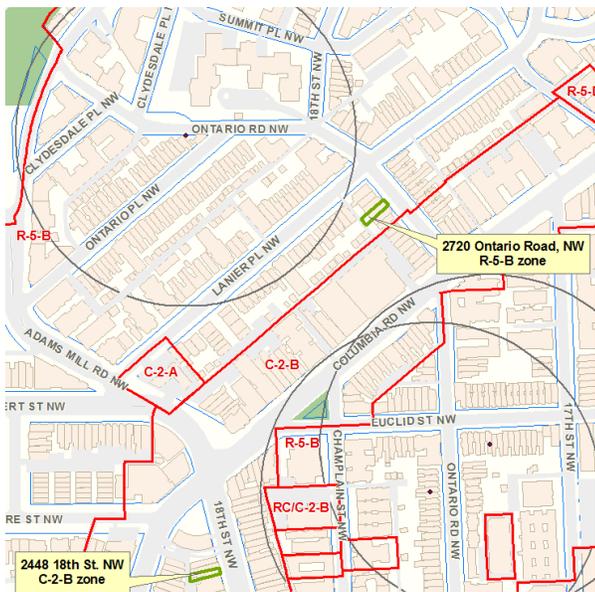
TO: District of Columbia Board of Zoning Adjustment

FROM: Stephen Cochran, AICP, Case Manager
Joel Lawson, Associate Director Development Review

DATE: April 29, 2014

SUBJECT: BZA Case No. 18747, 2720 Ontario Road, NW Square 2580, Lot 420

I. OFFICE OF PLANNING (OP) RECOMMENDATION



Pursuant to § 3104.1, Jubilee Housing Inc. has filed a self-certified special exception request under §§ 357, 358.2 – 358.7 and 358.9 to convert an existing boarding house at 2720 Ontario Road, NW to an adult rehabilitation home for ten women under pre-trial detention or returning under court supervision from sentenced court orders.

The Office of Planning (OP) recommends the Board of Zoning Adjustment (BZA) **approve** this application.

Figure 1. Site Location. Areas not within circles are not within a 500 foot radius of another CBRF.

II. BACKGROUND

<p>Applicant: Jubilee Housing, Inc., is a major non-governmental provider of affordable and transitional housing units, particularly in the Adams-Morgan neighborhood. It teaches skills associated with living in these units, and provides counseling, life skills training and personal rehabilitation and youth care services in its properties.</p>	<p>Address: 2720 Ontario Road, NW</p>
	<p>Legal Description: Square 2580, Lot 420</p>
	<p>Ward and ANC: 1C</p>
	<p>Zoning: R-5-B</p>
<p>Historic District: none</p>	
<p>Proposal: Jubilee currently has applications in for special exception approval of a CBRF for 10 adult men at 2448 18th Street, NW (BZA 18746) and for a CBRF for 10 adult women at 2720 Ontario Road, NW (this application). The sites are within three blocks of each other, but more than 500 feet apart.</p>	
<p>Lot Features</p>	<p>The 1,867.5 square foot site at 2720 Ontario Road, NW is located in the Lanier Heights portion of the Adams Morgan neighborhood of northwest Washington. The property is an attached 3-story plus English basement row house row building with alley access in the rear.</p>
<p>Adjacent Properties</p>	<p>Three-story plus English basement row houses to the north and south.</p>
<p>Neighborhood Character</p>	<p>Generally, moderate and medium density row houses and apartment buildings, with commercial and entertainment uses on 18th Street and on Columbia Road.</p>

III. ZONING REQUIREMENTS, REQUESTED RELIEF and OP ANALYSIS

This OP report evaluates only the application for a special exception use. The applicant has applied for no zoning relief, and has not indicated there would be any new construction requiring other zoning conformity evaluations.

Reg.	Criteria	Compliance
357	An adult rehab home w/ 1-20 residents constitutes a CBRF.	Conforms. Will have 10 residents + staff.
358.2	There is no other CBRF with 7 or more people in Sq. 2551	Conforms. No other CBRF certificate of occupancy for 7 or more people within the Square.
358.3	There is no other CBRF with 7 or more people within 500 ft.	Conforms. No other CBRF certificate of occupancy for 7 or more people within 500 feet.
358.4	There is adequate Off-Street, Screened Parking, for occupants, employees, visitors	Conforms. CBRF residents are not permitted to have cars. The property has 2 off-street parking spaces. Most employees and visitors are neighborhood-based. Parking accessed from rear alley is not screened for the proposed use, nor is such parking screened for any other row house on that block of Ontario Rd.
358.5	Meets code & licensing	No DCRA license is required. The applicant has a history of meeting code requirements in its other properties.
358.6	No adverse impact on neighborhood	<u>Traffic</u> : The CBRF's residents may not own cars. The applicant states that most employees and visitors access site by foot. <u>Other Impact</u> : The applicant has filed a copy of Jubilee Housing's strict code of conduct rules..
358.7	Distance limits	Conforms
358.9	Governmental review	No other departmental reviews had been filed with the Office of Zoning at the time OP completed its report.

COMMENTS OF OTHER DISTRICT AGENCIES

No other departmental reviews had been filed at the time OP completed its report.

I. COMMUNITY COMMENTS

ANC 1C voted 7-1-0 on April 2, 2014 to support the project. The case file contains three letters of support from ANC 1C residents and seven letters of support from neighborhood service organizations.