

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Stephen J. Mordfin, AICP, Case Manager

JL Joel Lawson, Associate Director Development Review

DATE: July 5, 2016

SUBJECT: BZA Application 19307 (11 15th Street, N.E.) for an area variance to reduce required off-street parking

I. OFFICE OF PLANNING RECOMMENDATION

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

- § 2101, Off-Street Parking (2 spaces required, none proposed);

Subject to one of the following conditions as proposed by the applicant:

1. The applicant shall impose Residential Parking Permit (RPP) restrictions on two of the units within the building, subject to the conditions enumerated on page 5 of the applicant's prehearing statement dated June 28, 2016 (Exhibit No. 37); or
2. The applicant shall enter into a binding agreement to provide two nearby off-street parking spaces for use by residents of the building.

II. LOCATION AND SITE DESCRIPTION

Address	11 15 th Street, N.E.
Applicant	Lock 7 Development, LLC
Legal Description	Square 1070, Lot 93
Ward, ANC	Ward 6, ANC 6A
Zone	C-2-A
Lot Characteristics	Pipe stem shaped lot with pedestrian access only to the rear alley
Existing Development	Three-story six-unit apartment building with no off-street parking
Adjacent Properties	North and West: Row houses East and South: commercial and residential buildings on East Capitol Street
Surrounding Neighborhood Character	Moderate density residential with commercial uses along East Capitol Street
Proposed Development	Construction of third floor with two units and the addition of two new units within the cellar, for a total of ten apartments. Nine secured bicycle spaces would be added to the rear yard.

III. ZONING REQUIREMENTS and RELIEF REQUESTED

Zone: C-2-A	Regulation	Existing	Proposed	Relief
Height § 400	50-foot max.	33 feet	50 feet	None required
Lot Width § 401	None prescribed	30 feet	30 feet	None required
Lot Area § 401	None prescribed	2,472 sq. ft.	2,472 sq. ft.	None required
Floor Area Ratio § 402 -Residential	2.50 max.	1.77	2.50	None required
Lot Occupancy § 403	60% max.	59%	59%	None required
Rear Yard § 404	15-foot min.	28.75 feet	28.75 feet.	None required
Parking § 2101	2 spaces ¹	None	None	Required

IV. 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 vehicular access to the rear alley, as the lot narrows to a width of three feet where it abuts the public alley, and there are no side yards through which the applicant could access the rear yard from 15th Street, even if a curb cut were granted. The applicant attempted to obtain an easement over adjoining lots to allow for vehicular access to the rear yard from the public alley, but was unsuccessful.

ii. No Substantial Detriment to the Public Good

The subject property is located within an area served by a variety of transportation options. It is 0.4 miles from the Stadium Armory Metrorail station and is served by a variety of bus lines. Zipcar and Bikeshare are located less than one-quarter mile from the site. Nine secured bicycle spaces would be provided in the rear yard for use by the residents of the building.

In lieu of two off-street parking spaces the applicant proffers, at the discretion of the Board, to provide either two off-street parking spaces off-site, or impose RPP restrictions on two of the residential units, minimizing the impact the granting of this variance would have on the surrounding neighborhood. The application indicates that off-street parking spaces are available for rent within the neighborhood.

iii. No Substantial Harm to the Zoning Regulations

Nine bicycle parking spaces are proposed by the applicant for use by the residents, offering an alternative to the private automobile and a transit screen would be installed in the lobby. In addition, the applicant proffers to provide the required two off-street parking spaces off-site, if desired by the Board, or to impose RPP restrictions on two of the units, in order to ensure that the proposed development would not overwhelm the availability of on-street parking.

¹ A parking requirement of one space per two units is required for the new units only

V. COMMENTS OF OTHER DISTRICT AGENCIES

DDOT, in an email dated June 29, 2016, indicated that it had no comments on the application.

No other comments were received from other District agencies.

VI. COMMUNITY COMMENTS

ANC 6A, at its regularly scheduled meeting of June 9, 2016, voted to support the application.

One letter was submitted to the file in opposition to the application.

Three letters were submitted to the file in support of the application.

Attachment: Location Map

