

BOARD OF ZONING ADJUSTMENT · APPLICATION OF RSGDCONCORD, LLC

The Concord

Renovating five brick walk-ups at 13th & Missouri — and adding ten homes inside the buildings we already have.

- 5906 13th Street NW
- 5912 13th Street NW
- 1301 Missouri Avenue NW
- 1309 Missouri Avenue NW
- 1315 Missouri Avenue NW

Presentation to ANC 4A · Single Member District 4A06

Square 2792, Lot 0804 · RA-1 Zone District



Ten new homes — all of them inside the existing buildings

1

We are not building anything new.

All five buildings stay exactly as they are — same footprint, same height, same brick.

2

We are renovating all 70 existing apartments.

New kitchens, baths and windows, plus in-unit laundry and water heaters throughout.

3

We are turning unused cellar space into 10 apartments.

The old boiler, office and laundry rooms become 2 homes in each building — 14 units becomes 16.

4

We are adding parking where there is none today.

34 off-street spaces and 7 bike racks, entered from Rock Creek Ford Road.

What we need from the BZA

A special exception under Subtitle U § 421.1 to raise the total number of apartments on this one lot from 70 to 80.

No variance is requested. We need no relief from height, density, lot occupancy or yards — the project already meets every one of those standards.

Five walk-ups, one lot

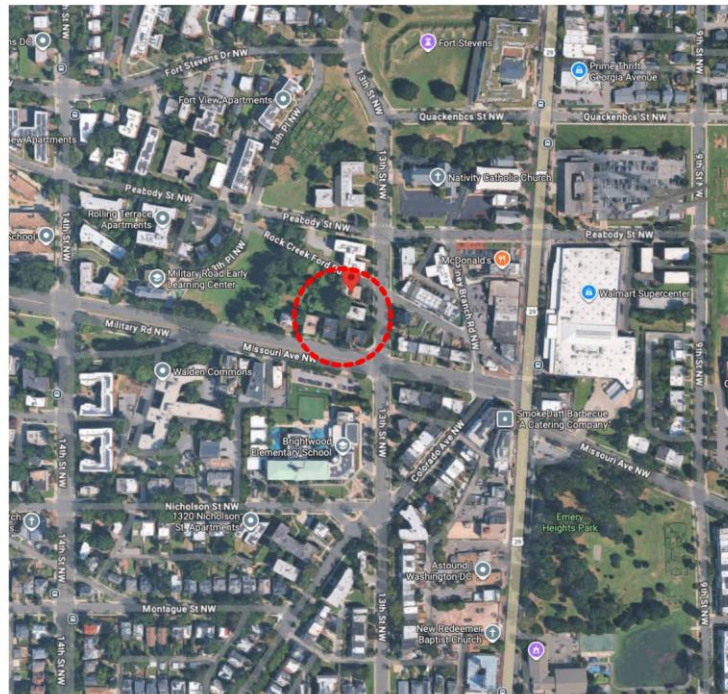


Built as one complex

All five buildings sit on a single Tax & Assessment lot. Each is three stories over a cellar, 35 feet tall, with 14 apartments — 70 homes in total.

Every façade stays exactly as you see it here.

A corner lot on three streets



The lot

- Square 2792, Lot 0804
- 40,641 square feet
- RA-1 zone district
- A corner lot on three streets: 13th Street NW to the east, Missouri Avenue NW to the south, Rock Creek Ford Road NW to the north
- Only two properties adjoin us, both to the west — a detached house at 1329 Missouri Avenue NW and a 32,000 sq ft federal green reservation

Vicinity map and aerial — BZA Set sheet PT1.4, Square 134 Architects, 12.12.25

What changes, and what doesn't

70 → 80

Apartments on the lot

14 → 16 in each of the five buildings

0 → 34

Off-street parking spaces

Only 2 are required by the code

0 → 7

Bicycle racks

None exist on the site today

32% → 40%

Pervious surface

More green space, not less

Unchanged

- Building footprint and lot occupancy — 32% of the lot
- Height — 35 feet, 3 stories over a cellar (40 ft is allowed)
- Floor Area Ratio — 0.9, the maximum, already built
- Gross floor area — 36,576 sq ft; not one square foot added
- Every exterior wall, roofline and entrance

Improved

- All 80 apartments fully renovated inside
- Every window replaced in its existing opening
- In-unit laundry and water heater in each home
- New accessible areaways and chair lifts to the cellar level
- Solar path lighting, benches, walking paths and landscaping

The ten new homes come out of old boiler and storage rooms



Where the units come from

- Each cellar today holds 2 unoccupied apartments in disrepair, plus a boiler room, an office and a shared laundry room
- Those utility rooms become 2 new 1- and 2-bedroom apartments
- The boiler, office and shared laundry are no longer needed — every home gets its own laundry and water heater
- Floors 1–3 keep 4 apartments each; all are renovated

Typical proposed cellar and upper-floor plans — BZA Set sheet PT2.4, Square 134 Architects. New units shown in yellow.

Nothing about the outside changes

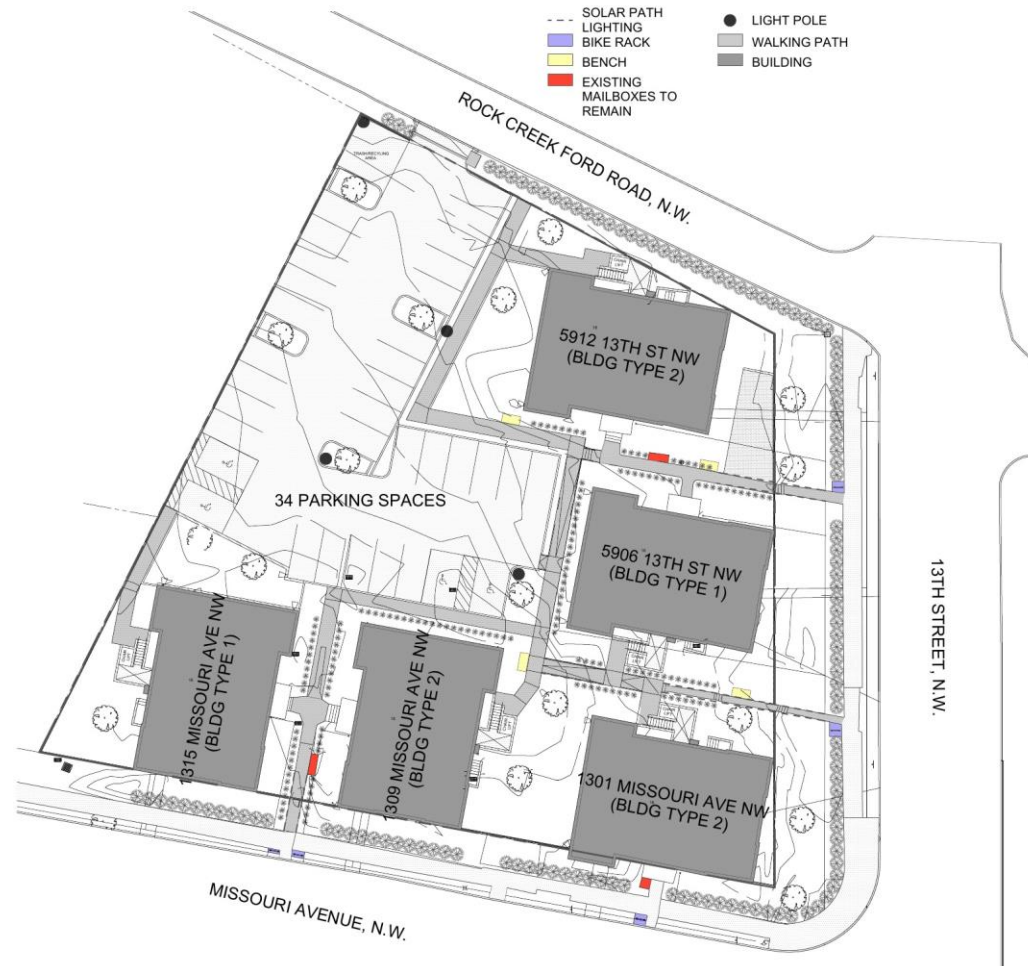


The only exterior work

- All exterior façades remain exactly as they are
- All windows replaced within the existing openings
- A new areaway at the rear of each building for cellar access and light
- No addition — no change to the horizontal or vertical profile of any building
- No party walls: all five buildings are freestanding

THE SITE

Parking, paths and lighting on the grounds



What's new outside

- 34 parking spaces reached by one driveway off Rock Creek Ford Road — not off Missouri Avenue or 13th Street
- Trash and recycling enclosure at the Rock Creek Ford edge
- Solar path lighting and light poles
- Bike racks, benches and walking paths
- Existing mailboxes stay where they are

Proposed site plan — BZA Set sheet PT2.2, Square 134 Architects, 12.12.25

Parking on the block should get better, not worse

TODAY

0

off-street spaces for 70 apartments.
Every resident parks on the street.

PROPOSED

34

off-street spaces for 80 apartments,
plus 7 bicycle racks.

The zoning code requires 2 parking spaces for this project. We are providing 34.

- Thirty-four new off-street spaces for ten additional apartments means residents who park on 13th Street and Missouri Avenue today have somewhere to move their cars.
- The single driveway sits on Rock Creek Ford Road, so cars are kept off the Missouri Avenue and 13th Street frontages.
- The site is served by the 52, 54, 59, D31, D33, D34, E4 and W45 bus lines; Red Line Metrorail is 1.2 miles away, and Zipcar and other carshare operate nearby.

A neighborhood that can absorb ten more homes

81

Walk Score

The 23rd most walkable neighborhood in Washington, DC — most errands can be done on foot

64

Transit Score

Bus lines on 13th, 14th and 16th Streets; Red Line Metrorail 1.2 miles away; carshare nearby

65

Bike Score

“Very bikeable” — and 7 new bicycle racks are proposed on the site

Schools serving the site

- Eaton Elementary, public PK–5 — 2.82 miles
- Janney Elementary, public PK–5 — 2.88 miles
- Hardy Middle, public 6–8 — 3.98 miles
- Howard University Middle PCS, charter 6–8 — 4.76 miles
- Duke Ellington School of the Arts, public 9–12 — 4.08 miles

Parks and open space nearby

- Rock Creek Golf Course
- Fort Stevens Park
- Manor Park Community Gardens
- The 32,000 sq ft federal reservation just west of the site
- Emery Heights Park and the Brightwood Elementary fields

Every development standard is met — with room to spare

Standard	Allowed / required in RA-1	Existing	Proposed
Lot area	—	40,641 sq ft	No change
Lot occupancy	40% maximum	32%	32% — no change
Floor Area Ratio	0.9 maximum	0.9	0.9 — no change
Building height	40 ft / 3 stories	35 ft, 3 stories + cellar	No change
Rear yard	20 ft minimum	20 ft +	20 ft + — no change
Vehicle parking	2 spaces required	0 spaces	34 spaces
Short-term bicycle parking	1 space per 20 units	0	7 racks
Green Area Ratio	0.4	—	Met — see civil / landscape
Apartments on the lot	Special exception above 70	70	80 ← the only relief sought

Sources: Form 135 Zoning Self-Certification (03/16/2026) and Zoning Analysis, BZA Set sheet PT1.3. Inclusionary Zoning does not apply — no new gross floor area is created and the use is already residential (Subtitle C § 1001.2).

Three findings under Subtitle X § 901.2

a

In harmony with the Zoning Regulations and Maps

RA-1 exists to permit low- and moderate-density housing — detached homes, rowhouses and low-rise apartments — that meets the height, density and area limits set for the district. Three-story walk-ups at 0.9 FAR are exactly that, and nothing about the height or bulk changes.

b

No adverse effect on neighboring property

The five buildings are freestanding and share no party wall with anything. The surrounding blocks are already three- and four-story walk-ups of the same scale. Only two properties adjoin the site, one of them a federal green reservation. Parking goes from none to 34 spaces.

c

Meets the special conditions of Subtitle U § 421

§ 421.2 — agency review of school and public-service capacity for ten added units. § 421.3 — Office of Planning review of the site plan, light, air, parking, recreation and landscaping. § 421.4 — site plan, floor plans, elevations, grading and landscaping plans, filed with the application.

This is a special exception, not a variance — the Board weighs it against these standards, not against a hardship test.

Where things stand, and what we're asking of you

1

Filed

BZA application, Form 135 self-certification, architectural set, building plat and statements of intended use — filed March 2026.

2

Now

This presentation to ANC 4A and Single Member District 4A06. We want your questions on the record before the hearing.

3

Before the hearing

ANC 4A resolution filed with the Board. The BZA gives an ANC's written report “great weight.”

4

At the hearing

Office of Planning report, agency referrals on schools and public services, and the Board's decision.

Our ask

Support the application — and tell us what conditions would make it better for the block.

We have already committed to:

- Keeping every façade exactly as it is
- Putting the driveway on Rock Creek Ford Road
- 34 parking spaces where zero exist today
- Working with the Office of Planning on site design

THE TEAM

Who is behind the project

OWNER / APPLICANT

RSGDCONCORD, LLC

Girma Deresso · Reggie Seifu
(202) 210-3623

ZONING

Bello, Bello and Associates

Toye Bello, Authorized Representative
1917 Benning Road NE

ARCHITECT

Square 134 Architects

Ronald Schneck AIA · Samson Cheng AIA
1432 K Street NW, Suite 200

CIVIL ENGINEER

Huska & Horgan Engineering

Christopher Huska PE
1050 30th Street NW

STRUCTURAL ENGINEER

FMC Structural Design Group

Misgana Tessema · Hong Ye
Rockville, Maryland

MEP ENGINEER

Capitol Engineering Group

Alex Shojaei PE
1825 K Street NW, Suite 375

Witnesses at the hearing: Square 134 Architects · Girma Deresso, owner · Reggie Seifu, owner

Thank you

Ten more homes in Brightwood, without changing a single thing about how the block looks.

Questions and comments are welcome tonight, and in writing before ANC 4A files its resolution.

5906 & 5912 13th Street NW · 1301, 1309 & 1315 Missouri Avenue NW · Square 2792, Lot 0804 · RA-1 · ANC 4A06