



2013 APR 12 PH 3:44

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Maxine Brown-Roberts, Project Manager
 Joel Lawson, Associate Director, Development Review
DATE: April 16, 2013
SUBJECT: BZA 18547 – 2020 Shannon Place, SE

I. SUMMARY AND OFFICE OF PLANNING RECOMMENDATION

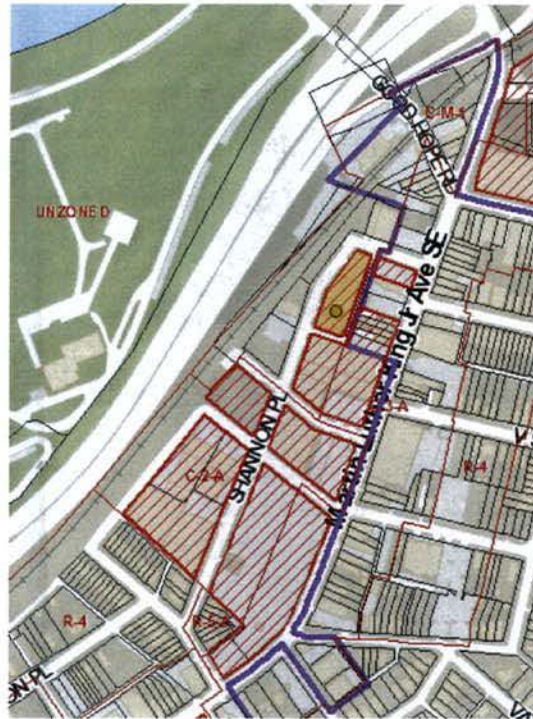
Curtis Investment Group (applicant) proposes to renovate an existing warehouse building to accommodate a 150-seat theatre at 2020 Shannon Place, SE in the C-M-1 district. To facilitate the building, the applicant has requested, pursuant to § 3103.1, variance relief from § 2101, parking, to not provide the required on-site parking spaces where 15 spaces are required.

The Office of Planning (OP) recommends **approval** of the requested variance as the applicant has demonstrated an exceptional situation, that does not enable them to provide the required on-site parking and further, has demonstrated that granting of the variance will not adversely affect the surrounding neighborhood nor will it be contrary to the Zoning Regulations.

II. AREA AND SITE DESCRIPTION

BOARD OF ZONING ADJUSTMENT
District of Columbia

Address	2235 Shannon Place, SE	CASE NO. <u>18547</u>
Legal Description	Square 5772, Lot 984	EXHIBIT NO. <u>26</u>
Ward	Ward 8, ANC-8A	
Lot Characteristics	The subject lot is irregularly shaped with 19,657 square feet in size. It fronts on Shannon Place with public alleys to the east and south.	
Existing Development	The lot currently houses a one-story building the covers the entire lot. The building is divided internally into three portions. Currently, 2 of the spaces are occupied by an auto mechanic shop and the second as the Lottery Board warehouse.	
Zoning	The subject property is zoned C-M-1 and the proposed theatre is permitted as a matter-of-right in this district.	
Historic District	None	
Adjacent Properties	Properties to the east are within the Anacostia Historic District and are developed with one and two story buildings with office and retail uses and are in the C-3-A zone. The property to the south is developed with a four story office building in the C-3-A zone. Properties to the south are undeveloped or have one story buildings. The buildings are either vacant or are used for automobile repair or storage. These properties are in the C-M-1 zone.	
Surrounding Neighborhood Character:	The area is developed with a variety of uses that include warehouse, office, retail, and parking. In addition, there are vacant buildings and undeveloped lots interspersed throughout the area.	



Site Location



Photograph of Building

III. APPLICATION

The property is developed with a one-story, 19,657 square foot, warehouse building at the corner of Shannon Place and U Street, S.E. The applicant is renovating 5,000 square feet of office/warehouse space to accommodate a 150-seat theater and accessory space. The theatre would generate a need for 15 parking spaces. However, the building occupies 100% of the site and cannot accommodate the required parking on-site, and therefore the applicant has requested a variance from the parking requirement.

IV. ZONING RELIEF

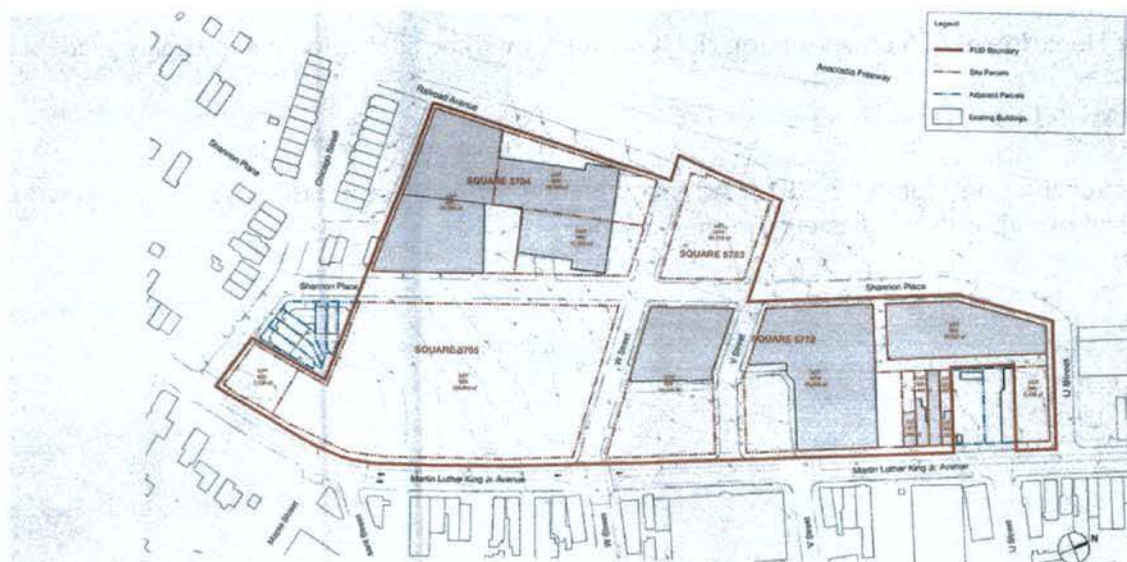
	C-M-1	EXISTING	PROPOSAL	RELIEF
Height § 840.1	40 ft.	20.25 ft.	20.25 ft.	None Required
Floor Area Ratio § 841	3.0	1.0	1.0	None Required
Rear Yard § 842	12 ft. minimum if height at mean grade at rear is above 20 ft. The building height at rear is 10 ft.	0	0	None Required
Side Yard § 843	0 ft.	0	0 ft.	None Required
Parking § 2101.1	1/10 for the first 10,000 seats = 15	0	0	Required

V. OFFICE OF PLANNING ANALYSIS

• BACKGROUND

On June 16, 2008 the Zoning Commission set down application ZC 08-07 for a First Stage Planned Unit Development (PUD) and Map Amendment from the C-2-A and C-M-1 districts to the C-3-A district (portions of the PUD area are currently zoned C-3-A). The boundary of the PUD area is generally U Street, SE on the north, Martin Luther King, Jr. Avenue on the east, Chicago Street on the south, and the Anacostia Freeway (I-295) on the west. The building to house the proposed theatre which is the subject of this BZA application is within the proposed redevelopment area.

This proposal is consistent with the PUD application as it shows the lot being developed with a mixture of retail and office uses. At this time, the public hearing for the PUD has not been scheduled.



PUD Boundary

- **Variance relief for parking:**

- i. Uniqueness Resulting in a Practical Difficulty**

The property is unique due to exceptional situations in that the existing building which was constructed in 1958 occupies 100% of the land area. In addition, the building houses two other businesses which are fully operational. The provision of on-site parking to serve the proposed theater would require the demolition of a portion of the building which would negatively affect the building structure as well as the operations of the existing businesses. These situations present a practical difficulty to the applicant in providing the required on-site parking.

- ii. No Substantial Detriment to the Public Good**

Visitors and workers to the site have access to three (3) Metro bus routes as well as to the Connect-A-Ride which travels along Martin Luther King, Jr. Avenue and connect to the Anacostia Metro Station (approximately half mile to the south) on the Green Line. In addition, there are private parking lots in the area which could be accessed. With these alternate modes of transportation, it is not envisioned that not providing on-site parking will be a detriment to the public good and the workers and visitors to the area it is common for playhouses to provide limited or no parking. This issue will be further addressed in the District Department of Transportation (DDOT) report.

- iii. No Substantial Harm to the Zoning Regulations**

Alternative means of transportation such as bike, bus and Metrorail in addition to other properties in the vicinity of the site with public parking will mitigate the proposed non-provision of parking spaces and addresses the intent of the Zoning Regulations. Therefore, granting the variance would not cause substantial harm to the Zoning Regulations and Zoning Map.

VI. AGENCY COMMENTS

The District Department of Transportation (DDOT) report will be submitted under separate cover.

VII. COMMUNITY COMMENTS

At its public meeting on March 12, 2013, Advisory Neighborhood Commission (ANC) 8A voted to recommend approval of the requested parking variance.