



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Maxine Brown-Roberts, Project Manager
 Joel Lawson, Associate Director Development Review
DATE: May 24, 2013
SUBJECT: BZA 18563, 1469 Harvard Street, NW

BOARD OF ZONING ADJUSTMENT
 District of Columbia
 CASE NO. 18563
 EXHIBIT NO. 28

I. APPLICATION AND RECOMMENDATION

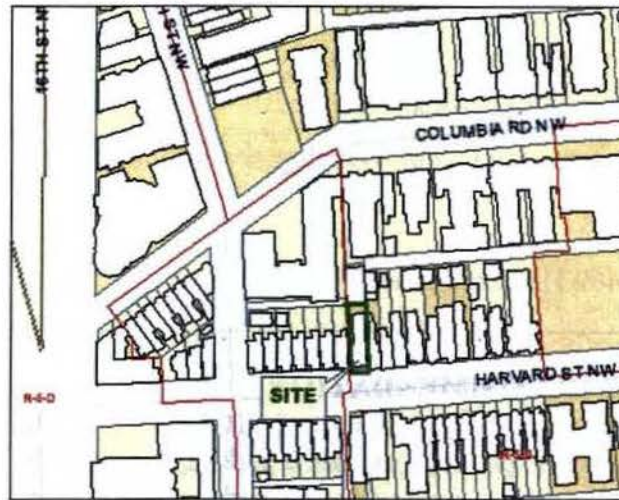
MCSKA, LLC (applicant) has requested, pursuant to § 3103.1, variance from § 2101.1, parking, from the requirement of 4 parking spaces to provide 0 parking spaces. The applicant has demonstrated that the provision of the required on-site parking is not possible due to an exceptional situation and that not meeting the requirement would not be a detriment to the surrounding community or the zone plan. Therefore, the Office of Planning (OP) recommends **approval** of the requested variance subject to the provision of a bicycle rack to accommodate eight (8) bicycles.

II. LOCATION AND SITE DESCRIPTION

Address	1469 Harvard Street, NW
Legal Description	Square 2670, Lot 818
Ward	1, 1A
Lot Characteristics	This rectangular property has a lot area of 2,892 square foot, fronts on Harvard Street and the south western portion of the site abuts a 12-foot wide alley, but the access to the alley from the site is only 5.8 feet wide.
Zoning	R-5-B – permits all types of urban residential development with moderate height and density.
Existing Development	Two-story, rowhouse with a one-story, wood frame addition on the eastern portion of the building and a two-story wood frame addition to the south eastern portion of the building.
Adjacent Properties	To the east and west of the property are two-story rowhouses; to the north is a two-story alley dwelling; and to the south are 3-5-story row houses.
Surrounding Neighborhood Character	The neighborhood is developed with a mixture of row dwellings, flats, garden apartments and high-rise multi-family residential buildings ranging in height from 2 to 10 stories in the R-5-B, D/R-5-B, and C-2-B Districts.



III. MAPS



IV. APPLICATION IN BRIEF:

MCSKA, LLC, the applicant, originally requested a use variance for the required 4 parking spaces. Subsequently, the applicant has revised their request to an area variance for the reduction in on-site parking from 4 to 0 spaces.

V. PROPOSAL

The applicant proposes to add two floors above the main structure, demolish the existing one-story wood structures at the rear of the building, and add balconies and stairs to the rear. The addition and renovation to the building would increase the number of units from two to eight. With eight units, four parking spaces are required.

VI. ZONING REQUIREMENTS and REQUESTED RELIEF

The subject property is located within the R-5-B district, which allows a variety of residential development at a moderate density and scale. Uses allowed range from single-family detached dwellings to multi-family apartment houses.

Relief Requested

The applicant has requested an area variance from the off-street parking requirements. The following table shows the zoning requirements for the proposed development as submitted by the applicant.

R-5-B	Regulation	Existing	Proposed	Relief
Height § 400.1	50 ft.	35 ft.	45.5 ft.	None Required
Lot Width § 401.3	No minimum	30 ft.	30 ft.	None Required
Lot Area § 401.3	No minimum	3,000 sq. ft.	3,000 sq. ft.	None Required
FAR § 402.4	1.8	1.252	1.8	None Required
Lot Occupancy § 403.1	60% maximum	62.6%	60%	None Required
Rear Yard § 404.1	15 ft. minimum	23 ft.	15 ft.	None Required
Side Yard § 405.9	3"/1 ft. of height with a 8 ft. minimum			None Required
Court, Open § 406.1	10 ft.	9.1 ft.	10 ft.	None Required
Parking § 2101.1	4	0	0	Required

VII. OFFICE OF PLANNING ANALYSIS

An analysis of the variance criteria is provided below.

❖ **Uniqueness due to an exceptional situation resulting in a Practical Difficulty.**

The property is unique in that although the east side of the lot property is adjacent to an alley that is 12-foot wide only 5.8 feet of the alley abuts the property (See attachment 1). This unique situation results in a practical difficulty to the applicant as the 5.8 feet opening is not wide enough to give standard sized vehicles access the property.

❖ **No Substantial Detriment to the Public Good**

Approval of the off-street parking variance should not result in a substantial detriment to the public good as the site is well served by a number of bus routes along 14th Street, 16th Street, and Columbia Road, NW and by the Columbia Heights Metro Station which is approximately quarter (¼) mile north of the site, as shown on the attachment 2¹. Additionally, to help mitigate any negative impacts the applicant is proposing to provide 4 sub-standard spaces (9 ft. x 11.6 ft. each) which would be able to accommodate "smart cars" (5 ft. x 8.3 ft.), and a bicycle rack that would accommodate 8 bicycles.

¹ Map submitted by applicant.

❖ **No Substantial Harm to the Zoning Regulations**

Relief from the parking requirement should not impair the integrity of the zone plan as it supports reduced parking requirements on sites near Metro stations and the applicant is trying to mitigate the parking by providing spaces for “smart cars” and bicycles.

VIII. COMMENTS OF OTHER DISTRICT AGENCIES

The District Department of Transportation (DDOT) will provide written comments under separate cover.

IX. COMMUNITY COMMENTS

The applicant indicated that ANC 1A voted to recommend approval for the request at their May 8, 2013 public meeting. OP has also been notified that several persons are in opposition to the reduction in parking.

X. CONCLUSION

OP finds that the area variance request for relief from the off-street parking requirement associated with this building has been met.

ATTACHMENT:

1. Site Plan
2. Proximity to Public Transportation

Attachment 1-Site Plan

