

SUPPLEMENTAL REPORT

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
J Joel Lawson, Associate Director Development Review
DATE: September 8, 2015
SUBJECT: BZA Case 19034, 1931 11th Street, N.W.

On June 30, 2015, the BZA held a public hearing regarding this request for special exception relief to retain a parking lot. The case was continued to September 15, 2015, and the applicant instructed to file a copy of the proposed parking lot layout with the Office of Zoning. Prior to the applicant filing the site plan, the parking lot layout was revised. The revisions were made by the applicant in consultation with DDOT and OP.

Specifically, the applicant now proposes to:

1. Operate the parking lot as valet only, eliminating the need for a gate opening on the east side of the property to allow for egress into the alley, as patrons would not be parking their own cars or driving within the lot.
2. Provide slats within the existing chain link fence across the front of the property to screen it from the residential property located across 11th Street from the site.
3. Landscape the public space on the south side of the lot with shrubs and maintain that landscaping for the life of the parking lot, in lieu of landscaping five percent of the lot. This request was made by the applicant because the existing lot has been asphalt paved since prior to the adoption of the Zoning Regulations in 1958, and it would be difficult for the applicant to remove the existing asphalt paving.

The Office of Planning continues to recommend approval of this application, subject to the conditions revised conditions:

1. Approval shall be for a period of **one (1) year**.
2. Prior to the issuance of a certificate of occupancy, the applicant shall improve the site in conformance with the revised site plan.
3. Slats shall be provided within the chain link fence along the property's 11th Street frontage, screening the property from the residentially zoned properties across 11th Street, N.W.
4. Gates to the lot shall be kept closed at all times except to permit the entrance or exit of patrons and/or their vehicles.
5. No parking shall be permitted within public space.
6. No loitering shall be permitted on the property.
7. The lot shall be operated as valet only.