



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: July 13, 2010

SUBJECT: BZA Case No. 18083, 928 Euclid Street NW (Square 2882, Lot 727)

I. SUMMARY RECOMMENDATION

The Office of Planning (OP) **recommends approval** of the variance request to allow the construction of a flat, for relief from the following:

- ❖ § 401 – Lot area (1,800 sq. ft. permitted, 1,281.6 sq. ft. existing)
- ❖ § 401 – Lot width (18' permitted, 16' existing)

While the request also initially included zoning relief from the lot occupancy requirements, the applicant has indicated the project will meet the 60% maximum permitted within the R-4 zone.



II. AREA AND SITE DESCRIPTION

Address:	928 Euclid Street NW
Legal Description:	Square 2882, Lot 727
Ward:	1
Lot Characteristics:	1, 281.6 square foot rectangular lot, adjacent to a 20' wide public alley; located at the southeast corner of Euclid and Sherman Streets NW
Existing Development:	Vacant lot
Zoning:	R-4 – Row dwellings and flats permitted
Adjacent Properties:	North: 2-story mixed-use building; East: 2-story rowhouse; West: Multi-family residential and rowhouse buildings; South: DC FEMS Engine Company #4.
Surrounding Neighborhood Character:	Low to medium density residential buildings and institutional uses. R-5-B zone to the south. Institutional uses include a fire station, Banneker High School, and DPR facilities to the south and east; Howard University buildings are located to the south along Sherman, and the former Meyer Elementary school site is located on the west side of Sherman Avenue



III. APPLICATION IN BRIEF:

Mr. and Mrs. Reynaldo Paniagua, property owners, have requested zoning relief to construct a new three-story flat at 928 Euclid Avenue NW. The proposed building would be located on a vacant lot at the corner of Euclid and Sherman Streets NW. The building would include a lower level apartment and a three-level upper unit. One off-street parking space would be provided at the rear of the lot, to be accessed from the alley.

IV. REQUESTED RELIEF

The applicants request variance relief from lot area and width requirements to allow construction of a new flat. The applicants also initially requested an area variance for lot occupancy but have since revised their plans to meet the R-4 requirements.

Table 1 –Zoning Analysis of the Project

Standard	R-4 Requirement	Existing Property	Proposed Construction	Relief Required
Lot Area	1,800 sq. ft.	1,281.6 sq. ft.	No change	Yes
Lot Width	18'	16'	No change	Yes
Lot Coverage	60% (768.9 sq. ft.)	Vacant	58%* (744.9 sq. ft.)	No
Building Height	40'/3 stories	Vacant	36'9"/3 stories	No
Rear Yard	20'	Vacant	28'6"	No

**estimate based on application drawings*

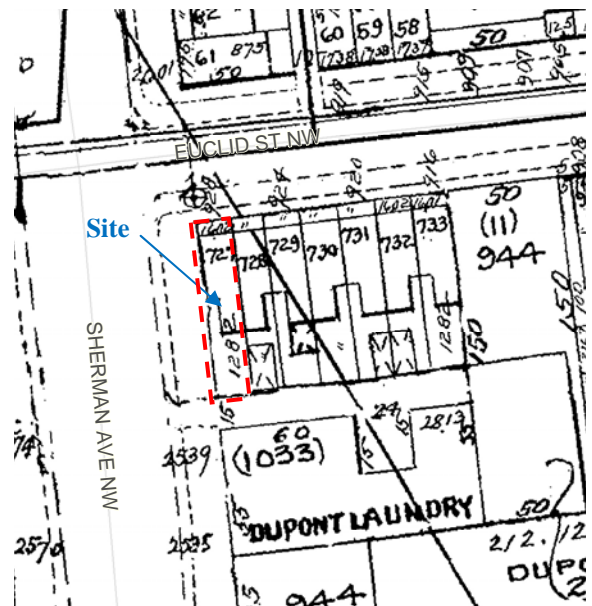
V. OFFICE OF PLANNING ANALYSIS

An analysis of the project against the relevant variance criteria is provided below. The requested variance relief must satisfy the following criteria for area variances:

1. Is the property unique due to:
 - a. Exceptional narrowness, shallowness, or shape at the time of original zoning regulation adoption,
 - b. Exceptional topographical conditions, or
 - c. Other extraordinary or exceptional situation?

The property is currently vacant. Images from the Baist Real Estate Atlas indicate the property was formerly improved with a structure similar in size and shape to the adjacent rowhouse.

The size of the property presents a unique feature for which zoning relief is appropriate. The property is 16.02 feet wide by 80 feet deep, measuring 1,281.6 square feet. The property’s existing width and square footage fall short of the requirements for a flat in an R-4 zone. As a result, the uniqueness derives from the property’s originally created size and the inability of the owner to make the property conform.



Baist Map of subject property circa 1965

2. Does the uniqueness, in combination with the zoning regulations, result in peculiar and exceptional practical difficulties to the owner?

The 1958 Zoning Regulations created dimensions for lot sizes and widths that were greater than those of the existing lot. In addition, adjacent properties are already developed and under separate ownership, so there is no opportunity to combine properties to create a conforming lot. Therefore, the applicant is presented with a practical difficulty because the lot area and lot width cannot be expanded. Without zoning relief, the property would be incapable of being developed with a residential structure, a listed purpose of the R-4 zone.

3. Does granting the variance result in a substantial detriment to the public good or will it substantially impair the intent, purpose, and integrity of the zone plan?

The requested variances to the lot area and lot width requirements could be granted without substantial impact to the Zoning Regulations or public good. The R-4 zone permits flats as of right and the proposed development would meet all the other zoning requirements and be consistent in form with other buildings on the street. The public would benefit from the provision of infill housing on a vacant parcel, support for which is documented in the 2006 Comprehensive Plan under Policy MC 1.1.3. There is also a very wide public space between the curb and the property along Sherman Avenue.



Adjacent residential uses on Euclid Street NW

VI. AGENCY COMMENTS

DDOT: Early conversations with DDOT staff about the project indicated some concerns regarding the amount and location of proposed improvements within public space. The applicant's architect has been informed of their concerns and is aware the project will require separate review and approval from the Public Space Committee.

VII. COMMUNITY COMMENTS

ANC 1B discussed the request at their July 1, 2010 meeting, the results of which are not yet available.

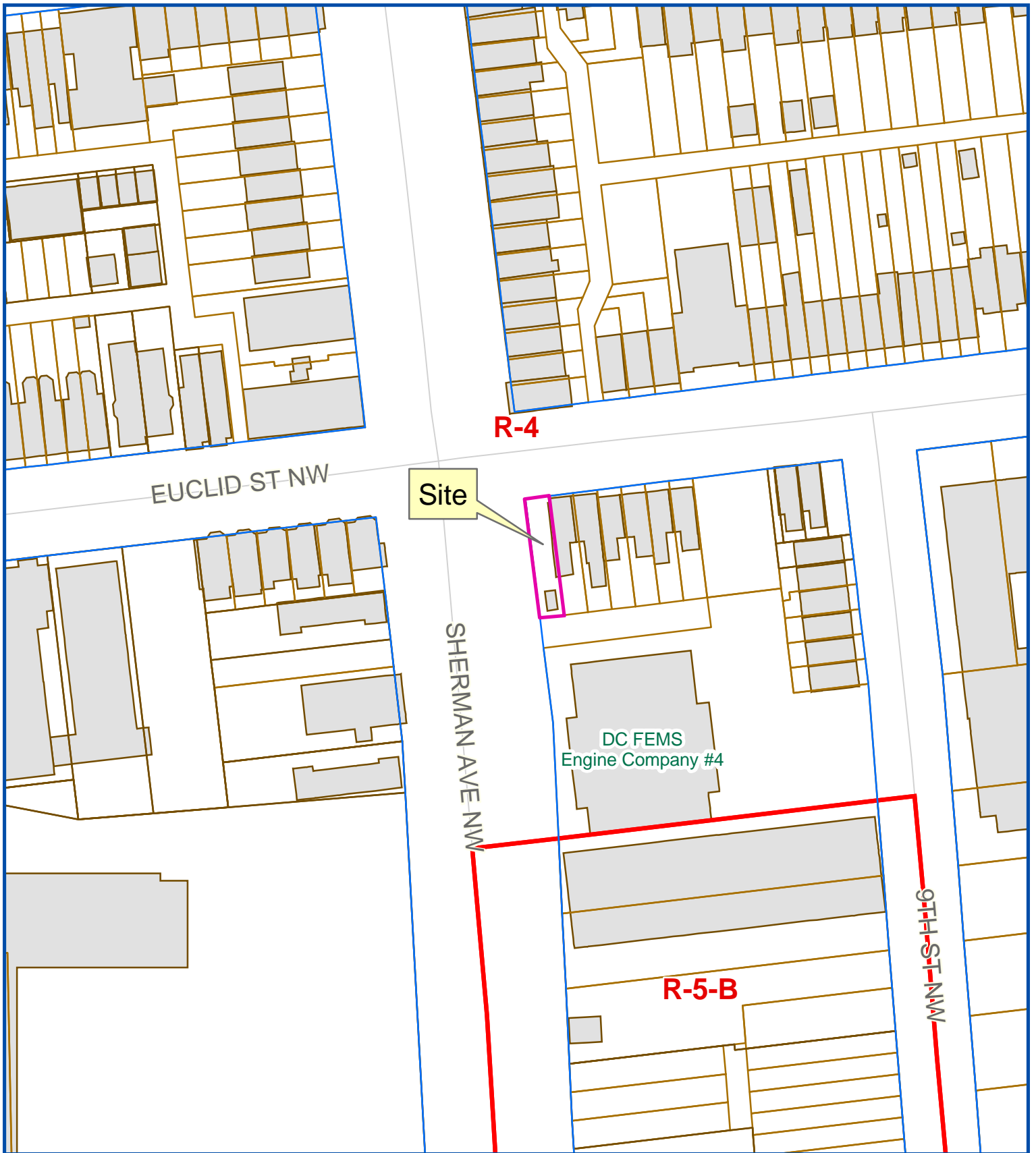
VIII. CONCLUSION AND RECOMMENDATION

OP recommends **approval** of the requested variances to allow construction of a new flat. The property is beset with some exceptional characteristics, namely its existing nonconforming characteristics, which relate to a practical difficulty preventing compliance with the Zoning Regulations concerning lot area and width.

JS/ajj
Arlova Jackson, Project Manager

Attachments:

1. Location map
2. Aerial photograph



BZA 18083 - 928 Euclid Street NW
Exhibit 1 - Lot map w/ building footprints

Legend

- Zoning Districts
- Tax Lots
- Record Lots
- Street Centerlines
- Buildings

DC Office of Planning



This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate. Oblique imagery © Pictometry International



**BZA 18083 - 928 Euclid Street NW
Exhibit 2 - Aerial Photograph (2009)**



DC Office of Planning

Legend

- Zoning Districts
- Street Centerlines

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