



Lawrence Ferris
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(202) 721-1135

Lee Sheehan
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202-721-1153

January 19, 2022

D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 200S
Washington, D.C. 20001

Re: **4103 Davis Place NW (Square 1708, Lot 21) (the “Property”) – Special Exception Application**

Dear Members of the Board:

Please accept for filing the enclosed application of 4101-4103 Davis L.L.C. (the “**Applicant**”) for special exception relief pursuant to 11 DCMR Subtitle U § 421 for new residential development in the RA-1 zone to permit renovation of the existing building to permit a multifamily residential use with six (6) units.

The application package includes the following materials:

- BZA Form 120, Application.
- BZA Form 135, Self-Certification.
- Authorization Letter authorizing this application.
- The preliminary statement of the applicant, including the statement of existing and intended use of the Property.
- Zoning map with Property outlined (Exhibit A).
- Architectural plans, including photographs of the Property (Exhibit B).
- Building Plat, prepared by the D.C. Surveyor, showing the footprint of the proposed structure on the Property.
- Certification of Proficiency.

- List of names and mailing addresses (including mailing labels) of the owners of all property within 200 feet of the boundaries of the Property.
- Statement of community outreach.

A check payable to the DC Treasurer in the amount of \$3,240 for the application's filing fee is also being delivered to the Office of Zoning concurrent with this filing.

We believe that the application is complete and acceptable for filing, and we request that the Board schedule a public hearing on the application as soon as possible. If you have any questions, please do not hesitate to contact the undersigned at (202) 721-1135. Thank you for your attention to this application.

Sincerely,

/s/ Lawrence Ferris

/s/ Lee Sheehan

Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document and attachments were delivered via email to the following addresses on January 19, 2022.

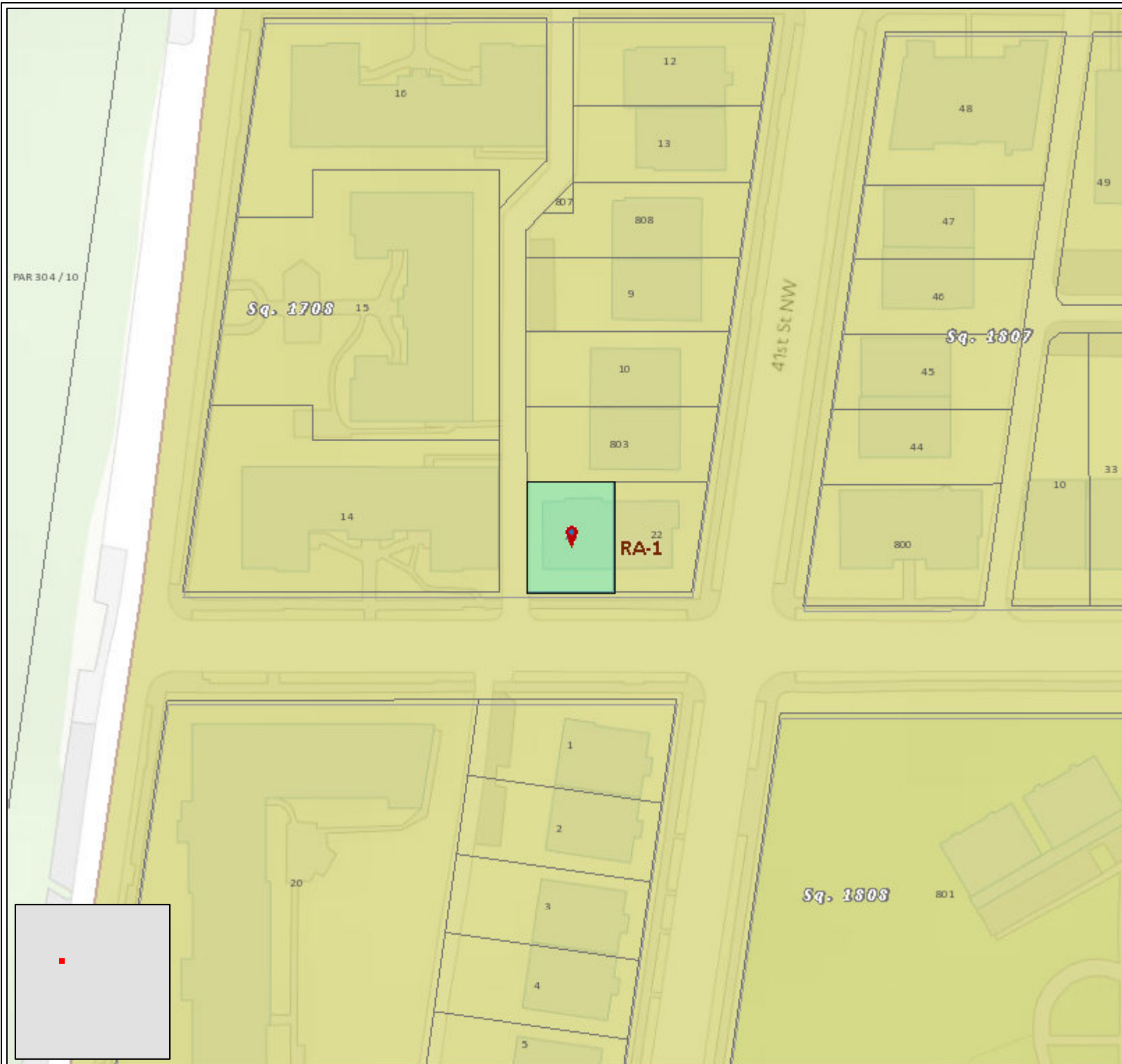
Jennifer Steingasser
Joel Lawson
Office of Planning
jennifer.steingasser@dc.gov
joel.lawson@dc.gov

Aaron Zimmerman
District Department of Transportation
aaron.zimmerman@dc.gov

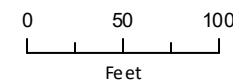
ANC 3B
3B@anc.dc.gov

Melissa J. Lane – ANC 3B03
3B03@anc.dc.gov

/s/ Lawrence Ferris



Zoning Map of the District of Columbia



Extracted from Online Zoning Information published by the District of Columbia Office of Zoning, DCGIS, and Office of the Chief Technology Officer (OCTO)
Exported on: 1/19/2022

To certify zoning on any property in order to satisfy a legal requirement, contact the office of Zoning at the address listed below.

District of Columbia Office of Zoning,
441 4th St NW, Suite 200 South, Washington, DC 20001
202-727-6311 | dcoz@dc.gov



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4103 DAVIS PL., NW BZA SUBMISSION CONCEPT DATE: 01.18.2022

PREPARED FOR:

SSR DEVELOPMENT
ASH RAHIMI

2600 VIRGINIA AVE. NW, STE T126
WASHINGTON, D.C. 20037
Office (202) 679-9243
ASH@SSRDEVELOPMENT.COM

PREPARED BY:

ADG+G
GOZDE TANYERI, AIA

GOZDE@DESIGNADG.COM
1315 POWHATAN ST., ALEXANDRIA VA 22314
D: 703.722.6455 M: 703.217.4799



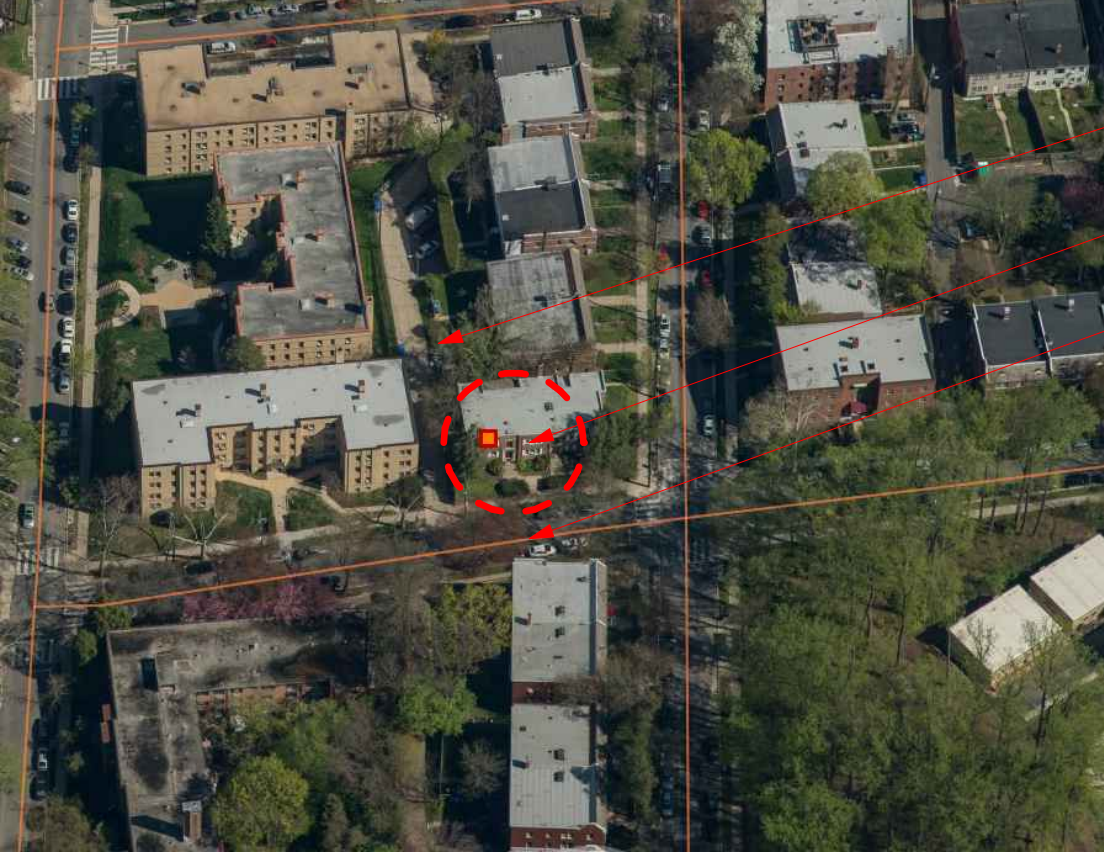
PROJECT SITE



| ZONING SUMMARY | | | |
|--|---|-----------------|-----------|
| | | | |
| ADDRESS | 4103 DAVIS PLACE NW WASHINGTON DC 20007 | | |
| SQUARE | 1708 | | |
| LOT | 21 | | |
| SITE AREA (SF) | 3261 | | |
| ZONE | RA-1 | | |
| HISTORIC DISTRICT | NONE | | |
| | | | |
| EXISTING USE: | RESIDENTIAL (MULTI FAMILY) - (4 UNITS) | | |
| PROPOSED USE: | RESIDENTIAL (MULTI-FAMILY) - (6 UNITS) | | |
| | | | |
| RA-1 | | | |
| | ALLOW. /REQ'D | EXISTING | PROPOSED |
| MAX. BUILDING HEIGHT (FT) (PER SUB. B, SEC. 308.2 & 308.3, AND SUB. F, SEC. 303.1) | 40'-0" | 24'-3 1/2" | NO CHANGE |
| MAX. BUILDING HEIGHT (STORIES) | 3 | 2 | NO CHANGE |
| MAX. FAR | 0.9 (2,935 SF) | 3,410 SF (1.05) | NO CHANGE |
| PENTHOUSE HEIGHT | 12'-0" MAX. | | 10'-6" |
| MAX. LOT OCCUPANCY | 1,304 SF (40%) | 1,705 SF (52%) | NO CHANGE |
| REAR YARD MINIMUM | 20' | 9' 8" | NO CHANGE |
| SIDE YARD MINIMUM | 3 IN. PER FOOT OF HEIGHT, NO LESS THAN 8 FT. | 7' | NO CHANGE |
| GREEN AREA RATIO (GAR) | 0.4 | | 0.4 |
| PARKING (NO. OF SPACES) | 1 PER 3 DWELLING UNITS IN EXCESS OF 4 UNITS | NONE | NONE |

| | | | |
|--|--------------------------|--|-----------|
| 4103 DAVIS PLACE NW | ZONING BUILDING ANALYSIS | | |
| RA-1 | SQ. 1708 | LOT: 0021 | |
| ANALYSIS | | | |
| LOT AREA (SF) | 3,261 SF | | |
| | ALLOWABLE | EXISTING | PROPOSED |
| LOT OCCUPANCY | 1,304 SF (40%) | 1,705 SF (52%) | NO CHANGE |
| FAR CALCULATION | | | GSF CALS |
| CELLAR LEVEL | | | 1705 |
| 1ST FLOOR | | 1705 | 1705 |
| 2ND FLOOR | | 1705 | 1705 |
| PENTHOUSE LEVEL | | | 340 |
| TOTAL: | | 3410 (1.05) EXISTING FAR - NO CHANGE | 5455 |
| PENTHOUSE (SF) - NOT INCLUDED IN THE FAR CALCULATION | | | |
| | 340 (20 % OF ROOF) | | |
| CELLAR LEVEL (SF) - NOT INCLUDED IN THE FAR CALCULATION | | | |
| | 1705 | | |

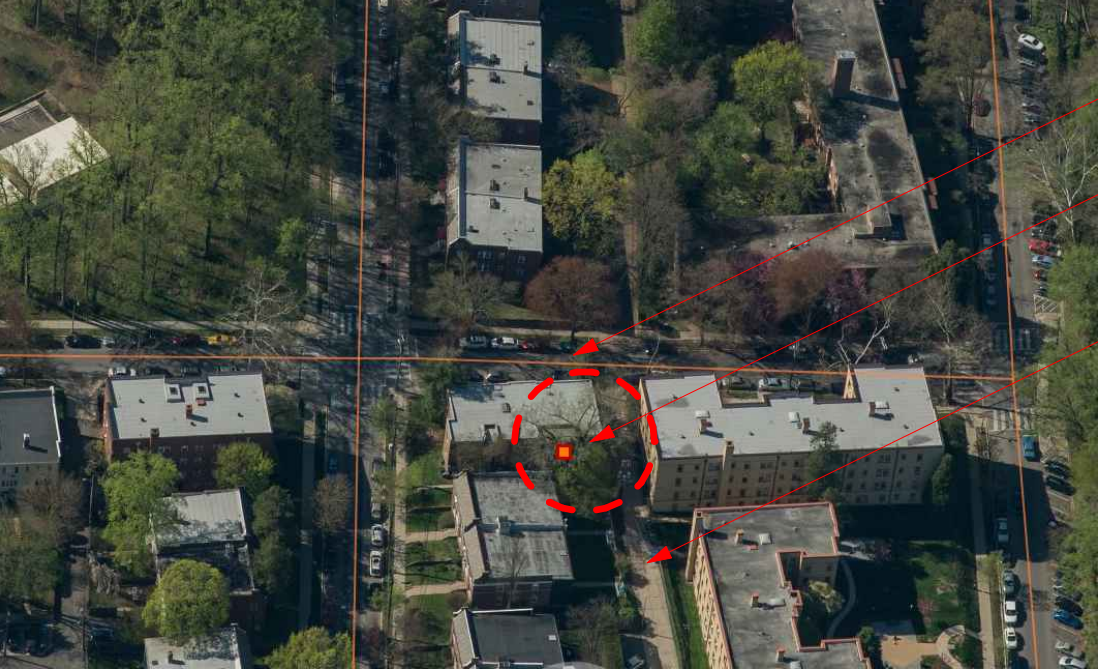
| 4103 DAVIS PLACE NW | | UNIT MATRIX | | |
|---------------------|----------------|-------------|----------|------------|
| | UNIT TYPE | AREA | | UNIT COUNT |
| | | GROSS (SF) | NET (SF) | |
| CELLAR LEVEL | | | | 2 |
| UNIT 1 | 2BR / 2BA | 795 | 710 | |
| UNIT 2 | 2BR / 2BA | 795 | 730 | |
| 1ST LEVEL | | | | 2 |
| UNIT 3 | 2BR / 2BA | 795 | 710 | |
| UNIT 4 | 2BR / 2BA | 795 | 730 | |
| 2ND LEVEL | | | | 2 |
| UNIT 5 | 2BR / 2BA | 795 | 710 | |
| UNIT 6 | 2BR / 2BA | 830 | 760 | |
| PENTHOUSE | | | | |
| UNIT 5 | TERRACE ACCESS | 190 | 151 | |
| UNIT 6 | TERRACE ACCESS | 150 | 121 | |
| TOTAL: | | 5145 | 4622 | 6 |



PUBLIC ALLEY

PROJECT SITE

DAVIS PLACE



DAVIS PLACE

PROJECT SITE

PUBLIC ALLEY

4103 DAVIS PL.



VIEW 01



VIEW 02



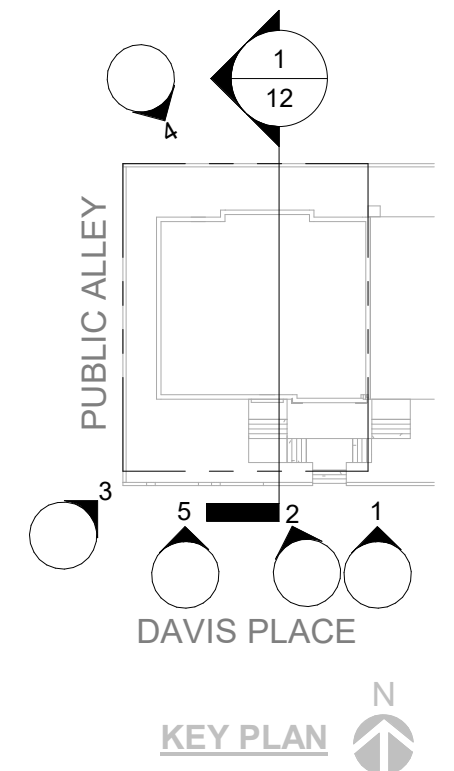
VIEW 03

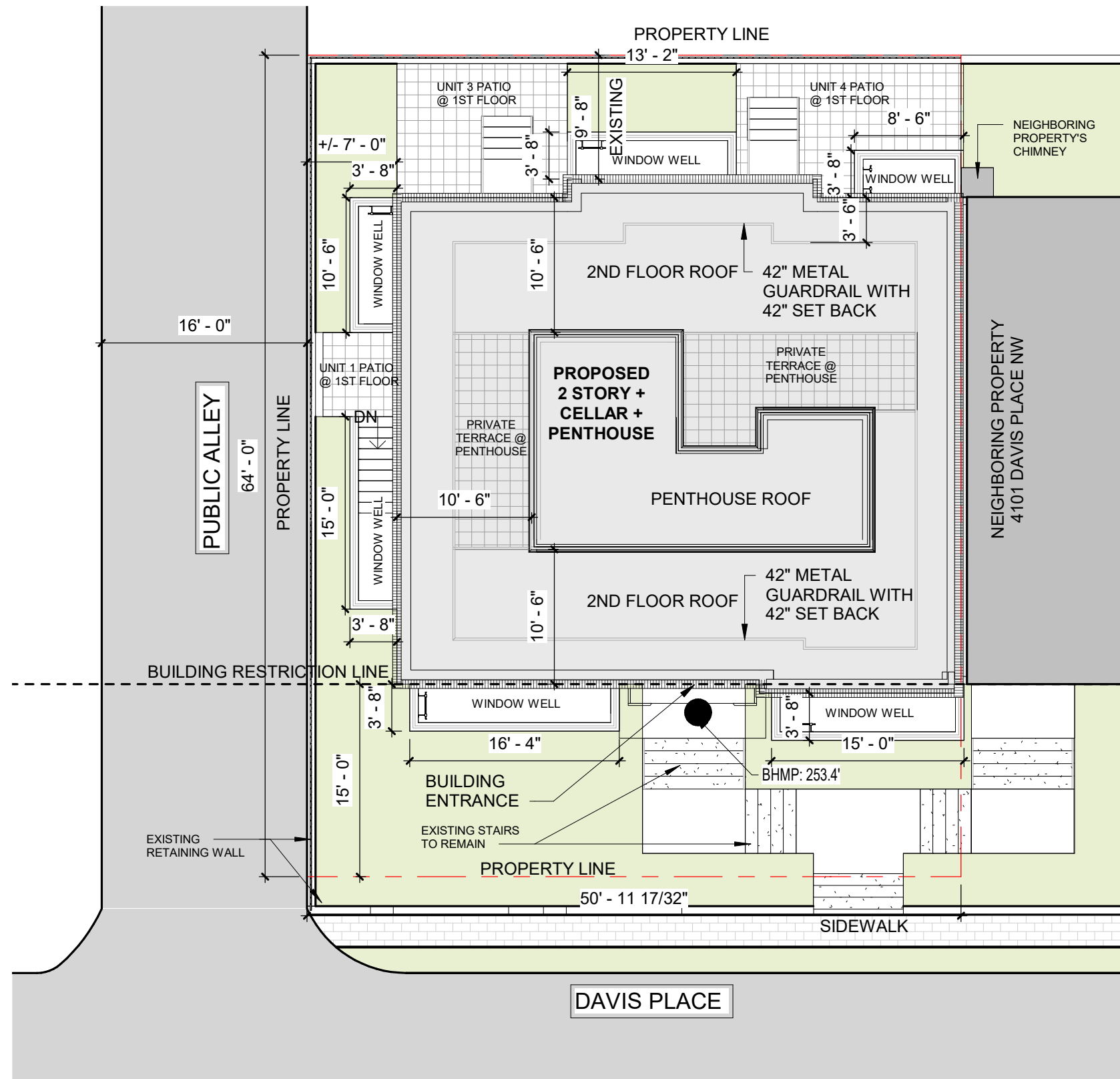


VIEW 04



VIEW 05

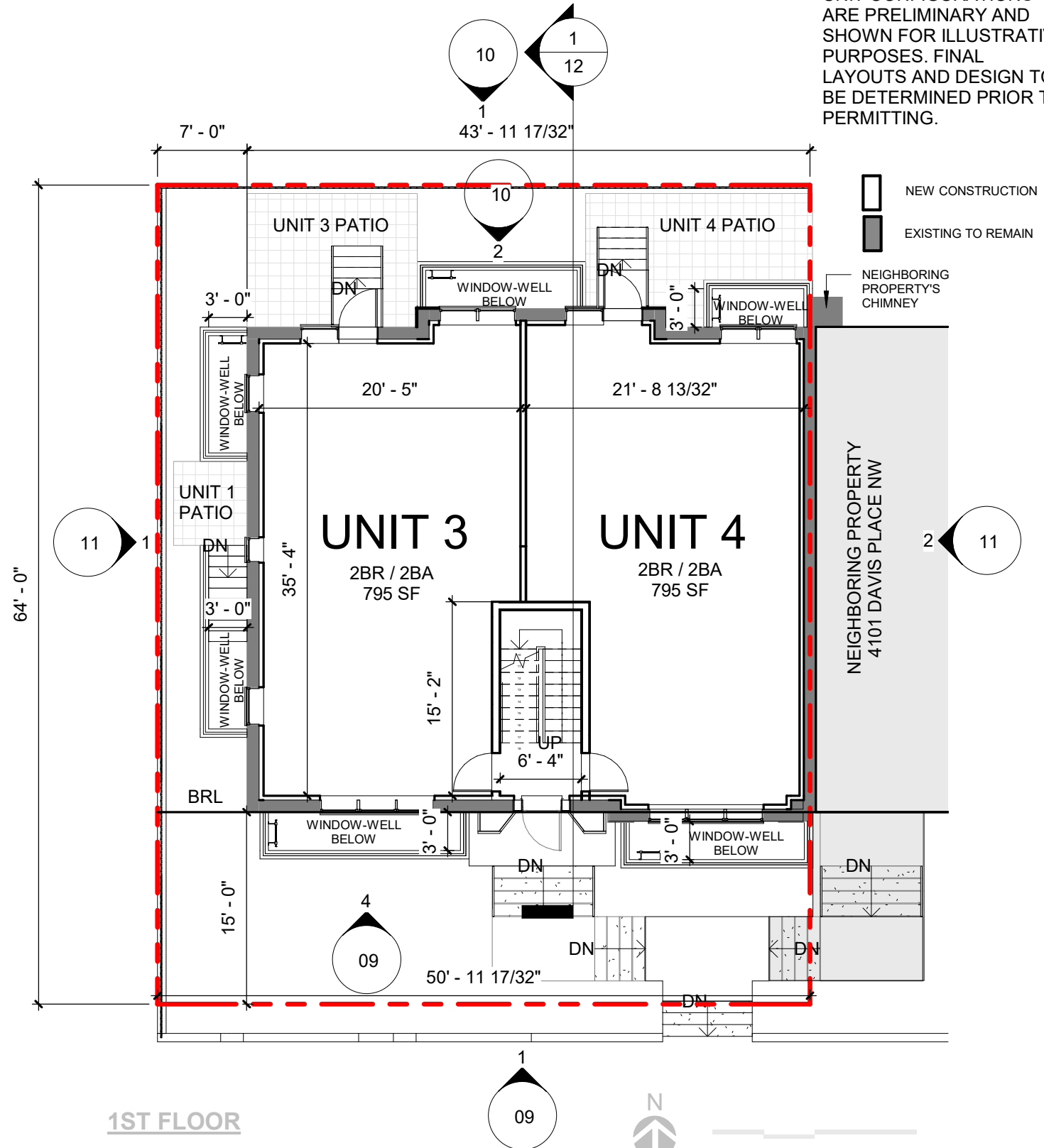
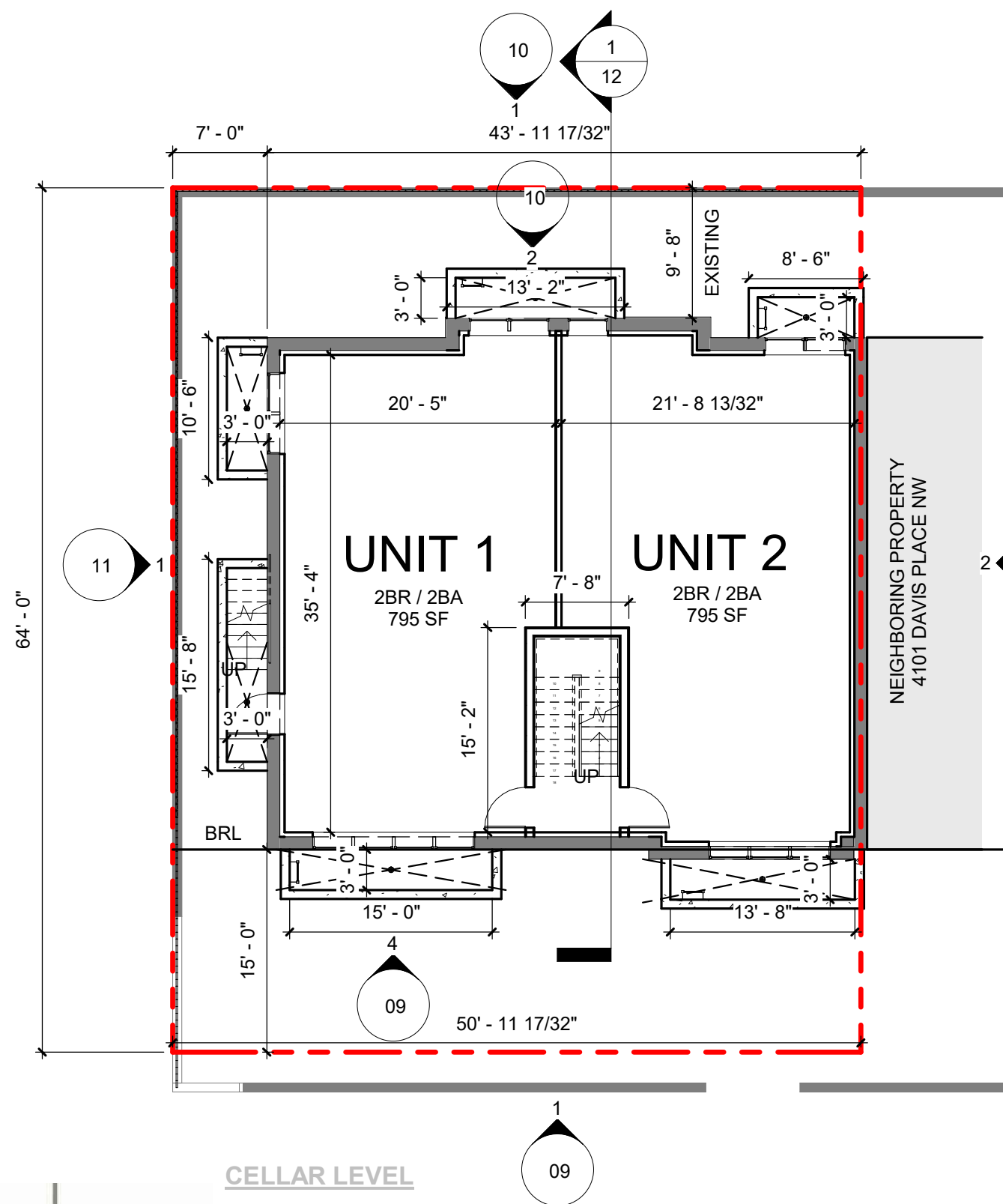




ANCILLARY PENTHOUSE IS LIMITED TO 20% OF ROOF TERRACE AREA PER C-1501-1(a)

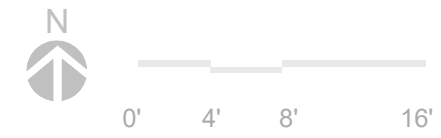
SITE PLAN

INTERIOR LAYOUTS AND UNIT CONFIGURATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES. FINAL LAYOUTS AND DESIGN TO BE DETERMINED PRIOR TO PERMITTING.



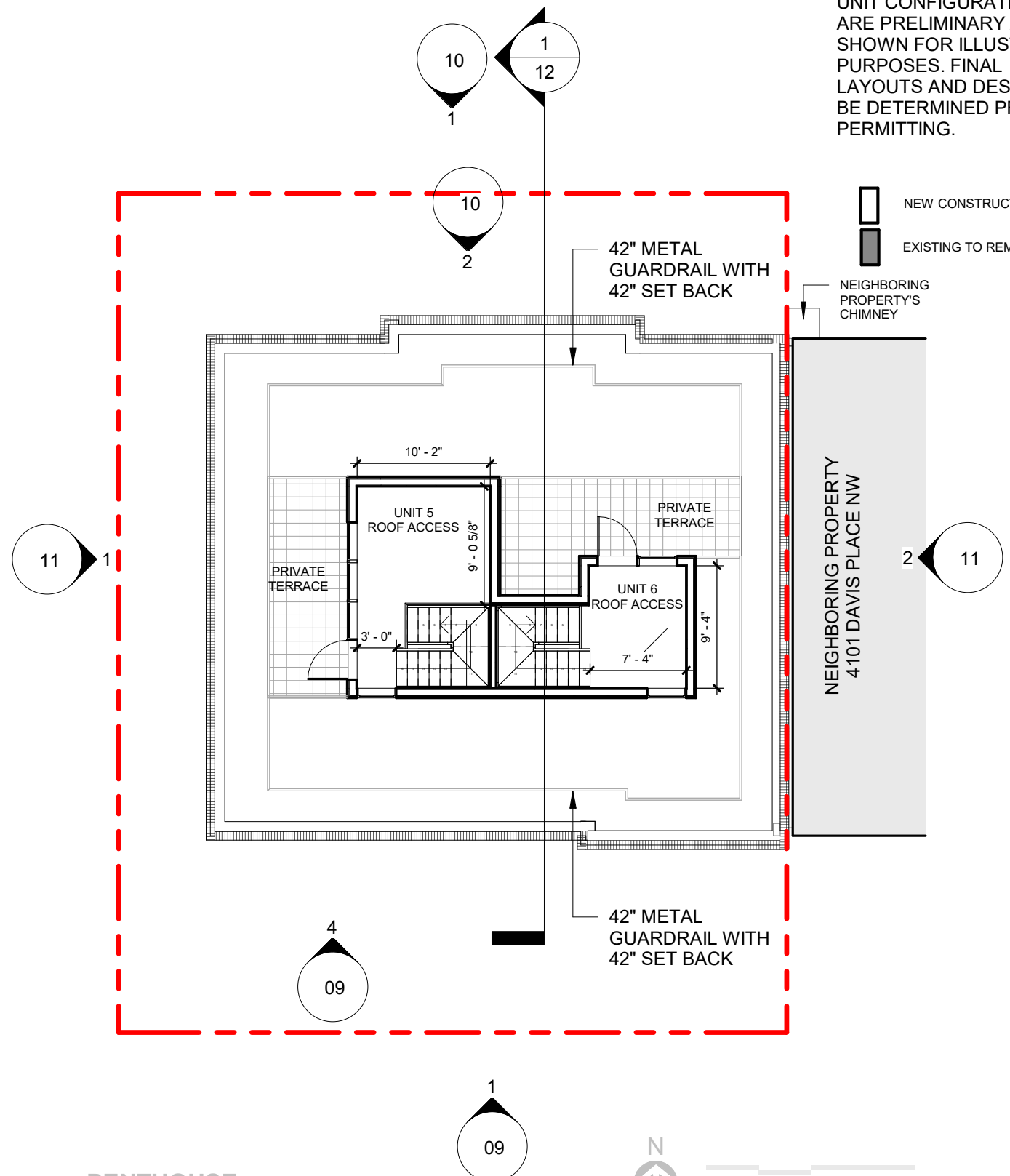
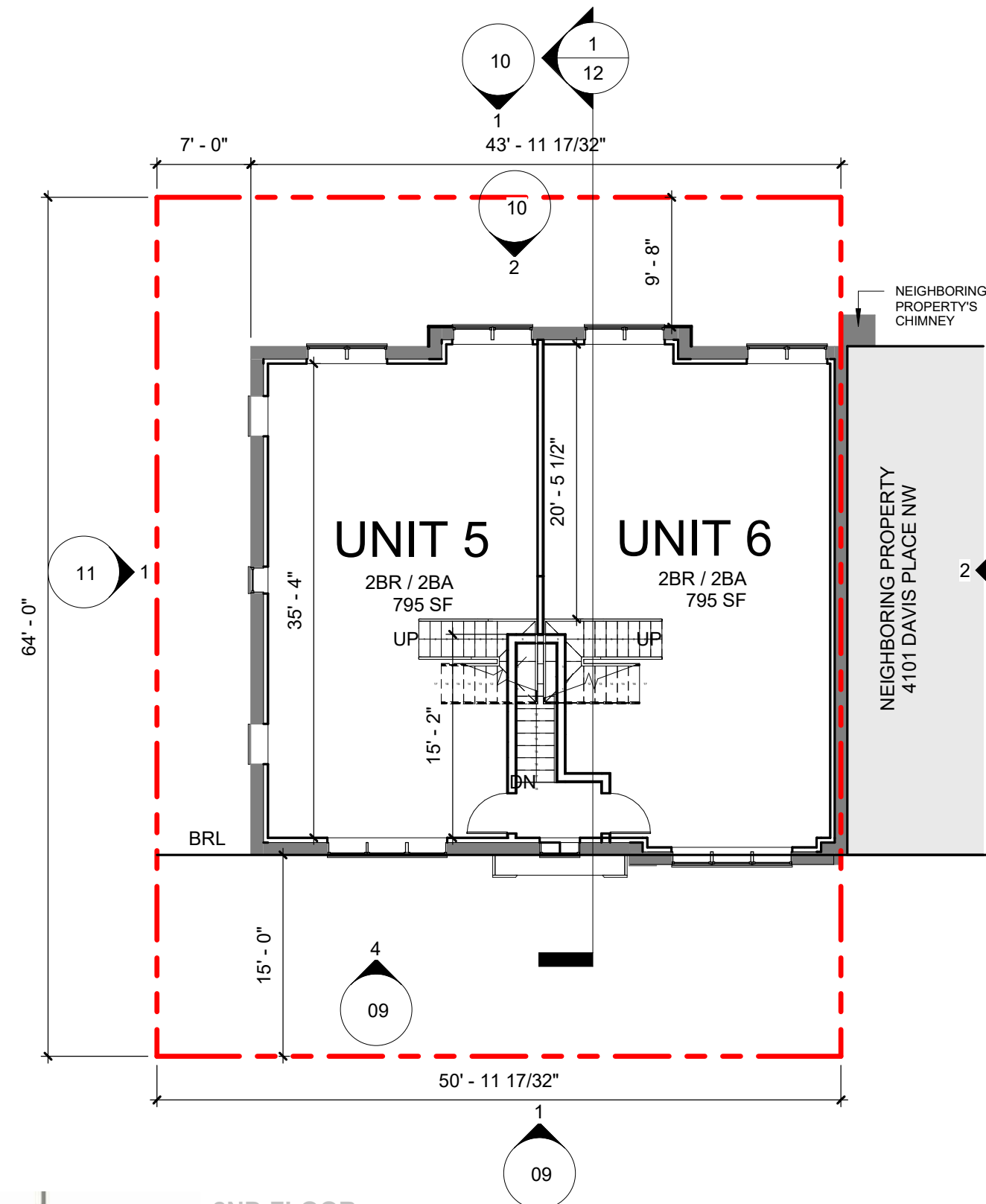
4103 DAVIS PL. NW

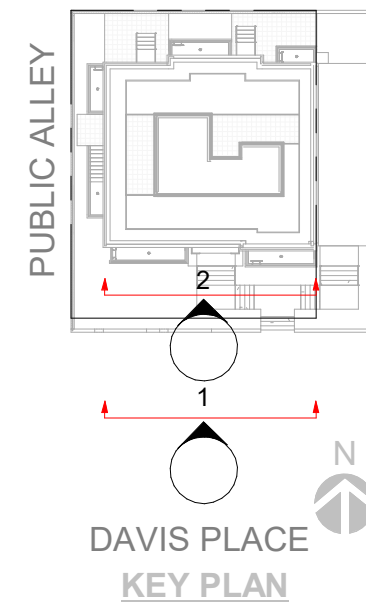
4103 DAVIS PLACE LLC / BZA CONCEPT SUBMISSION / 01/18/2022



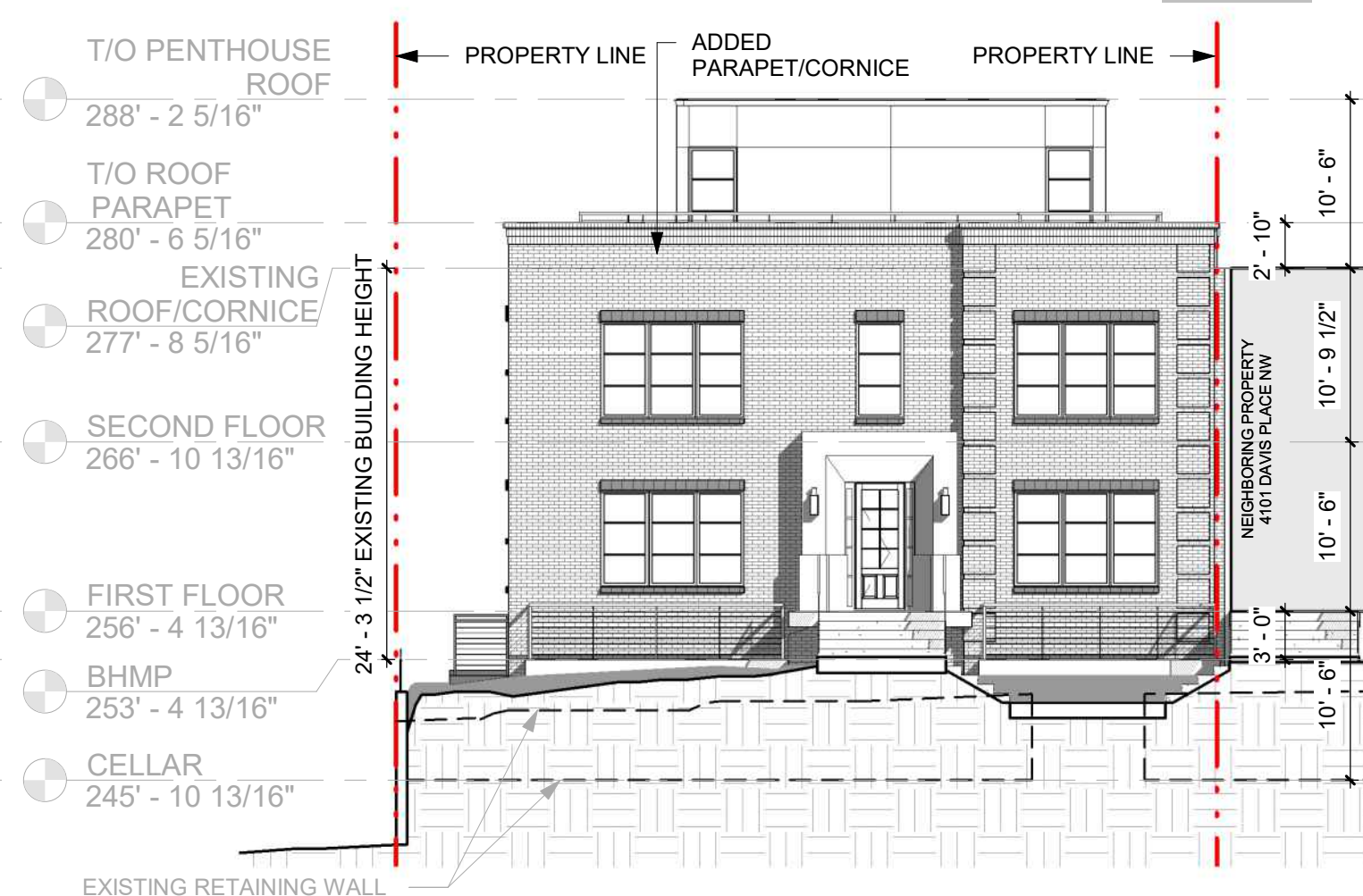
FLOOR PLANS

INTERIOR LAYOUTS AND UNIT CONFIGURATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES. FINAL LAYOUTS AND DESIGN TO BE DETERMINED PRIOR TO PERMITTING.

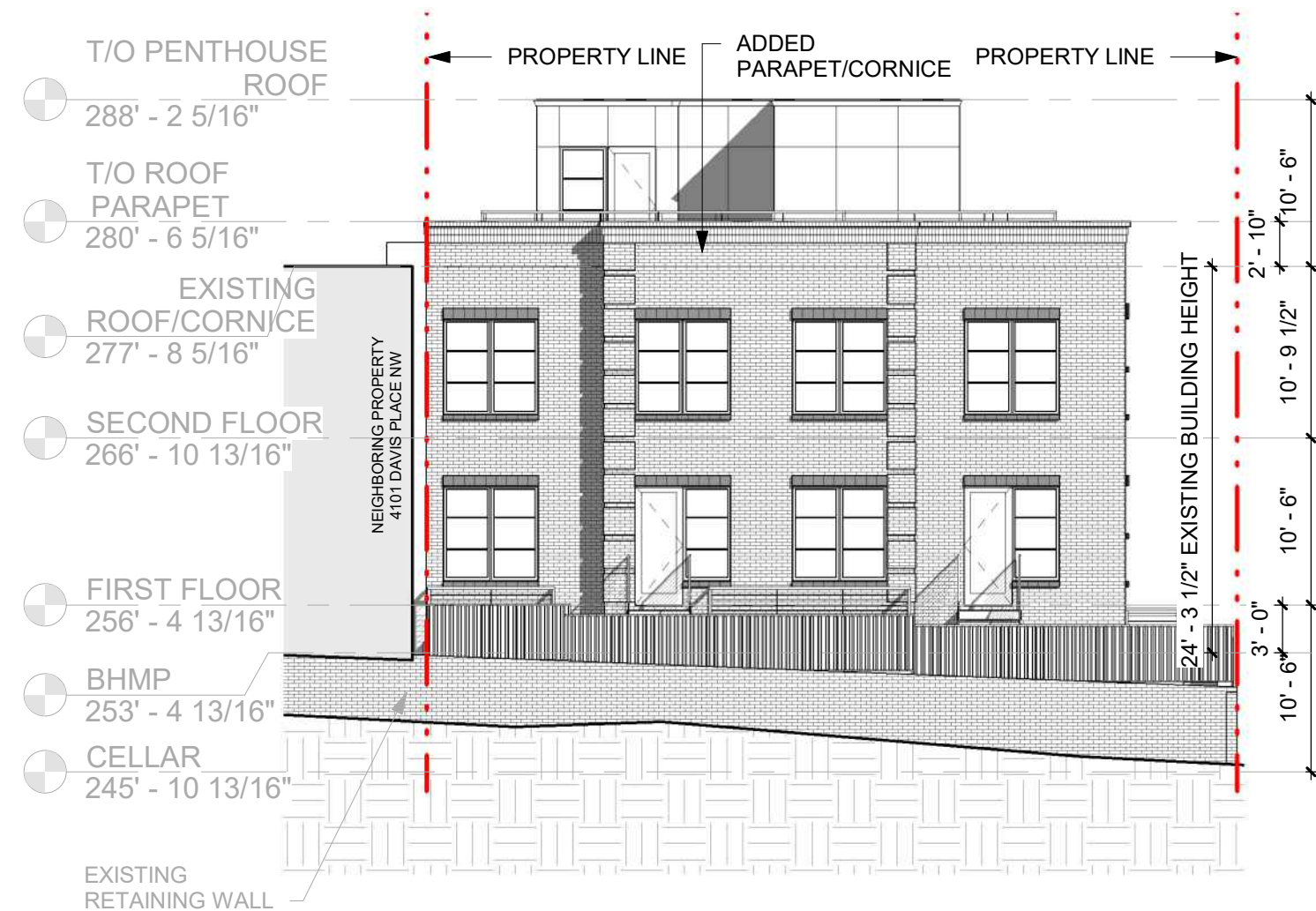
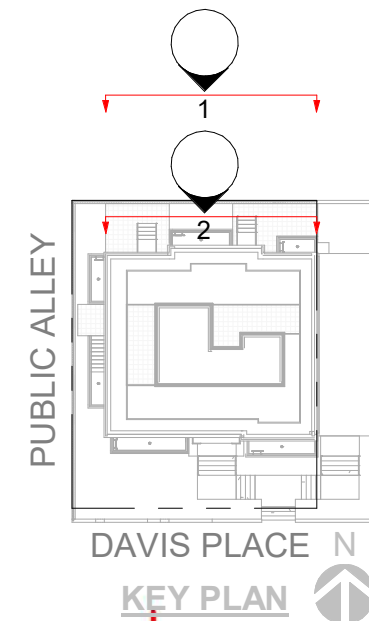




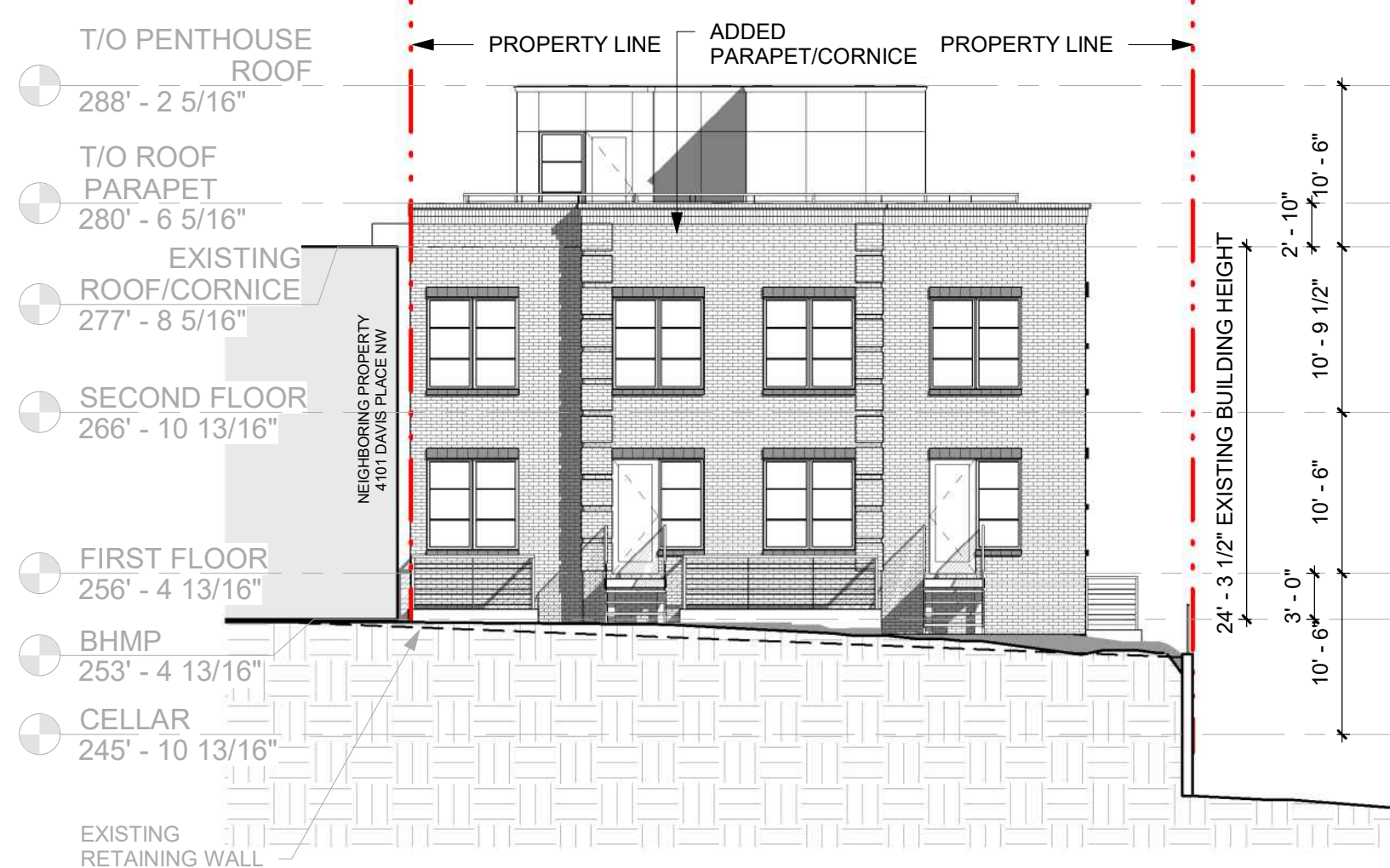
01 - SOUTH ELEVATION - DAVIS PLACE



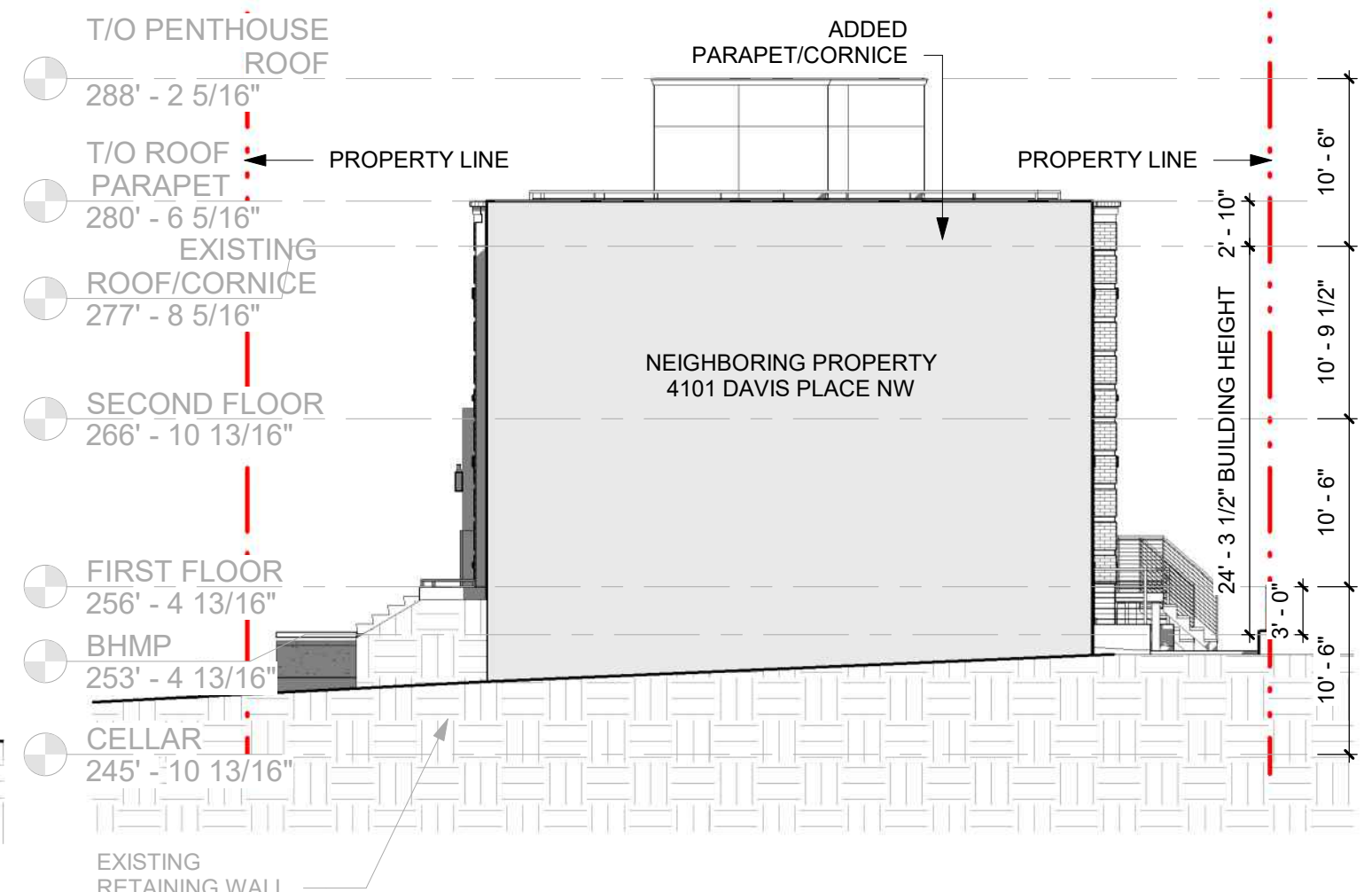
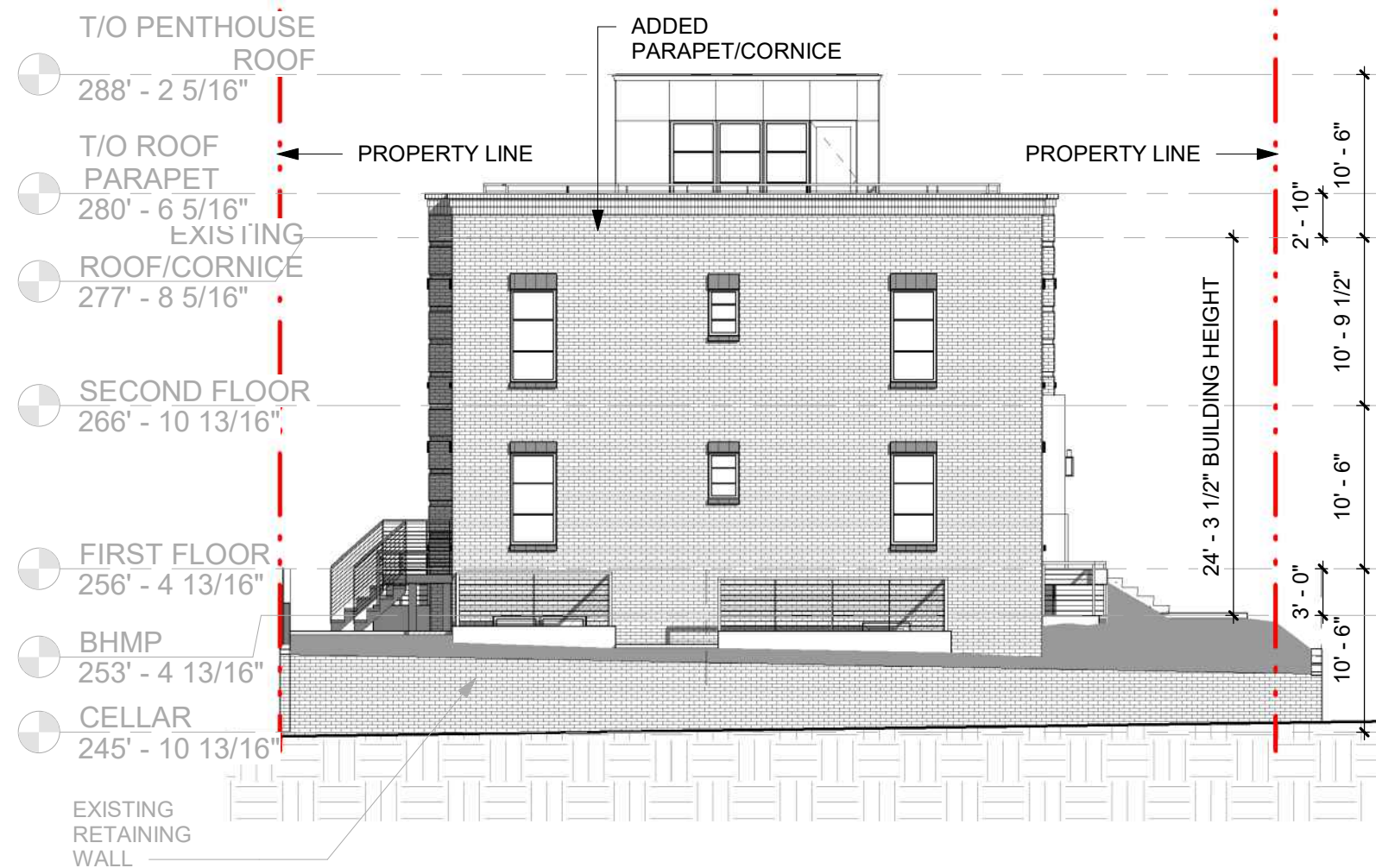
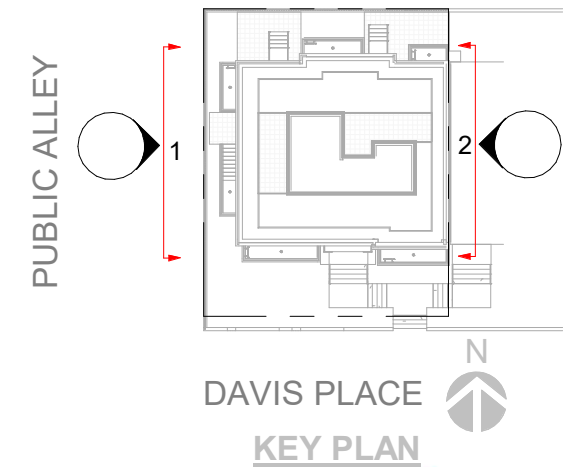
02 - SOUTH ELEVATION - SHOWING GRADE INSIDE THE RETAINING WALL

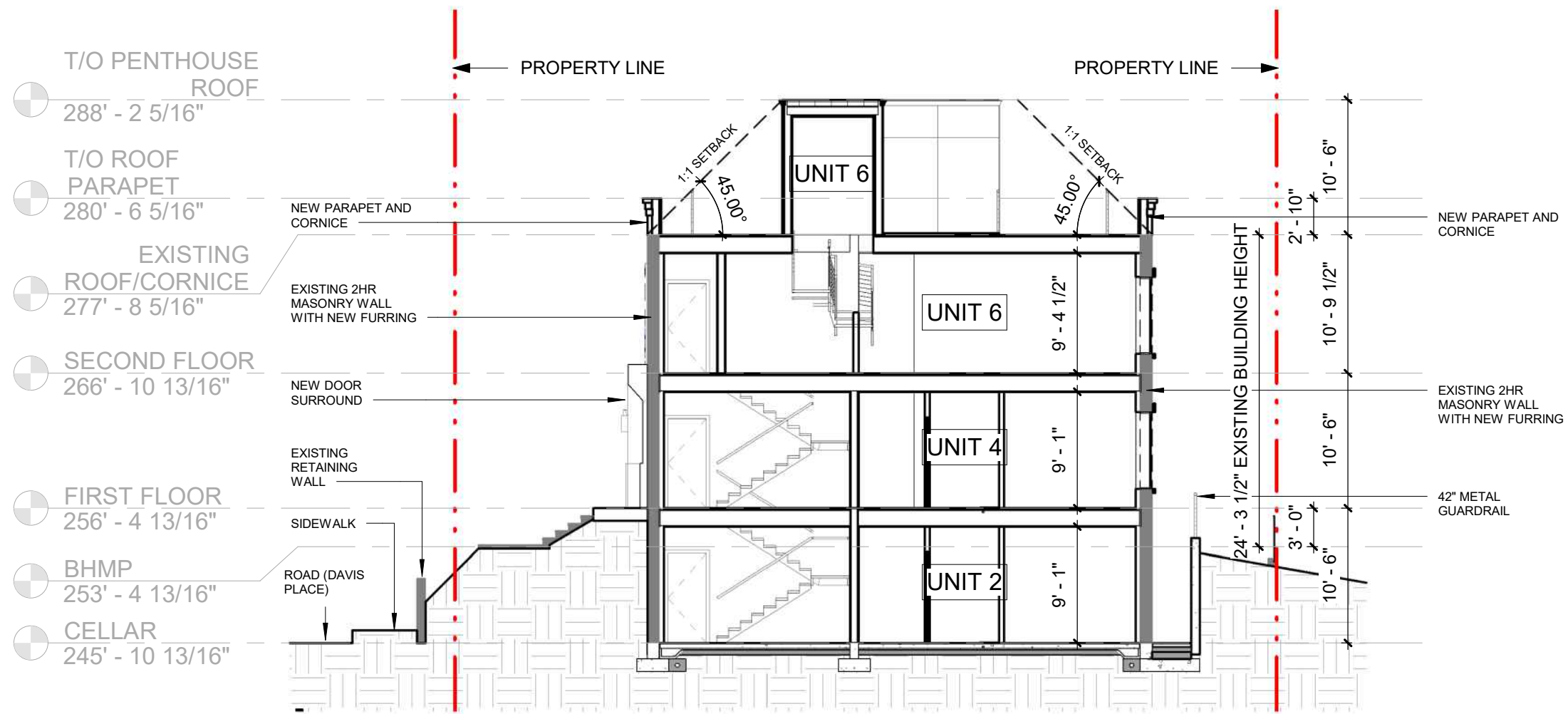


01 - NORTH ELEVATION

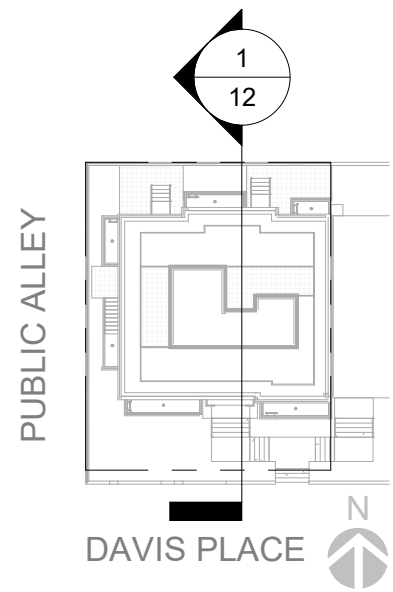


02 - NORTH ELEVATION - SHOWING GRADE INSIDE THE RETAINING WALL





BUILDING SECTION



KEY PLAN



4103 DAVIS PL. NW

4103 DAVIS PLACE LLC

/ BZA CONCEPT SUBMISSION / 01/18/2022

BUILDING SECTION



BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

| Project Address(es) | Square | Lot(s) | Zone District(s) |
|---|--------|--------|------------------|
| 4103 DAVIS PLACE NW | 1708 | 21 | RA-1 |
| | | | |
| | | | |
| Single-Member Advisory Neighborhood Commission District(s): | | 3B03 | |

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

| Relief Sought | <input type="checkbox"/> X § 1000.1 - Use Variance | <input type="checkbox"/> X § 1002.1 - Area Variance | <input checked="" type="checkbox"/> X § 901.1-Special Exception |
|-------------------------|--|---|---|
| Pursuant to Subsections | | | U-421 |

Pursuant to 11 DCMR Y § 300.6, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22 2405)

| | | | | | | |
|-----------------------|---------|--|--|----|----------------------------|-----------|
| Owner's Signature | | Owner's Name (Please Print) 4101-4103 Davis L.L.C | | | | |
| Agent's Signature | | Agent's Name (Please Print) GOZDE TANYERI | | | | |
| Date | 1/18/22 | D.C. Bar No. | | or | Architect Registration No. | ARC102255 |

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.

| ITEM | EXISTING CONDITIONS | MINIMUM REQUIRED | MAXIMUM ALLOWED | PROVIDED BY PROPOSED CONSTRUCTION | VARIANCE Deviation/Percent |
|--|------------------------|---------------------|--------------------|---|-------------------------------|
| Lot Area (sq. ft.) | 3,261 SF | | | | |
| Lot Width (ft. to the tenth) | 64' - 0" | | | | |
| Lot Occupancy (building area/lot area) | 1,705 SF (52%) | | 1,304 SF (40%) | NO CHANGE | |
| Floor Area Ratio (FAR) (floor area/lot area) | 1.05 (3,410 SF) | | 0.9(2,935 SF) | NO CHANGE | |
| Parking Spaces (number) | N/A | N/A | N/A | N/A | |
| Loading Berths (number and size in ft.) | N/A | N/A | N/A | N/A | |
| Front Yard (ft. to the tenth) | 15' - 0" | N/A | | NO CHANGE | |
| Rear Yard (ft. to the tenth) | 9' - 6" | 20' - 0" | | NO CHANGE | |
| Side Yard (ft. to the tenth) | 7' - 0" | 8' - 0' | | NO CHANGE | |
| Court, Open (width by depth in ft.) | N/A | N/A | N/A | N/A | |
| Court, Closed (width by depth in ft.) | N/A | N/A | N/A | N/A | |
| Height (ft. to the tenth) | 24' - 3 1/2" | | 40' - 0" | NO CHANGE | |



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.

**NAME AND MAILING ADDRESS OF THE OWNERS OF ALL PROPERTY WITHIN 200 FEET IN ALL
DIRECTIONS FROM ALL BOUNDARIES OF THE PROPERTY INVOLVED IN THE APPLICATION**

| <u>SQUARE</u> | <u>LOT</u> | <u>PREMISES ADDRESS</u> | <u>OWNER AND MAILING ADDRESS</u> |
|---------------|------------|--------------------------|--|
| 1708 | 1 | 2524 41ST ST NW | PLUMRIDGE, SCOTT S 2524 41ST ST NW WASHINGTON DC 20007-1264 |
| 1708 | 2 | 2520 41ST ST NW | 2520 41ST STREET NW COOPERATIVE INC 2520 41ST ST NW APT 6 WASHINGTON DC 20007-1263 |
| 1708 | 4 | 2510 41ST ST NW | YATER, WALLACE M 3628 12TH ST NE WASHINGTON DC 20017-2546 |
| 1708 | 9 | 2614 41ST ST NW | CUDDAPAH, KATHRYN L & LEE H GARBRICK TRUSTEE 13434 BISSEL LN POTOMAC MD 20854-1016 |
| 1708 | 10 | 2610 41ST ST NW | DEVANEY, JOANN C 3628 12TH ST NE WASHINGTON DC 20017-2546 |
| 1708 | 803 | 2606 41ST ST NW | |
| 1708 | 12 | 2626 41ST ST NW | ZIMMERMAN, HOSEPH F 4612 27TH ST N ARLINGTON VA 22207-4112 |
| 1708 | 13 | 2626 41ST ST NW | CARLOS CHIRIBOGA TRUSTEE REVOCABLE TRUST 8019 THORNLEY CT BETHESDA MD 20817-4558 |
| 1708 | 14 | 4115 DAVIS PL NW | PARK VIEW, LLC C/O N B MGT INC 5301 WISCONSIN AVE NW STE 600 WASHINGTON DC 20015-2044 |
| 1708 | 15 | 2617 42ND ST NW # 202 | |
| 1708 | 16 | 4120 EDMUNDS ST NW # 203 | |
| 1708 | 22 | 4101 DAVIS PL NW | ASQUEDOM, ALEM & ALEM, YAFEL 4103 DAVIS PL NW WASHINGTON DC 20007-1284 |

| | | | |
|------|---------------|---------------------|--------------------------------------|
| 1708 | 807 | 41ST ST NW | CUDDAPAH, KATHRYN, GARBRICK, LEE & |
| 1708 | 808 | 2618 41ST ST NW | GARBRICK, LORETTA |
| | | | C/O KATHRYN CUDDAPAH |
| | | | 13434 BISSEL LN |
| | | | POTOMAC MD 20854-1016 |
| 1708 | 2144- 2243 | 4114 DAVIS PL NW | PRESIDENT / DIRECTOR OF CONDOMINIUM |
| | | | ASSOCIATION |
| | | | 4114 DAVIS PL NW |
| | | | WASHINGTON DC 20007-1279 |
| 1708 | 2244 | 2514 41ST ST NW # 1 | TOTARO, GIANNA G |
| | | | 2514 41ST ST NW # 1 |
| | | | WASHINGTON DC 20007-1262 |
| 1708 | 2245 | 2514 41ST ST NW # 2 | CUNNINGHAM, ELIZABETH |
| 1708 | 2247 | 2514 41ST ST NW # 4 | MCKENNA, CAITLIN A & WINKEL, JOHN |
| 1807 | 44 | 2635 41ST ST NW | JOHNSON, PAMELA R & LINTNER, STEPHEN |
| | | | C/O CHATEL REAL ESTATE |
| | | | 3210 N ST NW |
| | | | WASHINGTON DC 20007-2893 |
| 1708 | 2246 | 2514 41ST ST NW # 3 | RIVERA, MARIE B & PEREZ, EFRAIN |
| | | | 2514 41ST ST NW # 3 |
| | | | WASHINGTON DC 20007-1262 |
| 1708 | 2248 | 2514 41ST ST NW # 5 | LATIMER, TINA |
| | | | C/O TENACITY FINANCIAL SERVICES |
| | | | 7333 NEW HAMPSHIRE AVE |
| | | | TAKOMA PARK MD 20912-6958 |
| 1807 | 45 | 2639 41ST ST NW | WELLINGTON, THOMAS W |
| | | | 5100 WESTPORT RD |
| | | | CHEVY CHASE MD 20815-3743 |
| 1807 | 46 | 2643 41ST ST NW | BOWE FAMILY TRUST |
| | | | 3506 E WEST HWY |
| | | | CHEVY CHASE MD 20815-5955 |
| 1807 | 47 | 2647 41ST ST NW | MURRAY, ANDREW R |
| | | | 2460 TUNLAW RD NW |
| | | | WASHINGTON DC 20007-1839 |

| | | | |
|------|-----|--------------------|---|
| 1807 | 800 | 4031 DAVIS PL NW | FOWLER THERESA L C/O WILLIAM C. SMITH CO # 1000 1100 NEW JERSEY AVE SE WASHINGTON DC 20003-3302 |
| 1808 | 801 | 4001 CALVERT ST NW | DISTRICT OF COLUMBIA 2000 14TH ST NW 8TH FLOOR WASHINGTON DC 20009-4487 ANC 3B P.O. BOX 32312 WASHINGTON DC 20007 MELISSA LANE ANC 3B03 4114 DAVIS PL NW WASHINGTON DC 20007 |

STATEMENT OF PUBLIC OUTREACH

The Applicant is committed to engaging with the community regarding the Project. The Applicant will present to ANC 3B prior to the public hearing date and will make itself available to neighbors and interested parties to discuss the Project.

/s/ Lawrence Ferris

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., November 17, 2021

Plat for Building Permit of :

SQUARE 1708 LOT 21

Scale: 1 inch = 20 feet

Recorded in Book 189 Page 95

Receipt No. 22-00901

Drawn by: A.S.

Furnished to: DIANA HERNDON

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Anup Shrestha
for Surveyor, D.C.



I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
3) I have have not (circle one) filed a subdivision application with the Office of the Surveyor;
4) I have have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: *[Signature]*
Date: 01.12.2022

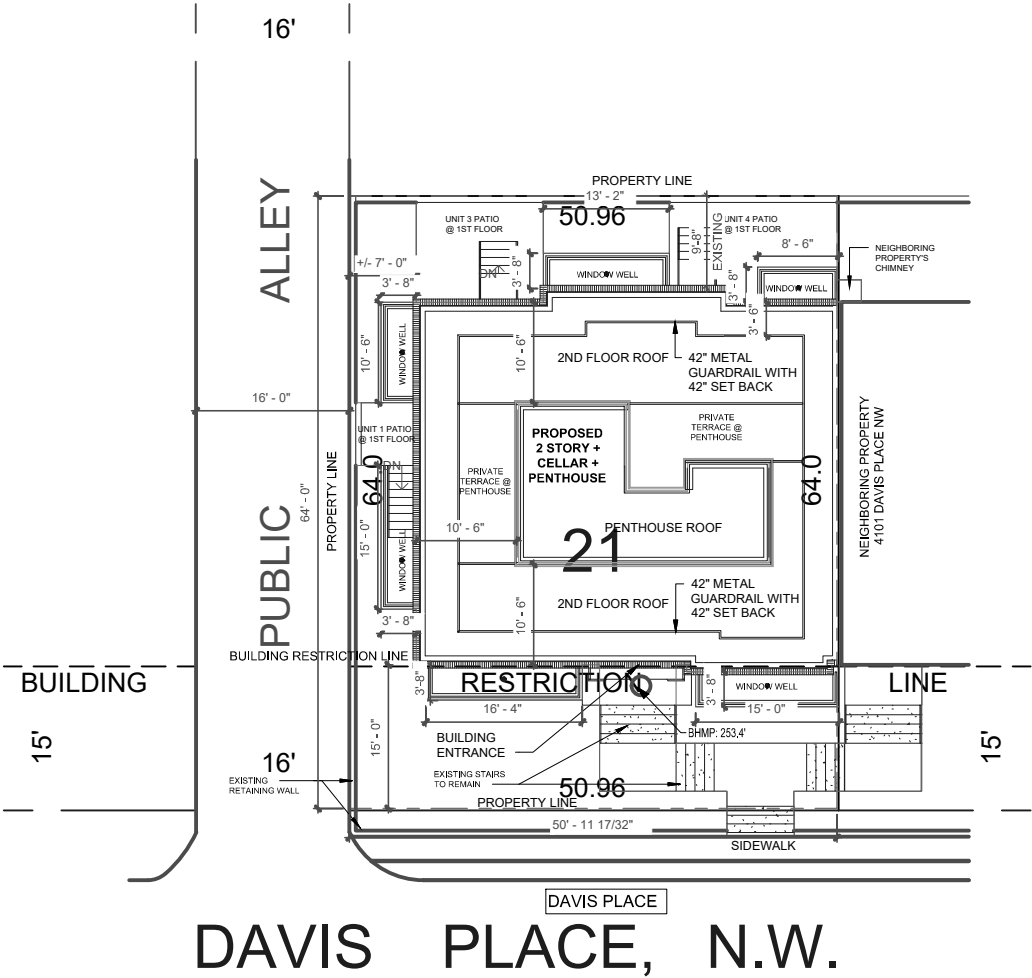
Printed Name: GOZDE TANYERI Relationship
to Lot Owner: ARCHITECT

If a registered design professional, provide license number
ARC102255 and include stamp below.



SCALE: 1:20

SQUARE 1708



**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

Application of
4101-4103 Davis L.L.C.

BZA Application No.
ANC 3B03

STATEMENT OF THE APPLICANT

This application is made by 4101-4103 Davis L.L.C. (the “**Applicant**”) to the Board of Zoning Adjustment (the “**Board**”) for special exception approval to allow redevelopment of the property located at 4103 Davis Place, NW (Square 1708, Lot 21) (the “**Property**”). The Applicant requests approval pursuant to Subtitle U, Section 421 for a new residential development in the RA-1 zone to renovate the existing multifamily residential building and to increase the number of residential units from four (4) units to six (6) units (the “**Project**”).

I. NATURE OF RELIEF SOUGHT

Pursuant to Subtitle U, Section 421, the Board must grant special exception relief for the development of any new multi-family residential units in the RA-1 zone.

II. JURISDICTION OF THE BOARD

The Board has jurisdiction to grant the relief requested pursuant to Subtitle X, Section 900.2 of the Zoning Regulations.

III. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is located in the RA-1 zone in the Glover Park neighborhood of Northwest D.C. and consists of 3,261 square feet of land area. The Property is bounded by Davis Place NW to the south, a public alley to the west, a two-unit residential building to the east, and a small multifamily residential building to the north. Approximately 250 feet to the west of the Property is Glover Archbold Park. The surrounding area is predominantly residential in character and is characterized primarily by multifamily residential buildings ranging in size from smaller four (4)-unit buildings to larger high-rises. Nearby to the east of the Property is the Wisconsin Avenue

commercial corridor, including various retail, restaurant, and other neighborhood-serving commercial uses. Across Wisconsin Avenue to the east is the Guy Mason Recreation Center, the Guy Mason Dog Park, and Glover Park Kindercare.

The immediate neighborhood consists of a number of apartment buildings. Stoddert Elementary School and Stoddert Recreation Center are located southeast of the Property. The D2 Metrobus line runs directly to the east of the Property along 41st Street NW.

The Property is currently improved with a two-story multifamily building consisting of four (4) residential units. The existing building was constructed in 1938, prior to the adoption of the Zoning Regulations, and is nonconforming with respect to: FAR (maximum 0.9 FAR permitted, 1.05 FAR existing); lot occupancy (maximum 40% permitted, 52% existing); rear yard (minimum 20 feet required, nine (9) feet, eight (8) inches existing); and side yard (minimum eight (8) feet required, seven (7) feet existing).

IV. PROPOSED PROJECT

The Applicant proposes to renovate the existing four (4) unit residential building to add two (2) new units, resulting in a total six (6) units, as shown on Exhibit []. The Project will renovate the existing cellar to provide two new units and will include an ancillary penthouse to support rooftop decks for the two second-story units. The Project provides three outdoor patios on the first floor in addition to the two private terraces at the penthouse level. The Project will not enlarge or expand the existing building, aside from the small ancillary penthouse addition. The existing building height of 24 feet, 3 ½ inches will be maintained, well within the maximum 40 feet permitted in the RA-1 zone. No parking is required for the Project, and no parking is proposed.¹

¹ Pursuant to prior determinations by the Office of the Zoning Administrator, the existing building is entitled to four (4) parking credits based on the four (4) parking spaces that would have been required for the existing building

V. THE APPLICATION SATISFIES THE CRITERIA FOR THE REQUESTED RELIEF

Pursuant to Subtitle U, Section 421, new residential development in the RA-1 zone is reviewed as a special exception and subject to certain criteria. For the reasons set forth below, the Project satisfies the special exception standards.

1. The Area Schools Can Accommodate the Number of Students Expected to Reside in the Project (Subtitle U § 421.2(a)).

The Property is in-boundary for Stoddert Elementary School, Hardy Middle School, and Wilson High School. Because the Project will include only two (2) additional residential units, any potential impact on the population of the in-boundary schools will be minimal. The application will be forwarded to the District of Columbia State Board of Education (“SBOE”) and the Applicant will address any comments raised by SBOE prior to the public hearing.

2. The Public Streets, Recreation, and Other Services Are Adequate to Accommodate the Residents of the Project (Subtitle U § 421.2(b)).

The public streets, recreation facilities, and other services are more than adequate to accommodate the two new units proposed as part of the Project. The additional units are minimal and the adjacent area, which includes the Stoddert Recreation Center and Glover Archbold Park, offers ample room to accommodate the new residents. As noted above, the Project is not required to provide any additional parking. The surrounding neighborhood provides numerous services within walking distance of the Property. Davis Place, NW and, to the east, 41st Street, NW both offer street parking on both sides of the street. The nearby services, recreation centers, and street parking should more than accommodate the small number of additional residents that may occupy the two new residential units.

(one (1) space per unit) under Section 2101 of the 1958 Zoning Regulations. The Project, with six (6) units, would require one (1) parking space under the current Zoning Regulations and thus, based on the existing parking credits, is not required to provide any parking.

The application will be forwarded to the District Department of Transportation (“**DDOT**”) and the Department of Housing and Community Development (“**DHCD**”), and the Applicant will address any issues raised by DDOT or DHCD prior to the public hearing in this case.

3. The Site Plan, Arrangement of Buildings, and Provisions of Light, Air, Parking, Recreation, Landscaping, and Grading Are Appropriate (Subtitle U § 421.3).

The scale of the Project is modest, with no increase in the height of the existing building and only a small ancillary penthouse added to support rooftop terraces for two of the units. The penthouse addition meets all required setbacks and the impact on the light of surrounding properties, if any, will be minimal. The Project incorporates a number of open areas for residents to enjoy, including first floor patios and rooftop recreation areas, maximizing the accessibility of light and air. The addition of two units does not trigger parking requirements and the Applicant does not propose to add any parking.

The grade of the Property is higher than sidewalk level and an existing retaining wall encloses the sides of the Property along Davis Place NW and the public alley abutting the Property to the west, appropriately managing the substantial grade change. The existing building is attached to the adjacent building to the east, as is common for other small multifamily buildings in the area, and is consistent in size and shape with the surrounding properties in the neighborhood.

This application will be forwarded to the Office of Planning (“OP”), and the Applicant will address any issues raised by OP prior to the public hearing in this case.

4. The Requested Relief 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 (Subtitle X § 901.2).

The Project satisfies the standards set forth in Subtitle U, Section 421, and therefore the requested relief is in harmony with the general purpose and intent of the Zoning Regulations. In

addition, the Project will contribute to the area housing supply, furthering the Mayor's goal to address the housing shortage in the District.

Further, the Project will not tend to adversely affect the use of neighboring properties. The Project will not increase the height of the existing building nor is any addition or expansion proposed. Maintaining the existing building envelope, with only a modest ancillary penthouse addition, will help to ensure that adequate light and air continues to be available to the Property itself as well as adjacent properties.

VI. CONCLUSION

For all of the above reasons, the Applicant has satisfied the standards for the requested special exception in this case and respectfully requests approval for such special exception relief.

Respectfully submitted,

/s/ Lawrence Ferris

/s/ Lee Sheehan

January 19, 2022

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 200-S
Washington, DC 20001

Re: **4103 Davis Place NW (Square 1708, Lot 21) – Letter of Authorization for Board of Zoning Adjustment Application**

Honorable Members of the Board:

As the owner of the property located 4103 Davis Place NW (Square 1708, Lot 21) (the “**Property**”), I hereby authorize the law firm of Goulston & Storrs, PC to file a zoning application for the Property and appear at all proceedings before the Board of Zoning Adjustment and other government body on behalf of the undersigned owner concerning the above-referenced application.

Sincerely,

4101-4103 Davis L.L.C.

A handwritten signature in black ink, appearing to read 'Ash Rahimi', is written over a horizontal line.

By: Ash Rahimi
Title: Principal

CERTIFICATION OF PROFICIENCY

I hereby certify that I have read the Rules of Practice and Procedure of the D.C. Board of Zoning Adjustment (“**Board**”) as set forth in Subtitle Y of Title 11 of the District of Columbia Municipal Regulations, and I am able to competently represent the applicant and owner in proceedings before the Board.



Lawrence Ferris