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District of Columbia
Office of Planning



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM:  Stephen J. Mordfin, AICP, Case Manager
Joel Lawson, Associate Director Development Review
DATE: June 11, 2013
SUBJECT: BZA Case 18575, 3825-3829 Georgia Avenue, N W

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following:

- § 2101 1, Off-Street Parking (16 spaces required, four spaces proposed).

II. LOCATION AND SITE DESCRIPTION

Address	3825-3829 Georgia Avenue, N W
Legal Description	Square 3028, Lot 818
Ward	4
Lot Characteristics	Rectangular lot with alley access
Zoning	C-3-A Moderate to medium density commercial GA. Georgia Avenue Overlay District
Existing Development	None
Adjacent Properties	North. Funeral home South Two-story commercial buildings East Across public, alley, row dwellings West Across Georgia Avenue, mixed use commercial and residential building under construction
Surrounding Neighborhood Character	Moderate density residential with commercial development on Georgia Avenue

III. APPLICATION IN BRIEF

The applicant proposes the construction of a thirty-two unit residential building with four off-street parking spaces directly accessible from the rear public alley Eight percent of the gross floor area, or ten units, would be affordable at 51 to 80 percent AMI, as required by IZ

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18575
EXHIBIT NO. 26



Located within the Georgia Avenue Overlay District, the proposed building is in conformance with the criteria contained within Section 1328 of the Zoning Regulations

IV. ZONING REQUIREMENTS and REQUESTED RELIEF

GA/C-3-A Zone	Regulation	Existing	Proposed	Relief
Height § 400	70-foot max. ¹	N/A	63 feet	None required
Lot Width § 401	None prescribed	57 feet	57 feet	None required
Lot Area § 401	None prescribed	5,757 SF	5,757 SF	None required
Floor Area Ratio § 402	4.0 max.	N/A	3.96	None required
Lot Occupancy § 403	80 % max. ²	N/A	80 %	None required
Rear Yard § 404	12-foot min	N/A	12 feet	None required
Side Yard § 405	None	N/A	None	None required
Parking § 2101	16 spaces min	N/A	4 spaces	Requested

V. OFFICE OF PLANNING ANALYSIS

a. Variance Relief from § 2101, Off- Street Parking

i. Exceptional Situation Resulting in a Practical Difficulty

The subject property is 57 feet in width. A lot width of sixty feet is typically necessary for the construction of an efficient underground parking garage to provide sufficient space for a double-loaded two-way aisle. A narrower lot would result in a single-loaded aisle, an inefficient design and increasing the number of below-grade levels necessary to provide the required amount of parking. The lot, at a depth of approximately 103 feet, is shallow, making it difficult to construct ramps at a maximum slope of twelve percent.

ii. No Substantial Detriment to the Public Good

The subject property is located in an area well-served by many transportation alternatives. It is located one block north of the Georgia Avenue/ Petworth Metrorail station, 0.78 miles from the Columbia Heights station and 1.5 miles from the U Street station. Georgia Avenue is well served by Metrobus, including the 70 (Georgia Avenue-7th Street Line), 79 (Georgia Avenue Metro Extra Line), and 62 and 63 (Takoma-Petworth Lines). Zip Car has nearby locations at 3801 Georgia Avenue, N W. and 850 Quincy Street, N W. The site has a walkscore of 86 (very walkable), a transit score of 77 (excellent transit) and a bike score of 84 (very bikeable).³

¹ Includes an additional five feet permitted by the Georgia Avenue Overlay District for providing a minimum 14-foot first floor ceiling height

² Includes an additional five percent permitted by the Inclusionary Zoning Act

³ Walkscore.com

iii. No Substantial Harm to the Zoning Regulations

The granting of the variance would allow for the development of a long vacant property with a residential building in support the Georgia Avenue commercial corridor, as encouraged by the Georgia Avenue Overlay District.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

DDOT, in an email to the Office of Planning dated April 24, 2013, indicated that it was in support of the application.

No comments were received from other District agencies.

VII. COMMUNITY COMMENTS

ANC 4C was scheduled to review the subject application at its meeting of June 12, 2013.

Attachment: Location Map

