



MEMORANDUM

2013 JUL -2 AM 8:41 *est*

TO: District of Columbia Board of Zoning Adjustment
FROM: *W* Karen Thomas, Case Manager
Joel Lawson, Associate Director Development Review
DATE: July 2, 2013
SUBJECT: BZA Case 18582 – 2140 Wisconsin Avenue, NW

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of area variance relief pursuant to 11 DCMR 3103, from the on-site parking requirement under § 2101 to provide no (0) spaces where 3 spaces would be required to permit development of the proposed 6-unit apartment building.

II. LOCATION AND SITE DESCRIPTION

Address	2140 Wisconsin Avenue N.W.
Legal Description	Square 1300, Lot 320
Ward/ANC	3/ ANC 3B
Lot Characteristics	Irregularly shaped lot without an alley system at the rear.
Zoning	NO/C-2-A. The C-2-A district permits moderate density development and an apartment house as a matter of right. The Naval Observatory Overlay does not have an impact on the requested relief.
Existing Development	Vacant undeveloped property.
Historic District	N/A
Adjacent Properties	The building is located mid-block on the 2100 block of Wisconsin Avenue between W Place and 35 th Street NW. It abuts a larger commercial office building to the north and a smaller row structure to the south. At its rear to the west, it abuts a large parking lot used by the office building.
Surrounding Neighborhood Character	A mix of apartments, some row dwellings and office buildings in the Georgetown/Naval Observatory neighborhood.

III. APPLICATION-IN-BRIEF

The applicants, AE Tower LLC and RE Opal LLC, wish to develop an existing vacant lot with a six-unit apartment building within the matter-of-right requirements of the C-2-A District, including 2.5 FAR, 40 feet in height and 60% lot occupancy. Currently, an accessory parking lot for an office building abuts the rear of the property and there is no alley access. Two on-site parking spaces at the rear may be provided. However, without legal access to the rear the applicant would require relief from the on-site parking requirements.

(The application stated that the apartment building would be 6-8 units. The applicant's attorney subsequently informed OP that the number of units would be 6).

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. *18582*

EXHIBIT NO. *27*



IV. ZONING REQUIREMENTS and REQUESTED RELIEF

NO/C-2-A	Regulation	Existing	Proposed ¹	Relief
Floor Area Ratio § 771	2.5 (max)	Vacant	2.5	None required
Lot Occupancy § 772	60% (max.)	Vacant	60%	None required
Height (under N/O Overlay)	40 ft. (max.)	Vacant	40 feet	None required
Parking § 2101	1 for each 2 dwelling units	Vacant	0	Relief required

V. OFFICE OF PLANNING ANALYSIS**A. Variance Relief from § 2101 – On-Site Parking****i. Exceptional Situation Resulting in a Practical Difficulty**

The site's exceptional situation includes its existing condition, where there is no legal access at the rear via a public alley system, its small lot size and irregular shape, which in combination create a practical difficulty for the applicant in satisfying the on-site parking requirement for the proposed apartment building.

ii. No Substantial Detriment to the Public Good

No substantial detriment to the public good is anticipated as the building is located on Wisconsin Avenue, which is well served by Metrobus for several cross-town bus routes. The lack of on-site parking is not anticipated to cause undue demand for on-street parking, as future residents may have opportunities to use the existing parking lot abutting the rear on a rental basis.

iii. No Substantial Harm to the Zoning Regulations

The Zoning Regulations would not be substantially harmed if relief is granted from the on-site parking requirement for the permitted apartment use. There are available metro stops on Wisconsin Avenue in the vicinity of the site, which would reduce the need to own a vehicle at this location, and thus the need to park a vehicle would be simultaneously reduced. It is not anticipated that granting the requested relief would create undue demand for on-street parking in the neighborhood.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

OP is not aware of comments from any other District agency.

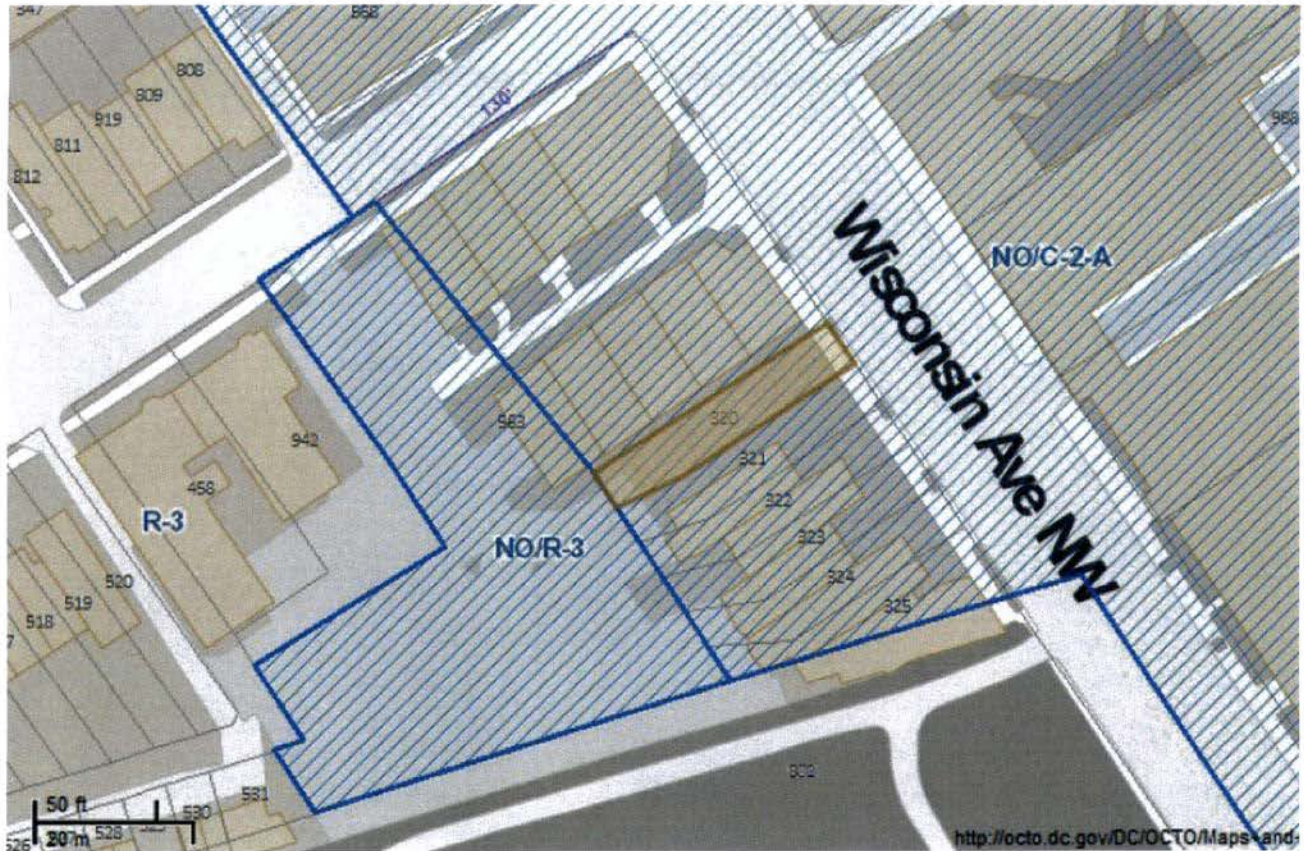
VII. DISTRICT DEPARTMENT OF TRANSPORTATION

The District Department of Transportation (DDOT) issued a report to the Board under separate cover.

VIII. COMMUNITY COMMENTS

The Advisory Neighborhood Commission 3B ("ANC 3B") voted 4-1 to approve the requested relief at its regularly-scheduled public meeting on June 13, 2013. Their report would be filed under separate cover.

¹ Information provided by applicant.



LOCATION and ZONING