

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: March 5, 2013
SUBJECT: BZA Case 18513 – 1015-1017 Irving Street, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

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

- § 333, Storage and Parking on Alley Lots

II. LOCATION AND SITE DESCRIPTION

Address	1015-1017 Irving Street, N.W.
Legal Description	Square 2846, Lot 114
Ward	1
Lot Characteristics	Level unimproved alley lot surrounded on all sides by built and un-built public alleys
Zoning	R-4- Row dwellings, conversions and apartments; a parking lot as a principal use is permitted only by special exception on an alley lot.
Existing Development	Unimproved lot enclosed by chain link fencing.
Adjacent Properties	North,, South and East: Across the public alleys, row houses West: Across the public alley, accessory buildngs
Surrounding Neighborhood Character	Residential

III. APPLICATION IN BRIEF

The subject property is an unimproved alley lot surrounded on all four sides by public alleys. Only the alleys to the north and east are improved, and the lot is currently enclosed by chain link fencing. The applicant proposes to use the lot for the parking of six cars, reserving one of the spaces for himself and renting the others neighbors within the square. Access would be from the northeast corner of the site, through a swing gate. Flowering and evergreen shrubbery would border the edge of the lot on the north, south and west.

The six parking spaces would be located on the west side of the lot.



IV. OFFICE OF PLANNING ANALYSIS

Special Exception Relief pursuant to § 333, Parking on Alley Lots

333.1 Storage of wares and goods, parking lot, parking garage, or public storage garage not otherwise permitted under this chapter, on an alley lot so recorded on the records of the Surveyor, District of Columbia, or recorded on the records of the D.C. Office of Tax and Revenue, on or before November 1, 1957, shall be permitted as a special exception in an R-4 District if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.

The application proposes to establish a parking lot on an alley lot within the R-4 zone.

333.2 No storage use authorized in this section shall be located in a building containing more than twenty-five hundred square feet (2,500 ft²) of gross floor area.

No storage or buildings are proposed.

333.3 Any use authorized in this section shall not be likely to become objectionable because of noise, traffic, or number of employees.

There would be no employees. Traffic and noise would be minimal, as the lot would provide only six parking spaces for neighboring residents and no other activities would take place at the site. The application indicates that there currently are no plans to have any employees.

333.4 The alley upon which the use is to be located shall be readily negotiable by any trucking necessary for the proposed operation.

No trucking would be necessary for the proposed operation.

333.5 The hours of active operation shall be arranged so as not to prove disturbing or otherwise objectionable to persons residing around the perimeter of the square in which located.

The lot would be available twenty-four hours a day to provide off-street parking for up to six neighborhood individuals to park their cars.

The subject application is also in conformance with the applicable provisions of § 2115, Size of Parking Spaces; § 2117, Access Maintenance, and Operation; and § 2303, Parking Lots, as described below.

2115 SIZE OF PARKING SPACES

2115.1 Except as otherwise provided in this section, a required automobile parking space shall be a minimum of nine feet (9 ft.) in width and nineteen feet (19 ft.) in length, exclusive of access drives, aisles, ramps, columns, office or work areas and shall be striped according to the requirements of § 2117.3. Parking shall also be in

compliance with the requirements of the District of Columbia Architectural Barriers Act of 1980, effective July 1, 1980 (D.C. Law 3-76; 12 DCMR art. 15).

The dimensions of the proposed spaces are nine feet wide by nineteen feet long.

2115.5 *Except as provided in §§ 2115.6 and 2115.7, all parking spaces shall have a minimum vertical clearance of six feet, six inches (6 ft., 6 in.).*

2115.7 *All entrances, exits, access aisles, ramps, and driveways providing access to parking spaces shall also have the minimum vertical clearances as prescribed in §§ 2115.5 and 2115.6, respectively.*

The proposed parking lot is a surface lot, not a garage located within a building.

2117 ACCESS, MAINTENANCE, AND-OPERATION

2117.7 *The public rights-of-way as well as private walkways and driveways shall be protected from vehicular encroachment from all parking spaces by wheel bumper guards, curbs, guard rails, or screening between the property line and the perimeter of the parking area. Parking shall be designed so that no vehicle or any part thereof shall project over any lot line or building line.*

The parking lot would be enclosed by fencing preventing vehicles from projecting over any lot lines.

2117.10 *All open parking spaces, including access aisles, driveways, and ramp areas shall be surfaced and maintained with an all-weather surface. In addition to traditional impervious surfaces, allowable all weather surfaces include porous (or pervious) concrete, porous asphalt, and/or mechanically-reinforced grass, excluding grass or gravel.*

The application indicates that the lot would be surfaced with an all-weather surface as required above.

2117.11 *Landscaping with trees and shrubs shall be provided for all open parking spaces provided on a lot where there are more than ten (10) open parking spaces provided collectively as accessory to any building or structure. The landscaping shall cover a minimum of five percent (5%) of the total area devoted to parking, including aisles and driveways. The landscaping shall be maintained in a healthy, growing condition.*

The proposed lot would have six parking spaces, and therefore landscaping is not required. However, the applicant does propose to plant twenty evergreen shrubs along the western lot line and five azaleas along the northern lot line and seven along the southern lot line.

2117.12 *The open parking spaces shall be screened from all contiguous residential property located in an R-1, R-2, R-3, R-4, R-5-A, or SP District by a solid brick or stone wall at least twelve inches (12 in.) thick and forty-two inches (42 in.) high or by evergreen*

hedges or evergreen growing trees that are thickly planted and maintained and that are at least forty-two inches (42 in.) in height when planted.

The subject property is contiguous only to public alleys and not to any residential properties,

2117.13 *Any lighting used to illuminate open parking spaces shall be so arranged that all direct rays of lighting are confined to the surface of the paved area devoted to parking.*

No lighting is proposed. Existing light poles within the alleys would provide light for the lot.

2117.14 *Detailed plans shall be submitted to the D.C. Department of Transportation for approval of all curb cuts and driveway openings, to ensure that compliance with these regulations does not conflict with the responsibility of the Department to protect safety in the public space.*

No curb cuts are proposed. DDOT has reviewed the application and has no issues with the application.

2303 PARKING LOTS

2303.1 *A parking lot in any district shall conform to the following provisions:*

(a) *All areas devoted to driveways, access lanes, and parking areas shall be surfaced and maintained with an all-weather surface. In addition to traditional impervious surfaces, allowable all weather surfaces include porous (or pervious) concrete, porous asphalt, and/or mechanically-reinforced grass, excluding grass or gravel;*

The application indicates that the parking lot would be improved with an all-weather surface in accordance with this provision.

(b) *The parking lot shall be designed so that no vehicle or any part of a vehicle projects over any lot line or building line;*

The lot is designed to be enclosed with a fence that would prevent vehicles from projecting over any lot line.

(c) *No other use shall be conducted from or upon the premises, and no structure other than an attendant's shelter shall be erected or used upon the premises unless the use or structure is otherwise permitted in the district in which the parking lot is located;*

No other use would be conducted from the premises and no structures would be erected.

- (d) *No vehicular entrance or exit shall be within forty feet (40 ft.) of a street intersection as measured from the intersection of the curb lines extended;*

No vehicular entrance or exit would be provided within forty feet of a street intersection.

- (e) *Any lighting used to illuminate a parking lot or its accessory buildings shall be arranged so that all direct rays of the lighting are confined to the surface of the parking lot; and*

No lighting is proposed.

- (f) *The parking lot shall be kept free of refuse and debris and shall be landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance. Landscaping with trees and shrubs shall cover a minimum of five percent (5%) of the total area of the parking lot, or an area as determined by the Board of Zoning Adjustment for a parking lot otherwise requiring Board approval.*

The application indicates that the proposed lot would comply with this provision.

2303.2 *In addition to the requirements of § 2303.1, a parking lot located in an R-1, R-2, R-3, R-4 or R-5-A District, and a parking lot located in any other district where such parking lot is contiguous to an R-1, R-2, R-3, R-4, or R-5-A District, shall be screened from all contiguous residential property located in the R-1, R-2, R-3, R-4, or R-5-A District by a solid brick or stone wall at least twelve inches (12 in.) thick and forty-two inches (42 in.) high or by evergreen hedges or evergreen trees that are thickly planted and maintained and at least forty-two inches (42 in.) in height when planted.*

- (a) *The parking lot shall be screened from all contiguous residential property located in an R-1, R-2, or R-3 District by a solid masonry wall at least twelve inches (12 in.) thick and forty-two inches (42 in.) high; and*
- (b) *All parts of the lot not devoted to parking areas, driveways, access lanes, attendant's shelter, or required screening walls shall be kept free of refuse and debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.*

The parking lot is not contiguous to any residential property. The application indicates that the lot would be kept free of refuse and debris and would be paved and landscaped.

2303.3 *If approved by the Board of Zoning Adjustment as a special exception under § 3104, the conditions in § 2303.2 may be waived or modified.*

No waiver or modification is requested.

2303.5 *The Board may require any special treatment of the premises that it deems necessary to protect the value of adjacent property.*

The Office of Planning does not recommend any special treatment of the premises.

V. COMMENTS OF OTHER DISTRICT AGENCIES

The District Department of Transportation informed the Office of Planning by email that they had no issues with the application.

VI. COMMUNITY COMMENTS

No comments have been received to date from ANC 1A.

Attachment: Location Map

