

**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Stephen Gyor AICP, Case Manager  
*J* Joel Lawson, Associate Director Development Review  
**DATE:** December 8, 2015

**SUBJECT:** BZA Case 19004 – SUPPLEMENTAL REPORT - special exception from parking requirements to allow a reduction in the required parking, and the off-site location of parking for a new medical office in the southeast corner of 16th St. NE and Oates St. NE.

**I. OFFICE OF PLANNING RECOMMENDATION**

The Applicant revised the initial application, which incorrectly requested relief under Sections 2116.7; 2108.2; and 2117.4, and also proposed twenty-one (21) parking spaces, some of which would be stacked. The Applicant is requesting to amend the Application to reduce the number of proposed spaces to fourteen (14), and to amend the request to be under Section 214. The Office of Planning (OP) **supports** the Applicant’s revised request, but would also support an enhanced landscaping plan to more effectively buffer the proposed parking lot from the adjacent residential uses.

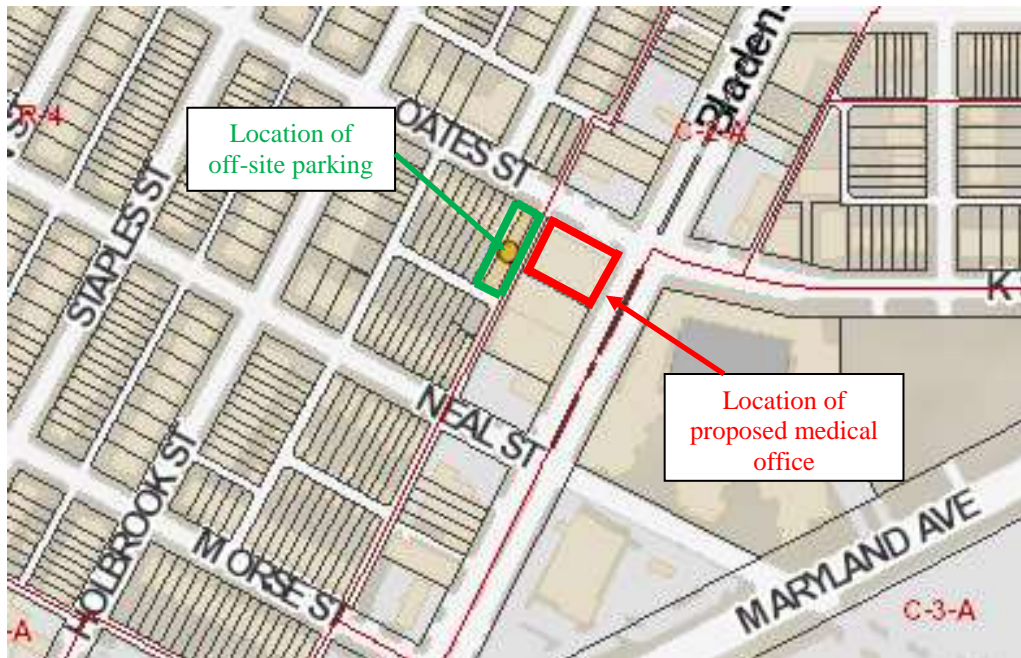
**II. LOCATION AND SITE DESCRIPTION**

Address	Oates St. NE (the “Subject Property”)
Applicant	1933 Montana Ave LLC (the “Applicant”)
Legal Description	Square 4073, Lots 52, 803, 67
Ward	5
Lot Characteristics	<p>Lot 67: Rectangular lot measuring 95 feet deep and 125 feet wide along the Oates Street NE frontage.</p> <p>Lots 52: Rectangular lot measuring approximately 150 feet deep and 21 feet wide along the Oates Street NE frontage.</p> <p>Lot 803: Rectangular lot measuring approximately 150 feet deep and 15 feet wide along the Oates Street NE frontage. The row dwelling on the adjacent property (Lot 87 – 1525 Oates Street NE) appears to encroach onto the Subject Lot.</p>
Zoning	C-2-A (Medical Office) / R-4 (off-site parking lot)
Existing Development	Former automotive business site.
Historic District	NA

Adjacent Properties	Adjacent properties include commercial uses along Bladensburg Road NE and residential dwellings along Oates Street NE.
Surrounding Neighborhood Character	The neighborhood is characterized by a variety of commercial and residential uses.

**III. ZONING REQUIREMENTS and RELIEF REQUESTED**

C-2-A/R-4 Zone	Regulation	Existing	Proposed	Relief
§ 214 Accessory Parking Spaces	21 parking spaces		14 off-site spaces	<b>Relief required</b>



#### **IV. APPLICATION IN BRIEF**

The Applicant proposes to lease a new medical office to occupy a former auto repair site (Lot 67). The Applicant seeks a special exception to reduce the number of required spaces to 14 and to provide accessory parking across an alley on lots under common ownership (Lots 52 and 803, which are currently vacant). The medical office would be located in the C-2-A zone and the parking lot would be located in the R-4 zone. The Applicant states that the parking lot would be used during business hours (5:45am – 9pm). The parking spaces would not be available for use during non-business hours. Seven parking spaces would be nonconforming double-stacked spaces and would not count towards the parking requirement.

#### **V. OP ANALYSIS**

*Section 214.2 Accessory parking spaces shall be in an open area or in an underground garage no portion of which, except for access, shall extend above the level of the adjacent finished grade.*

The parking spaces will be located in an open area.

*Section 214.3 Accessory parking spaces shall be located in their entirety within two hundred feet (200 ft.) of the area to which they are accessory.*

The Property is within 200 feet of the commercial establishment located at 920 Bladensburg Road, N.E. to which the parking spaces would be accessory.

*Section 214.5 All provisions of chapter 23 of this title regulating parking lots shall be complied with, except that the Board may in an appropriate case under § 2303.3 modify or waive the conditions specified in § 2303.2 where compliance would serve no useful purpose.*

This Application meets the requirements of Chapter 23 of the Zoning Regulations. According to the Applicant:

- (a) the parking spaces would be surfaced and maintained with an all-weather surface of asphalt;
- (b) no parking spaces would project over any lot line or building line. The depth of the parking area would be approximately thirty-two feet (32 ft) at its shallowest spot;
- (c) no other use would be conducted on the Property;
- (d) the entrance to the parking spaces would be more than 40 feet from the intersection of Oates Street NE and Bladensburg Road NE;
- (e) any lighting would be directed down to the surface of the parking spaces; and
- (f) Parking Lot would be kept free of debris and refuse, and would be landscaped in areas which require it.

*Section 214.6 It shall be deemed economically impracticable or unsafe to locate accessory parking spaces within the principal building or on the same lot on which the building or use is permitted because of the following:*

- (a) Strip zoning or shallow zoning depth;*
- (b) Restricted size of lot caused by adverse adjoining ownership or substantial improvements adjoining or on the lot;*
- (c) Unusual topography grades, shape, size, or dimensions of the lot;*
- (d) The lack of an alley or the lack of appropriate ingress or egress through existing or proposed alleys or streets; or*
- (e) Traffic hazards caused by unusual street grades or other conditions.*

The building at 920 Bladensburg Road N.E. would occupy nearly 100% of its lot, and therefore no parking would be provided on the same lot as the commercial uses there.

*Section 214.7 Accessory parking spaces shall be so located, and facilities in relation to the parking lot shall be so designed, that they are not likely to become objectionable to adjoining or nearby property because of noise, traffic, or other objectionable conditions.*

The parking spaces would be accessed directly from the alley, and the building is located across the alley, away from the residential zone. The Applicant is proposing landscaping along the west property line where the Property abuts the residential district. The Office of Planning would support a more robust landscaping plan in this area.

**Special Exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.**

The proposed parking lot would provide necessary parking to the patients receiving dialysis treatment at the medical center, and will relieve overspill parking into neighborhoods. However, OP would support an enhanced landscaping plan to more effectively buffer the proposed parking lot from the adjacent residential uses.

## **VI. COMMUNITY COMMENTS**

On May 12, 2015, during a regularly scheduled and duly noticed Advisory Neighborhood Commission (ANC) 5D public meeting, the Commissioners of the ANC voted to support the Special Exception request.

As of this writing, comments from adjacent neighbors have not been submitted to the record.