

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Elisa Vitale, Case Manager

JL Joel Lawson, Associate Director Development Review

DATE: February 16, 2016

SUBJECT: BZA Case 19153 (1520 and 1524 Independence Avenue SE) for an area variance subject to § 3103.2 from the requirements of § 2101.1 to allow car share parking.

I. BACKGROUND

The applicant is requesting a variance from the minimum parking requirements in § 2101.1 for property at 1520 and 1524 Independence Avenue SE. The self-certified application indicates that a minimum of four parking spaces are required on each lot; two parking spaces are provided on each lot, and relief from providing the remaining two required spaces on each lot is requested.¹

From the information shown on the site survey², 1520 Independence (Lot 81) has three compliant spaces (spaces labeled P-1, P-2, and P-3) and 1524 Independence (Lot 80) also has three compliant spaces (spaces labeled P-5, P-7, and P-8). Space P-4 is a non-compliant parking space that is split by a lot line between Lots 80 and 81. Space P-6 on Lot 80, which is arranged in tandem, is non-complaint.

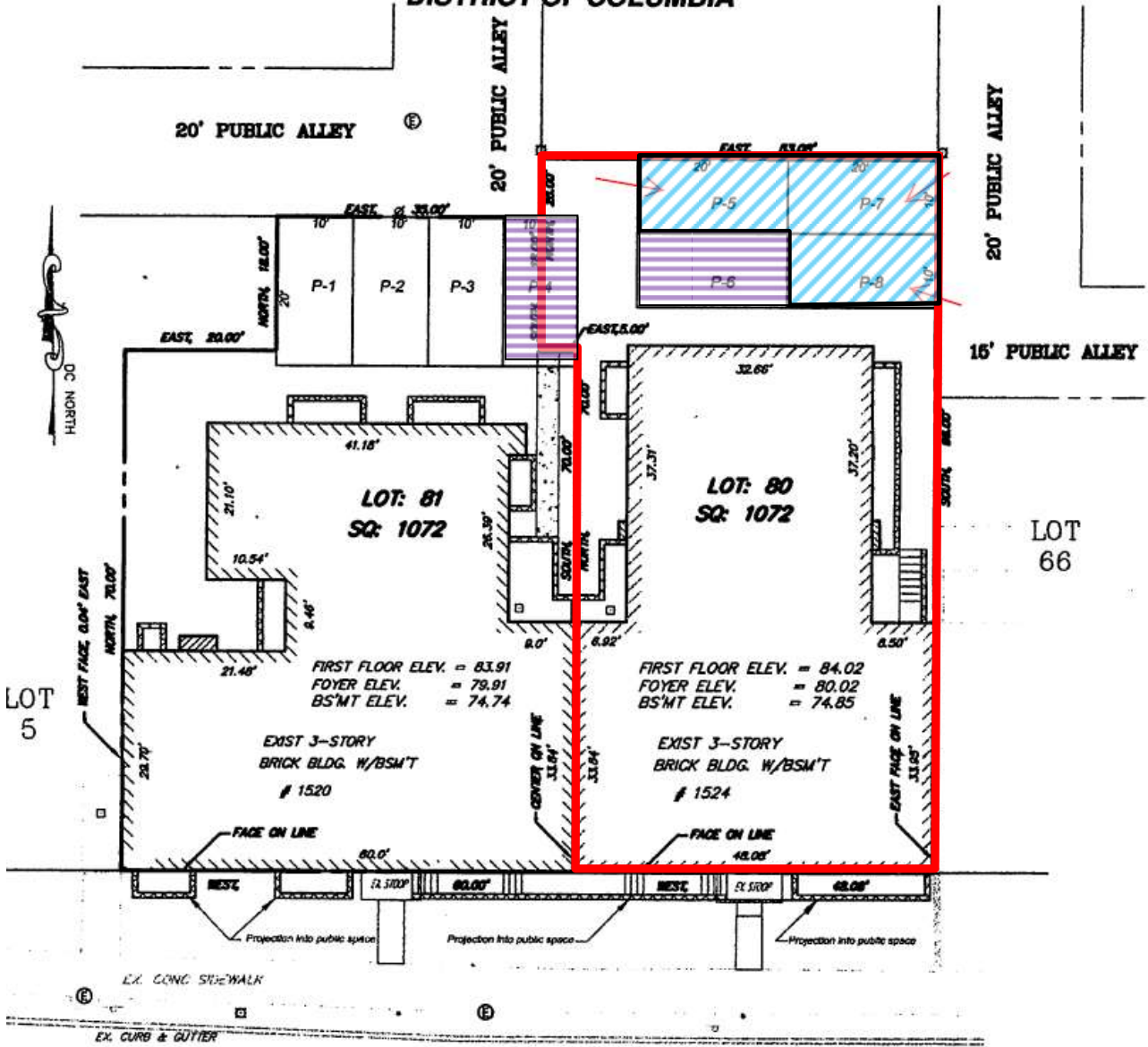
The applicant established a car-sharing arrangement using spaces P-5, P-7, and P-8 at 1524 Independence without permit approval³. The car-share agreement does not result in a greater non-conformity on Lot 81, 1520 Independence Avenue SE; it does, however, create a greater nonconformity with respect to required parking on Lot 80, 1524 Independence Avenue SE. See annotated site survey on Page 2 of this report.

¹ Exhibit 33.

² Exhibit 3.

³ Exhibit 7.

**PLAT OF CONDOMINIUM SUBDIVISION
 LOTS 80 AND 81; SQUARE 1072
 CAPITOL SQUARE CONDOMINIUM
 1520 AND 1524 INDEPENDENCE AVENUE, S.E
 DISTRICT OF COLUMBIA**



- Property Line
- Car-share parking spaces
- Noncompliant parking spaces

II. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) **cannot recommend approval** of the applicant's request for relief under § 2101.1 to provide two parking spaces where a total of four spaces would be required.

III. LOCATION AND SITE DESCRIPTION

Address	1520 and 1524 Independence Avenue SE
Applicant	Lee McAllister, agent, on behalf of David Crowley, applicant
Legal Description	Square 1072, Lots 80 and 81
Ward / ANC	Ward 6; ANC 6B
Zone	R-4
Historic District or Resource	Not applicable
Lot Characteristics	Lots 80 and 81 are generally rectangular in shape. There is a 20-foot public alley to the north of Lot 81 and an alley that ranges from 15 to 20 feet in width to the east of Lot 80.
Existing Development	The properties are each developed with a 12-unit multi-family condominium building. Each lot features three compliant parking spaces.
Adjacent Properties	A corner store in the C-2-A zone is located to the west of the property and residential row dwellings in the R-4 zone are located to the east of the property.
Surrounding Neighborhood Character	The surrounding neighborhood is primarily residential in character with residential row dwellings in the R-4 zone. There is commercially zoned property in the C-2-A zone to the west and south of the property.
Proposed Development	The applicant is proposing to establish car share vehicle parking on Lot 81.

IV. ZONING REQUIREMENTS AND RELIEF REQUESTED

Section 2101.1 establishes a minimum parking requirement of four off-street parking spaces for 1520 Independence Avenue SE, as well as four off-street parking spaces for 1524 Independence Avenue SE. The site survey shows three compliant spaces on each lot, and the applicant is proposing to use the three compliant spaces (P-5, P-7, and P-8) at 1524 Independence Avenue SE for carshare

V. OFFICE OF PLANNING ANALYSIS

a. Variance Relief from § 2101.1

The applicant has not provided a narrative justification of the variance relief requested; therefore, the Office of Planning is not able to analyze the request.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

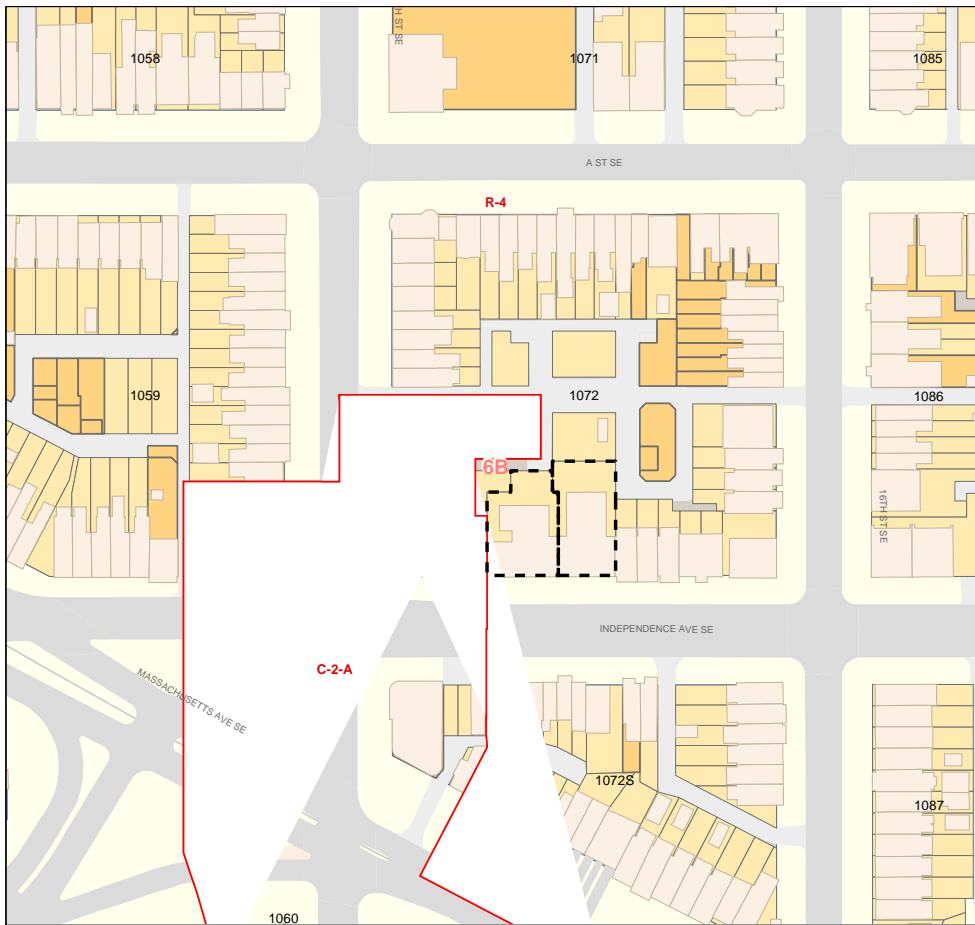
Comments from other District agencies had not been received at the time this report was written.

VII. COMMUNITY COMMENTS

ANC 6B had not provided comments at the time this report was written.

Three letters in opposition were received from property owners at 1520 and 1524 Independence Avenue SE.⁴

Attachment: Location Map



⁴ Exhibits 22, 24, and 26.