

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anne Fothergill, Case Manager

JL Joel Lawson, Associate Director for Development Review

DATE: April 12, 2016

SUBJECT: BZA Case No.19237, 3700 14th Street, NW, parking relief for a proposed four-story addition to a mixed-use building in C-2-A

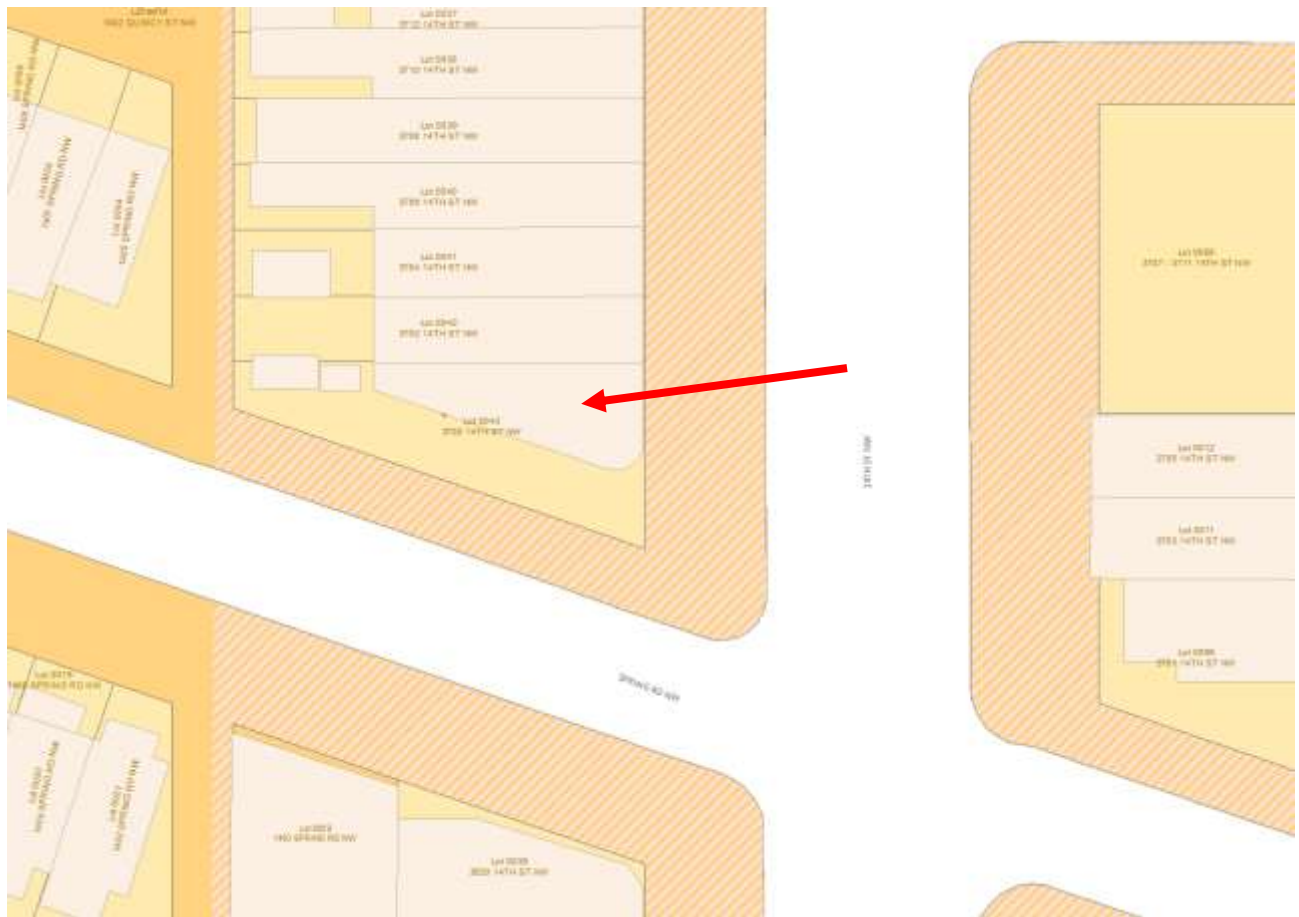
I. OFFICE OF PLANNING RECOMMENDATION

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

- § 2101.1 minimum off-street parking (2 required, 0 proposed)

II. LOCATION AND SITE DESCRIPTION

Address:	3700 14 th St., N.W.
Legal Description:	Square 2692, Lot 0043
Ward and ANC:	Ward 4, ANC 4C
Lot Characteristics:	An irregular shaped corner lot of 2,838 square feet with an alley at the rear (west)
Zoning:	C-2-A – low-moderate density commercial
Existing Development:	The subject property is improved with a one-story plus basement restaurant and unpermitted and non-conforming parking in the public space
Historic District:	None
Adjacent Properties:	Along 14 th Street there are predominantly mixed commercial and residential uses. The subject property is located directly across an alley from residential buildings in the R-5-B zone along Spring Road.



III. APPLICATION IN BRIEF

The Applicant is proposing to construct a four-story addition above the existing restaurant, which will continue to occupy the first floor and basement. The proposal is to construct four new residential units, one on each new floor.

IV. ZONING REQUIREMENTS and REQUESTED RELIEF

C-2-A Zone	Regulation	Existing	Proposed	Relief
Lot Width	N/A	28.36 feet	no change	None requested
Lot Area	N/A	2,838 SF	no change	None requested
Lot Occupancy	60% max.	44.6%	no change	None requested
Height	50'	14'	50'	None requested
Parking	2 spaces	0	0	Relief requested
Rear Yard	15 feet min	35'	no change	None requested
Side yard	8.33 feet	15 feet	no change	None requested

V. OFFICE OF PLANNING ANALYSIS OF REQUESTED RELIEF

a. Exceptional Conditions Resulting in a Practical Difficulty

The 2,838 square foot subject property is small and irregularly shaped and the Building Restriction Line extends across the south side of the lot. The footprint of the building occupies almost all of the buildable area on the property resulting in a practical difficulty for the Applicant to provide the required 2 spaces of off-street parking. There is not adequate vacant space on the property where parking could be provided that is not located within the public space. In addition, the access to the alley is very narrow and directly adjacent to Spring Road, which could make even providing one space from the alley practically difficult and unsafe.

b. No Substantial Detriment to the Public Good

The ANC representing the abutting neighbors supports the application for parking relief and the community supports the retention of the restaurant use on the first floor. Spring Road is zoned for Residential Parking Permits and 14th Street has metered parking for commercial uses. The building is located along bus routes and is within one-half mile of the Georgia Avenue-Petworth Metro station.

c. No Substantial Harm to the Zoning Regulations

The Applicant would not be required to provide two parking spaces under the recently approved revisions to the zoning regulations (ZR-16). The requested relief would not cause substantial harm to the zoning regulations.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

At the time of this report, there were no comments from any other District agency. DDOT has been working with the Applicant and has indicated support for the parking relief; a DDOT report is expected to be filed separately.

VII. COMMUNITY COMMENTS

ANC 1A, which has its northern boundary directly across Spring Road from the subject property, supports the zoning relief (Exhibit 25).