



2013 MAY 14 PM 3:26

SUPPLEMENTAL REPORT

TO: District Board of Zoning Adjustment
FROM: Joel Lawson, Associate Director Development Review
DATE: May 14, 2013
SUBJECT: BZA No. 18511 - Request for use and area variances to accommodate a mixed-use building on an alley lot (Square 2851, Lot 837)

I. OFFICE OF PLANNING RECOMMENDATION

At its April 30, 2013 Public Meeting, the Board of Zoning Adjustment was set to vote on a motion to deny most aspects of the relief requested for this application, but, at the request of the applicant, tabled the motion and postponed making a decision to allow the applicant to provide a revised submission. The applicant subsequently submitted a revised proposal dated May 7, 2013. OP met with the applicant to discuss a revised proposal. The Board also allowed for OP and parties to submit a supplemental report.

The revisions result in a solution more appropriate to the existing zoning and site conditions. OP **recommends approval** of the relief requested.

II. REVISED PROPOSAL IN BRIEF

Applicants:	Alleyoop LLC
Proposal:	The revised proposal would subdivide the property into three lots and slightly raise the roof (by one foot) of the existing structure. No other additions are proposed. One of the three lots would be used for office space; the other two for artist studios, a permitted use for alley lots. Each lot would include ground level parking space within the building.

III. ZONING REQUIREMENTS

The following table, which reflects information supplied by the Applicant, summarizes relevant zoning requirements for the project and the relief requested¹.

<i>R-4 Zoning</i>	<i>Restriction</i>	<i>Existing</i>	<i>Proposed</i>			<i>Relief</i>
			<i>Lot A</i>	<i>Lot B</i>	<i>Lot C</i>	
Lot Area § 401	4,000 sf	5,901 sf.	2,301 sf	1,800 sf	1,800 sf	Required for each lot
Lot Width § 401	40 ft.	109.1 ft.	74.3 ft.	74.3 ft.	35.6 ft	Required for Lot C
Lot occupancy § 403	60%	69%	57%	67%	85%	Required for each lot
Rear Yard (ft.) § 404	20' min	5'	0 ft.	0 ft.	5 ft	Required for each lot
Side Yard (ft.) § 405	8' min.	24.8 ft.	24.8 ft.	24.8 ft.	2.8 ft.	Required for Lot C
Height (ft.) § 2507.4	12.4' max.	18.5'	19.5 ft.	19.5 ft.	19.5 ft.	Required for each lot
Parking § 2101.1		0	2	4	3	Conforms

IV. RELIEF REQUESTED & OP ANALYSIS

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18511

EXHIBIT NO. 46

Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO. 46

¹ Information provided by the applicant in their supplemental submission dated May 7, 2013



Relief Sought:

- § 330.4, office use in an alley building (use variance) ✓
- § 401, lot area and lot width (area variance) ✓
- § 403, lot occupancy (area variance) ✓
- § 404, rear yard (area variance) ✓
- § 405, side yard (area variance) ✓
- § 2001.3, addition (height) to a non-conforming structure (area variance)
- § 2507.4, height variance for an alley building (area variance) ✓

Both the nature and the number of relief requests has changed, basically to increase the extent of area variance relief required, but, importantly, to decrease the use variance required and to essentially eliminate relief required to accommodate no-longer proposed additions to the structure.

OP, in its earlier report dated February 26, 2013 provided analysis of the request for a use variance for the office use, and recommended approval of that aspect of the proposal.

With regards to the new area variance relief requested to allow the creation of the three lot subdivision (lot area, lot width, rear yard, side yard), OP has no concerns with this relief. The three lot subdivision would be a creative solution for this unusual and difficult site; and would not be inconsistent with either the neighborhood character, as the relief would facilitate the retention and upgrading of the existing structure with no major additions, or the broader intent of the zoning regulations, as the three lots would each meet the prevailing lot area and width standards applicable to the zone.

OP also has no concerns with the area variance relief required to accommodate the minor increase in building height. At 19.5 feet, compared to the existing 18.5 feet, the height difference would be essentially imperceptible, but would facilitate the adaptive reuse of the existing structure while keeping the building at a size and scale that is consistent with alley lots.

V. ANC/COMMUNITY COMMENTS

OP is not aware of any additional submission from the ANC 1A, which had voted to support the earlier, more expansive proposal

VII. OTHER DISTRICT AGENCIES

OP has not been made aware of any additional comments from a DC agency.