

Variance Request for Required Parking Spaces
Title 11- 2101.1
per Form 120 Addendum

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1311 Pennsylvania Ave, S.E.
Square 1045, Lot 107
Sheet 1 of 1

Due to the physical circumstances at the site that prohibit any onsite parking, the owners of 1311 Pennsylvania Ave, SE request a variance to Title 11, 2101.1 which requires that a structure with multiple dwellings in the C-2-A zone provide on-site parking at a ratio of one parking space per two units. Recognizing the high demand for medium income housing in the city, the intent of the property owners is to utilize the C-2-A zoning to construct a three unit condominium. This would require two on-site parking spaces.

1311 Pennsylvania Ave, SE is currently a vacant lot, (formerly the site of a now demolished row house) recorded as Lot 107, Square 1045. The plat indicates that the parcel is landlocked in the rear. The only access to the site is from Pennsylvania Ave., SE. No alternative access is available through existing or proposed alleys or private driveways on the site. A planter box containing a large pin oak tree is located directly in front of the site.

Given the tree's location, a Preliminary Design Review Meeting was scheduled with DDOT to discuss the curb cut required for the owners to secure on-site parking. DDOT explained that access to the site from Pennsylvania Ave., SE was impossible because retaining a street tree in that location took priority over the installation of a driveway.

Without the ability to gain access for on-site parking, a search was made for accessory parking spaces as provided for under Title 11-730.1 in order to provide the tenants secure parking and to meet the code requirements. No currently licensed Parking Lot Establishments were found within Square 1045 or the surrounding blocks. Jenkins Row, LLC turned down our offer to purchase two parking spaces at their large condominium complex on Lot 138 in Square 1045 with the explanation that they are the property of the residents. Although an informal street survey did show ample available parking on any given day, no accessory spaces were located in the area.

The location of the site does help ease the on-site parking problem. The Potomac Metro Station is a half a block from the front property line, bus stops are at the corner of the block, and three planned streetcar lines will run within five blocks of the site. Many basic services are within walking distance or a short bike ride from the site and the owners' development plans include on-site, secure storage for bicycles. Although on-site parking cannot be provided, the residents of the units will have street parking and many alternative methods of transportation available.

The inability to provide on-site parking with the units reduces their value and limits their marketability, which creates a financial burden for the owners. To help make the units more marketable, the owners desire to regain some value by making the design of the three units as spacious and as practical as possible, and integrate a roof top terrace with an observation deck for the residents. But, without a variance for parking, the lot is worthless for its intended use.

We are requesting your consideration to grant a variance for exemption from the on-site parking requirement of Title 11, 2101.1 because the physical characteristics of the property prevent strict application of the regulation. Since alternative parking and means of transportation will be available to the residents of the building, the variance will not substantially impair the intent, purpose or integrity of the Zoning Regulations and Map.

Because of the inordinate amount of time spent exploring different options that might best resolve the constraint of the site, schematic drawings had to be submitted for the purpose of the variance. We ask the Board to build flexibility into the final design of the layout of the units, and fenestration and materials, as long as it doesn't impact the relief granted. With your approval, the owners of 1311 Pennsylvania Ave, SE can construct a three-unit condominium, preserve a beautiful street tree and help add to the viability of the neighborhood.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18498

EXHIBIT NO. 6

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