



MEMORANDUM

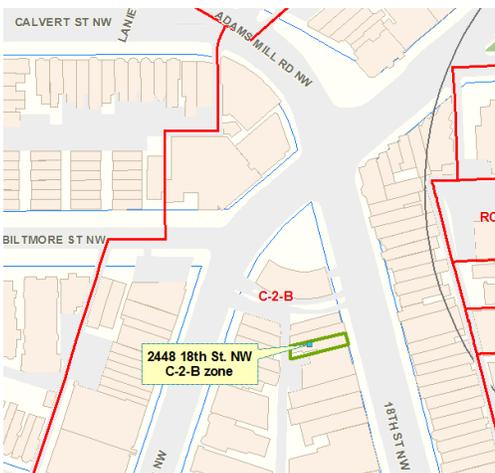
TO: District of Columbia Board of Zoning Adjustment

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

DATE: April 29, 2014

SUBJECT: BZA Case No. 18746, 2448 18th Street, NW Square 2551, Lot 42

I. OFFICE OF PLANNING (OP) RECOMMENDATION



Pursuant to § 3104.1, Jubilee Housing, Inc. has filed a self-certified special exception request under §§ 732.1(d) and 358.2 – 358.7, to convert the second through fourth floors of 2448 18th Street, NW from a boarding house to an adult rehabilitation home for 10 men under pre-trial detention or returning under court supervision from sentenced court orders. Jubilee has offices on the ground floor.

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

Figure 1. Site Location. Areas not within arc east of 18th Street are not within a 500 foot radius of another CBRF.

II. BACKGROUND

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| <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: 2448 18th Street, NW</p> |
| | <p>Legal Description: Square 2551, Lot 42</p> |
| | <p>Ward and ANC: 1C</p> |
| | <p>Zoning: C-2-B</p> |
| <p>Historic District: Washington Heights Historic</p> | |
| <p>Proposal: Jubilee currently has applications in for special exception approval of a CBRF for 10 adult men at 2448 18th Street, NW and for a CBRF for 10 adult women (this application) at 2720 Ontario Road, NW. The sites are within three blocks of each other, but more than 500 feet apart.</p> | |
| <p>Lot Features</p> | <p>The 1,458 square foot site at 2448 18th Street is located in the Adams Morgan neighborhood of northwest Washington. The building is a 4-story row building with rear alley access.</p> |
| <p>Adjacent Properties</p> | <p>North: Row building occupied by a tavern. South: Attached commercial building occupied by restaurants and a tattoo parlor.</p> |
| <p>Nghbd. 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

OP’s report evaluates only the application for a special exception use. The applicant has not filed for 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 and 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 one zoning-legal space and one other off-street parking space. 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 existing nearby uses with access to the alley. |
| 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> : CBRF residents may not own cars. The applicant states that most employees and visitors access site by foot. <u>Noise and Other Impact</u> : The applicant has supplied a copy of Jubilee Housing's strict code of conduct rules. With respect to noise, OP notes the location is already on the active 18 th Street entertainment corridor in Adams Morgan. |
| 358.7 | Distance limits | Conforms |
| 358.9 | Governmental review | This report constitutes OP's 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

The Historic Preservation Review Board approved the structure's recent rehabilitation. The present application entails no external changes to the building. No other departmental reviews had been filed with the Office of Zoning 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.