



## **MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Matt Jesick, Case Manager  
Joel Lawson, Associate Director for Development Review

**DATE:** February 15, 2019

**SUBJECT:** BZA #19913 – 1511 A Street, NE – Special Exception to permit an Inclusionary Zoning lot width for a new subdivision

### **I. RECOMMENDATION**

The Office of Planning (OP) recommends **approval** of the following requested relief:

- E § 201.1, Lot Width, pursuant to C § 1001.2(e) and X § 900 (16' lot width permitted by special exception for IZ projects, 16' minimum proposed).

### **II. LOCATION AND SITE DESCRIPTION**

Applicant	57 <sup>th</sup> Street Mews, Inc.
Address	1511 – 1515 A Street, NE
Legal Description	Square 1070, Lot 94
Zoning	RF-1 (Moderate density rowhouses and flats)
Ward and ANC	6, 6A
Historic District or Resource	None
Lot Characteristics and Existing Development	Mostly-rectangular lot fronting on A Street to the north, with a 15-foot alley to the east and 30-foot alley to the south; ~48' wide by 110' to 120' deep. Lot contains a rowhouse and accessory garages.
Adjacent Properties and Neighborhood Character	Adjacent properties are rowhouses, and immediately surrounding neighborhood is largely rowhouses.
Project Description	Subdivide existing lot into 3 16'-wide lots; Construct 6 units in 3 flats, including 1 IZ unit.

### **III. ZONING REQUIREMENTS AND RELIEF REQUESTED**

The applicant has requested special exception relief in order to allow a 16' minimum lot width by opting into IZ.

RF-1 Zone	Regulation	Existing	Proposed	Relief
<b>Lot Width</b> E § 201.1	<b>16' for IZ projects</b> <b>(spec. ex. required)</b>	<b>48.04'</b>	<b>16.04' – 1511 A Street</b> <b>16' – 1513 A Street</b> <b>16' – 1515 A Street</b>	<b>Special</b> <b>Exception</b> <b>Requested</b>
Lot Area E § 201.1	1,500 sf for IZ projects	5,936 sf	1,837 sf – 1511 A Street 2,049 sf – 1513 A Street 2,049 sf – 1515 A Street	Conforming
Height E § 303.2	40', 3 stories for 3 adjoining rowhouses built concurrently	Not provided	25', 2 stories – 1511 A Street 35', 3 stories – 1513 A Street 35', 3 stories – 1515 A Street	Conforming
Lot Occupancy E § 304	60%	Not provided	51.9% – 1511 A Street 54.2% – 1513 A Street 54.2% – 1515 A Street	Conforming
Front Setback E § 305	Within existing range of front setbacks	Equal to adjacent property	Equal to adjacent property	Conforming
Rear Yard E § 306	20'	Not provided	60.3' – 1511 A Street 50.4' – 1513 A Street 50.4' – 1515 A Street	Conforming

#### IV. ANALYSIS

A proposal for six units would not ordinarily be required to comply with IZ, but the applicant, in order to take advantage of a more narrow lot width allowance, has chosen to provide an IZ unit in conformance with Subtitle C, § 1001.2(e). Per Subtitle E, § 201.1, 16 feet is the minimum lot width for a row dwelling project that conforms to IZ requirements. That width, however, is available only through special exception review, subject to the criteria of Subtitle X, Chapter 9 and C § 1001.2(e).

*1001.2 Except as provided in Subtitle C § 1001.5, the requirements and modifications of this chapter shall apply to developments meeting the following criteria:*

The applicant has elected to voluntarily provide an IZ unit pursuant to C § 1001.2(e), described further below.

(e) *Any semi-detached, attached, flat, or multiple dwellings development not described in Subtitle C § 1001.2(b) through 1001.2(d) if the owner voluntarily agrees to the requirements of Subtitle C § 1003 and meets all other requirements of this chapter, provided:*

(1) *The square footage set aside achieves a minimum of one (1) Inclusionary Unit;*

The proposed project would provide one inclusionary unit.

- (2) *Residential developments located in the areas identified by Subtitle C § 1001.5(a) may not use the modifications to height and lot occupancy, or minimum lot area or width; and*

The subject site is not within any of the areas identified by Subtitle C § 1001.5(a).

- (3) *Any use of the bonus density provided in Subtitle C § 1002 in the R-2, R-3, R-10, R-13, R-17, R-20, RF-1, RF-2, RF-3, RF-4, RF-5, or the RA-1 zones shall require special exception approval pursuant to Subtitle X, Chapter 9.*

The subject site is within the RF-1 zone and the applicant seeks special exception relief pursuant to this subsection and Subtitle X, Chapter 9, the criteria of which are analyzed below.

- 901.2(a) *[The special exception] Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*

The proposed development would be built in a form reminiscent of adjacent and nearby development, and would be in harmony with the RF-1 zone, which permits rowhouses and flats and permits, with review, the width of lot that is proposed. Besides lot width, the project would meet all matter-of-right zoning parameters, and would also generally meet the Regulations' goal of providing housing for families in the District.

- 901.2(b) *[The special exception] Will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;*

The proposed lot width of 16' would not affect adversely the use of neighboring properties. While the existing rowhouses on A Street tend to be 17 or 17.67 feet wide, the proposed building widths would be visually hard to distinguish from other houses. On the same square and on adjacent squares many other lots have widths of 16 feet or less. The design characteristics of the proposed flats would match neighboring properties with front porches and stairs, three windows across the front façades, and sloped tile roofs above the second floor.

## **V. COMMENTS OF OTHER DISTRICT AGENCIES**

As of this writing the record contains no comments from other District agencies.

## **VI. COMMUNITY COMMENTS TO DATE**

As of this writing the record contains two letters from the community, but no letter from the ANC.