

SUPPLEMENTAL MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Elisa Vitale, Case Manager

JL Joel Lawson, Associate Director Development Review

DATE: September 9, 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

This application is being considered under the 1958 Zoning Regulations as a hearing was held on February 23, 2016. The applicant is requesting a variance from the minimum parking requirements in § 2101.1 for property at 1520 and 1524 Independence Avenue SE. The applicant has requested two continuances with the most recent being on April 29, 2016 (Exhibit 48).

The Zoning Administrator has determined that parking was historically provided at the property and that the eight required parking spaces must continue to be provided. The applicant, however, asserts that parking has not historically been provided at the property. At the February hearing, the applicant indicated that two parking spaces were sold to owners when the building was converted to condominium. The applicant also stated that he has established a car-sharing arrangement, without permit approval, using two parking spaces at the property. The applicant proposed providing two car share spaces and two resident parking spaces on Lot 80 for a total of four spaces, as well as the two spaces that have been sold to tenants on Lot 81. However, questions were raised at the hearing as to the number of zoning compliant parking spaces that could be provided within the area available and an up-to-date site plan was requested. To date, the revised site plan has not been submitted to the record.

II. OFFICE OF PLANNING RECOMMENDATION

While the Office of Planning (OP) is, in concept, **not opposed** to the Board granting the applicant's request for relief under § 2101.1, the applicant must provide an accurate site plan clearly showing the number of zoning compliant spaces to be provided, the proposed use for the spaces, the relief requested, and a statement of justification for the relief request.

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.

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 fully the request for relief.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

The District Department of Transportation determined that the proposed project would have no adverse impacts on the travel conditions of the District's transportation network.

VII. COMMUNITY COMMENTS

ANC 6B voted on February 9, 2016, to support the applicant's request for zoning relief with conditions (Exhibit 40).

Three letters in opposition were received from property owners at 1520 and 1524 Independence Avenue SE (Exhibits, 22, 24, and 26).

Attachment: Location Map

