

**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Stephen J. Mordfin, Case Manager  
*JL* Joel Lawson, Associate Director Development Review  
**DATE:** March 1, 2019

**SUBJECT:** BZA Case 19947 (1600 Rhode Island Avenue, N.E.) to permit no off-street parking

**I. OFFICE OF PLANNING RECOMMENDATION**

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

- Parking Requirements, Subtitle C § 701.5, (two spaces required; none existing; none proposed).

**II. LOCATION AND SITE DESCRIPTION**

Address	1639 Rhode Island Avenue, N.E.
Applicant	Dilan Investment LLC
Legal Description	Square 4132, Lot 4
Ward, ANC	Ward 5, ANC 5B
Zone	MU-4
Lot Characteristics	Unusually-shaped lot fronting on three streets with no alley access
Existing Development	Pre-1958 one-story building occupying 100 percent of the lot
Adjacent Properties	North: Across Girard Street, two-story detached dwellings South: Across Rhode Island Avenue, two-story commercial buildings East: One and two-story commercial buildings West: Across 16 <sup>th</sup> Street, fast food restaurant with surface parking
Surrounding Neighborhood Character	Commercial uses and moderate density residential development along Rhode Island Avenue, with low density residential development to the north
Proposed Development	1,783.5 square-foot second-floor building addition above a portion of the one-story pre-1958 commercial structure

**III.**

**IV. ZONING REQUIREMENTS and RELIEF REQUESTED**

<b>Zone: MU-4</b>	<b>Regulation</b>	<b>Existing</b>	<b>Proposed</b>	<b>Relief</b>
Height G § 403.1	50-foot max.	< 50 feet	< 50 feet	None Required
Lot Width	None prescribed	37 ft., 7.25 in.	37 ft., 7.25 in.	None Required
Lot Area	None prescribed	3,567 sq. ft.	3,567 sq. ft.	None Required
Nonresidential Floor Area Ratio G § 402.1	1.5 max.	1.0	1.5	None Required
Lot Occupancy	None prescribed	100%	100%	None Required
Rear Yard G § 405.2	15-foot min.	None	None	None Required
Parking C § 701.5	1.33 spaces/1,000 sq. ft. in excess of 5,000 sq. ft. or 2 spaces <sup>1</sup>	None	None	<b>REQUIRED</b>

**V. OFFICE OF PLANNING ANALYSIS**

**Special Exception Relief from Subtitle C § 703.2, Minimum Parking Number Requirements**

**703.2** *The Board of Zoning Adjustment may grant a full or partial reduction in number of required parking spaces, subject to the general special exception requirements of Subtitle X, and the applicant’s demonstration of at least one (1) of the following:*

- (a) *Due to the physical constraints of the property, the required parking spaces cannot be provided either on the lot or within six hundred feet (600 ft.) of the lot in accordance with Subtitle C § 701.8;*

Due to the existing improvements to the site, which cover the entire property, it is not possible to provide on-site parking and the applicant is unable to locate available parking within 600 feet of the site for the use.

- (b) *The use or structure is particularly well served by mass transit, shared vehicle, or bicycle facilities;*

The site is located 259 feet from the nearest bus stop one block east at 17<sup>th</sup> Street and Rhode Island Avenue, 0.2 miles from the closest bikeshare station, 0.9 miles from a car sharing location and 0.9 miles from the Rhode Island Avenue Metrorail station, indicating the site is well served by alternative means of transportation.

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<sup>1</sup> Parking is required for the new construction only, or 1,783.5 square feet.

- (c) ***Land use or transportation characteristics of the neighborhood minimize the need for required parking spaces;***

“walkscore.com” characterized the subject property as “Very Walkable” and with “Good Transit,” both of which indicate the need for parking is minimized.

As noted above, the subject application conforms to three of the requirements necessary for the Board to approve a parking reduction and therefore is in conformance with this provision.

- 703.3 Any reduction in the required number of parking spaces shall be only for the amount that the applicant is physically unable to provide, and shall be proportionate to the reduction in parking demand demonstrated by the applicant.***

The applicant requests relief from the requirement to provide two parking spaces because it is not possible to provide any parking on-site due to the existing and proposed lot occupancy of the building, which is one-hundred percent.

- 703.4 Any request for a reduction in the minimum required parking shall include a transportation demand management plan approved by the District Department of Transportation, the implementation of which shall be a condition of the Board of Zoning Adjustment’s approval.***

The applicant worked with DDOT to prepare a TDM plan. That plan (Exhibit 28A) revises the site plan submitted with the application to include two short-term bicycle parking spaces within public space on 16<sup>th</sup> Street in the southwestern corner of the property near the main entrance to the building.

## **VI. COMMENTS OF OTHER DISTRICT AGENCIES**

DDOT, in an email to OP dated February 28, 2019, stated that two short-term bicycle racks would be required to satisfy the applicant’s TDM requirement.

No other comments were received from other District agencies

## **VII. COMMUNITY COMMENTS TO DATE**

No community comments were submitted to the file.

Attachment: Location Map

