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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

Board of Zoning Adjustment

District of Columbia

CASE NO. 18373

EXHIBIT NO. 25

Attachment: Location Map

