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MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Karen Thomas, Case Manager
Joel Lawson, Associate Director Development Review
DATE: July 2, 2013
SUBJECT: BZA 18390: 435 R St., NW – Minor Modification of Site Plan

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18390
EXHIBIT NO. 34

I. RECOMMENDATION

The Office of Planning (OP) **recommends approval** of the requested minor modification pursuant to § 3129.6 of 11 DCMR in order to satisfy the Department of Consumer and Regulatory Affairs' (DCRA) requirement of providing a separate pedestrian egress at the rear of the property on the applicant's site plan. This request would also amend the relief granted by Order 18390 - increasing the number of approved compact spaces per § 2215 to 6 spaces. No new areas of relief are required.

II. BACKGROUND

In BZA Order 18390 dated August 6, 2012, the Board approved variance relief from:

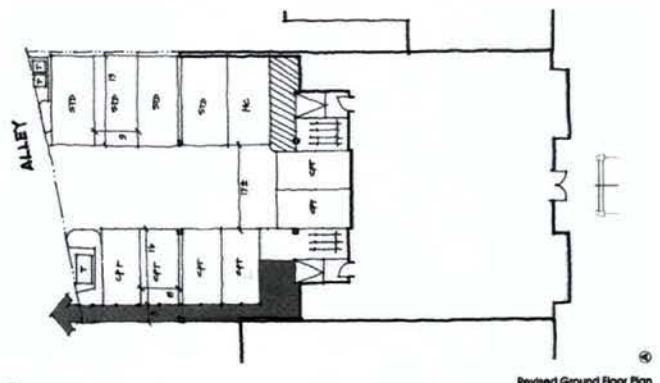
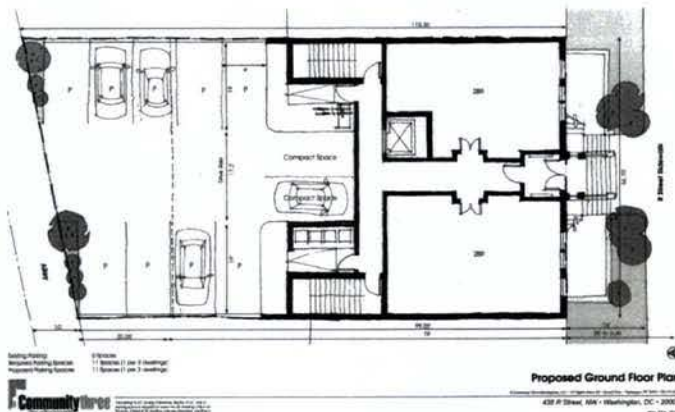
- § 2117.5 to permit a drive aisle width of 17.2 ft where 20 ft. is required; and
- § 2215 to allow 2 compact spaces on a lot where less than 25 spaces would be provided.

III. PROPOSED MODIFICATION

Community Three LLC (the Applicant) proposes to construct a new residential building in the C-2-A district at 435 R Street NW. The applicant sought building permits at the Department of Consumer and Regulatory Affairs (DCRA) and at permit review DCRA requested the applicant include a pedestrian walkway on the submitted plans.

IV. OP ANALYSIS

The applicant's request requires a revised parking design plan, including the walkway as required by DRCA. This change would impact the size of the originally approved legal –sized spaces along the west property line. Thus, in the revision 6 compact spaces would be provided instead of 2 compact spaces as approved. OP has no objection to this request and the related changes which increase the number of compact spaces to accommodate the required walk way. The application would continue to satisfy the on-site parking requirements for the site and the approved drive aisle width.



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