

**MEMORANDUM**

TO: District of Columbia Board of Zoning Adjustment

FROM: Stephen J. Mordfin, AICP, Case Manager
Joel Lawson, Associate Director Development Review

DATE: July 3, 2012

SUBJECT: BZA Case 18373 – 1326 H Street, N.E.

I. OFFICE OF PLANNING RECOMMENDATION

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

- § 2101, Off-Street Parking (4 spaces required, none proposed).

II. LOCATION AND SITE DESCRIPTION

Address	1326 H Street, N.E.
Legal Description	Square 1026, Lots 86 and 832
Ward	6
Lot Characteristics	Level rectangular lot with rear alley access
Zoning	C-2-A – Medium density commercial business center HS – H Street Northeast Commercial Overlay District
Existing Development	Two-story commercial buildings
Adjacent Properties	East and West: Commercial buildings North: Across alley, parking lot for House of Prayer church South: Across H Street, commercial buildings on H Street
Surrounding Neighborhood Character	Commercial district along H Street, with residential areas to the north and south.

III. APPLICATION IN BRIEF

The applicant requests to reduce the number of required off-street parking spaces from four to zero for a veterinary hospital. Six parking spaces would be typically required for a veterinary hospital of this size in the C-2-A district. A two-space credit was granted by the Zoning Administrator for this property, reducing the parking requirement from six to four.

The applicant is currently under a temporary Certificate of Occupancy with an expiration date of June 30, 2012.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18373

EXHIBIT NO. 25

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Attachment: Location Map

