



## MEMORANDUM

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

**FROM:** Stephen J. Mordfin, AICP, Case Manager  
Joel Lawson, Associate Director Development Review

**DATE:** July 3, 2012

**SUBJECT:** BZA Case 18373 – 1326 H Street, N.E.

### **I. OFFICE OF PLANNING RECOMMENDATION**

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

- § 2101, Off-Street Parking (4 spaces required, none proposed).

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

Address	1326 H Street, N.E.
Legal Description	Square 1026, Lots 86 and 832
Ward	6
Lot Characteristics	Level rectangular lot with rear alley access
Zoning	C-2-A – Medium density commercial business center HS – H Street Northeast Commercial Overlay District
Existing Development	Two-story commercial buildings
Adjacent Properties	East and West: Commercial buildings North: Across alley, parking lot for House of Prayer church South: Across H Street, commercial buildings on H Street
Surrounding Neighborhood Character	Commercial district along H Street, with residential areas to the north and south.

### **III. APPLICATION IN BRIEF**

The applicant requests to reduce the number of required off-street parking spaces from four to zero for a veterinary hospital. Six parking spaces would be typically required for a veterinary hospital of this size in the C-2-A district. A two-space credit was granted by the Zoning Administrator for this property, reducing the parking requirement from six to four.

The applicant is currently under a temporary Certificate of Occupancy with an expiration date of June 30, 2012.



#### IV. ZONING REQUIREMENTS and REQUESTED RELIEF

HS/C-2-A Zone	Regulation	Existing	Proposed	Relief
Height § 770	50-foot maximum	< 50 feet	< 50 feet	None Required
Rear Yard § 774	15-foot minimum	19 feet	19 feet	None Required
Side Yard § 775	None	None	None	None Required
Parking § 2101	4 spaces <sup>1</sup>	None	None	Required

#### V. OFFICE OF PLANNING ANALYSIS

##### a. Variance Relief from § 2101, Off-Street Parking

##### i. Exceptional Situation Resulting in a Practical Difficulty

The subject property has no off-street parking and none can be provided on-site. A rear yard, mostly enclosed by a cinder block wall with a gate on the west side is provided behind the structure, with direct access from the alley. A refuse dumpster, including vehicular access to the dumpster, occupies most of the rear yard. Due to the location of the existing buildings and cinder block wall, and the need to provide for refuse removal, the applicant is unable to provide off-street parking without either removing existing improvements to the site, or not providing for refuse, either of which would be a practical difficulty to the applicant.

##### ii. No Substantial Detriment to the Public Good

The requested variance would not result in a substantial detriment to the public good. The application indicates that many of the patrons of this veterinary clinic arrive by means other than private car, minimizing the impact this proposal would have on on-street parking.

##### iii. No Substantial Harm to the Zoning Regulations

The requested variance would have no substantial harm to the Zoning Regulations. The existing structures were constructed in 1914, prior to the adoption of off-street parking requirements. The subject application is a request to continue to use these existing structures without off-street parking.

#### VI. COMMENTS OF OTHER DISTRICT AGENCIES

OP is not aware of comments from any other District agency.

#### VII. COMMUNITY COMMENTS

The Single Member District Commissioner for ANC 6A06 submitted a letter dated June 19, 2012 to the file in support of the application.

The ANC 6A Economic Development and Zoning Committee voted to support the application at its meeting on June 20, 2012.

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<sup>1</sup> Includes two-space credit from the Office of the Zoning Administrator.

Attachment: Location Map

