



**MEMORANDUM**

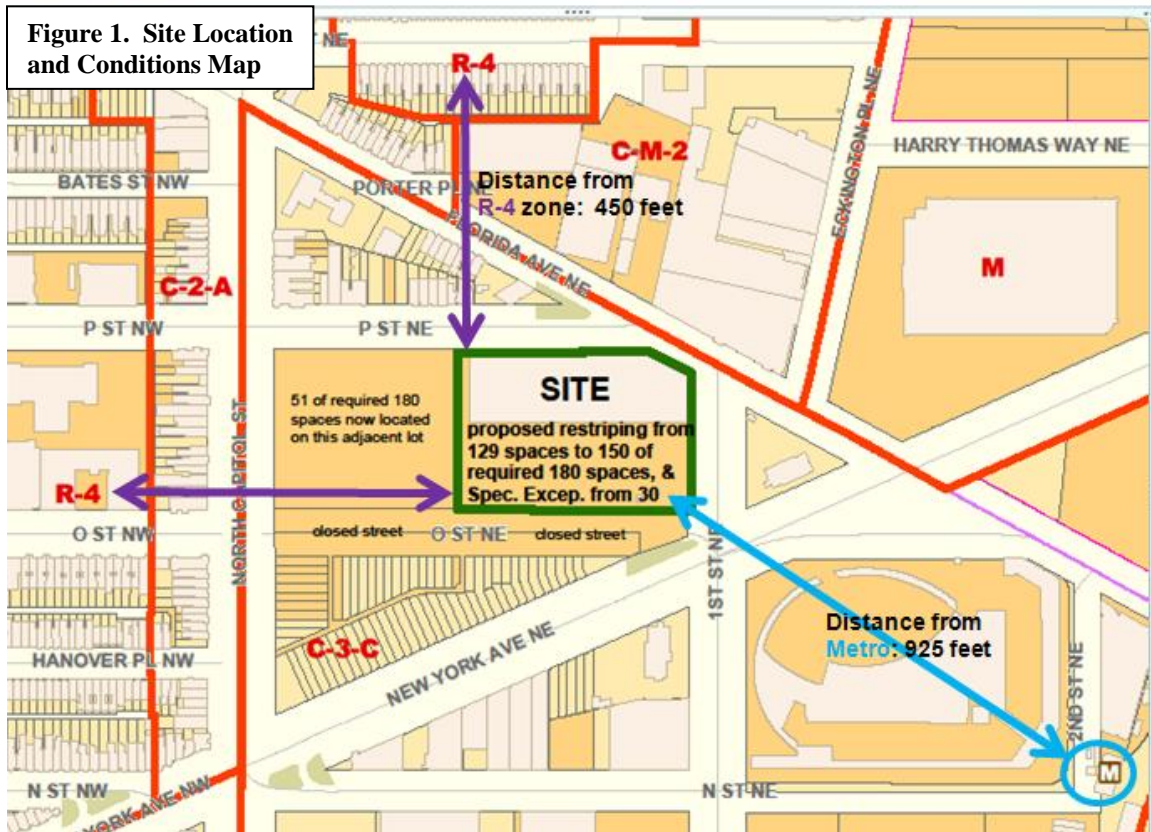
**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Jennifer Steingasser, Deputy Director Development Review & Historic Preservation  
**DATE:** February 8, 2011  
**SUBJECT:** BZA Case No.18172 - 64 New York Avenue, NE – Special Exception from §2101.1

**I. OFFICE OF PLANNING RECOMMENDATION**

The Office of Planning (OP) recommends **approval** of this application, pursuant to §2108, to permit a less than 25% reduction in the number of required parking spaces, through the following special exception relief:

- § 2101.1 –reduce the number of required parking spaces from 180 to a proposed 150 spaces.

**II. AREA AND SITE DESCRIPTION**



Address	64 NY Ave., NE	Legal Description	Square 669, Lot 854	Ward	5	Zoning	C-3-C
<b>Lot Characteristics:</b>	Level, rectangular 129,285 square foot lot bounded by North Capitol, P 1 <sup>st</sup> & closed former O Street, & Florida Avenue. Northern half occupied by 325,639 GSF office building. Southern half is an accessory parking lot.						
<b>Adjacent Properties:</b>	West: vacant; South: surface parking; East: fast food restaurant; North: rowhouses, commercial, industrial structures & vacant lots						
<b>Neighborhood Character:</b>	Formerly industrial area trending toward office/commercial uses						
<b>Historic Preservation:</b>	n/a						

**III. APPLICATION IN BRIEF**

The applicant is required to provide 180 parking spaces. 129 are now located on the applicant’s lot and 51 are on an adjacent parcel, as permitted by § 2116.7. The applicant has requested special exception relief to reduce the number of required parking spaces by less than 25% so that it may vacate the adjacent lot, restripe the lot on its own property, provide 150 spaces on the restriped lot, and be relieved of the requirement for 30 more spaces.

**IV. ZONING REQUIREMENTS AND REQUESTED RELIEF**

C-3-C Zone	Regulation	Existing	Proposed	Relief:
Parking § 2101.1	180 spaces min.	180 spaces.	150 spaces	30 spaces (16.7%)

The applicant has submitted plans showing the proposed revisions to the layout of the accessory parking.

**V. OFFICE OF PLANNING ANALYSIS**

Requirement /Criteria	Evaluation
§2108.2 --- parking reduction ≤ 25%	<b>Complies:</b> 16.7% reduction requested.
§2108.3 (a) -- nature & location of site	<b>Complies:</b> Approximately 900 feet west of NY Ave. Metro station and ½ block from buses lines on North Capitol Street and on Florida Avenue. (See pre-hearing statement [PHS] page 5).
§2108.3 (b) simultaneous users	<b>Information Provided:</b> Approximately 880 people.[PHS p.5]
§2108.3 (c) -- existing and induced traffic congestion	<b>Complies:</b> The office building the parking serves already exists. The requested parking reduction may result in a congestion-reducing travel shift from private vehicles to the Red Line Metro.
§2108.3 (d) -- non-curb parking supply	<b>Complies:</b> There are three public surface parking lots nearby.
§2108.3 (e) -- proximity of public transit or ride-sharing	<b>Complies:</b> The New York Avenue Metro is 925 feet to the east; bus lines are ½ block to the west and two blocks to the north. Capital Bike Share is two blocks to the north and to the south.
§3104.1 -- in harmony w/ purpose & intent of Zoning Regulations & Map	<b>Complies:</b> The regulations encourage a reduction in parking for sites proximate to Metrorail and away from residential zones.
§3104.1 -- not tend to adversely affect use of neighboring properties	<b>Complies:</b> There are parking lots on three sides of the buildings. If the reduction in parking encourages greater reliance on transit, it will help reduce traffic congestion at the busy intersection of New York and Florida Avenues, and 1 <sup>st</sup> Street, NE.
§2116.4 –Parking is not between building line and lot-line abutting street	<b>Complies.</b> Because the unit block of O Street, NE has been closed by Council, the parking would not abut a street R-O-W.

**VI. COMMENTS OF OTHER DISTRICT AGENCIES**

OP is not aware of comments from any other District agency.

**VII. COMMUNITY COMMENTS**

There were no ANC resolutions or community comments on file when this report was prepared.

*JS/ Stephen Cochran, Project manager*