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MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Maxine Brown-Roberts, Project Manager
 Joel Lawson, Associate Director Development Review
DATE: December 31, 2013
SUBJECT: BZA Case 18684- 2018 Georgia Avenue, NW

I. OFFICE OF PLANNING RECOMMENDATION

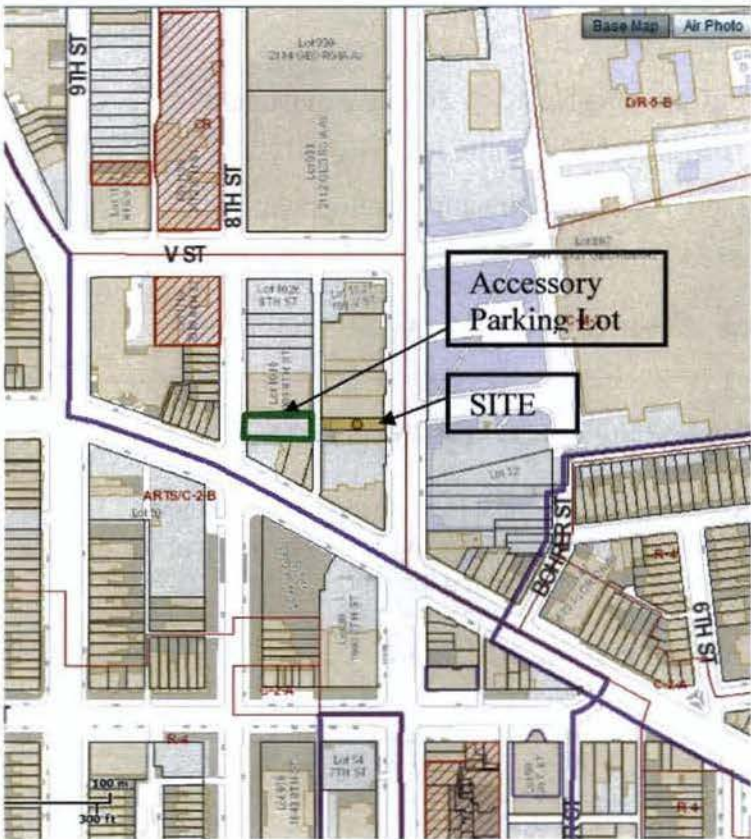
The applicant, Howard University, requests variance relief pursuant to 11 DCMR, § 3103.2 and § 2101.1, Parking, 1 space required, 0 spaces provided for a medical office. The Office of Planning (OP) recommends **approval** of the requested variance.

II. LOCATION AND SITE DESCRIPTION

Address	2018 Georgia Avenue, NW
Legal Description	Square 2877, Lot 1030
Ward/ANC	1/ANC 1B
Zoning	ARTS/C-2-B: ARTS Overlay encourages a mix of uses in specified areas with bonus density given for a list of preferred uses. C-2-B serves commercial and residential uses along arterials in uptown areas and at rapid transit stops.
Lot Characteristics	The property is a rectangular lot with an area of 2,280.5 square feet (20.1 feet x 112.94 feet) which fronts on Georgia Avenue, NW and has a 16-foot wide alley to its rear.
Adjacent Properties	To the east is Howard University Hospital in the C-M-3 zone; to the west is an undeveloped lot(former parking lot); to the north is a 2-story, office building; to the south is a one-story Jerry's carryout all within the ARTS/C-2-B zone.
Neighborhood Character	The neighborhood is a mix of university uses, small scale 1- and 2-story retail uses, office or entertainment uses and parking lots in the ARTS/C-2-B and C-M-3 districts.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18684
EXHIBIT NO. 27



Site Location



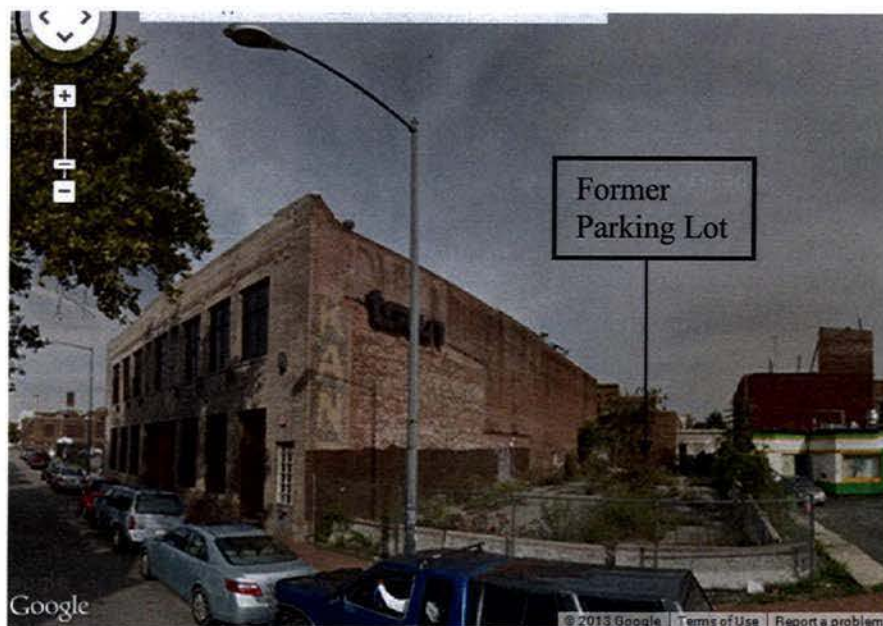


Photo of former parking lot at Square 2877, Lot 967

III. BACKGROUND

In July 23, 1971 the BZA approved Appeal # 10844¹ for an accessory parking lot on Square 2877, Lot 967² (see photograph above). A condition of the Appeal was that a covenant be executed specifying that the parking lot would serve the medical office use or any other use located on the subject property, 2018 Georgia Avenue, NW. Both properties were subsequently sold to Howard University and the medical office use was changed to administrative uses³ to support the Howard University Hospital located across Georgia Avenue. Even with the change in ownership and use on the subject property, the covenant to provide parking for the subject property remains as specified.

The administrative use of the subject property is an adjunct to the Howard University Hospital. Hospital staff and visitors are provided with parking on the campus and therefore the spaces on Square 2877, Lot 967 are no longer needed. In fact, the accessory parking lot has not been used for an extended period of time and is currently overgrown, fenced off and is not been utilized as a parking lot. If the requested parking variance is granted, then a request to extinguish the covenant, through the Office of the Attorney General (OAG), would be made. The termination of the covenant, if granted, would allow the Square 2877, Lot 967 property to be redevelopment with a more productive use.

¹ Exhibit C of applicant's submission

² Formerly 2003 and 2004 8th Street, NW (Square 2877, Lots 877, 935 and 936)

³ The property is not within the boundary of the Howard University Central Campus Plan, 2011

IV. PROPOSAL

The applicant requests a variance from the one parking space required with staff and visitors parking at the Howard University campus.

V. OFFICE OF PLANNING ANALYSIS **Area variance relief from § 2101.1-Parking**

1. Exceptional Situation Resulting in a Practical Difficulty

The existing building occupies approximately 80% of the building and cannot accommodate the one required parking space without demolishing a portion of the building. It would also be uneconomical to provide the space below grade. The unavailability of space to park onsite or on the covenanted lot is an exceptional situation that presents a practical difficulty for the applicant.

2. No Substantial Detriment to the Public Good

It is not envisioned that the proposed variance for the one parking space would be a detriment to the public good. The staff of the administrative offices are employees of the Howard University hospital and parking is provided on that property making it unlikely for them to park on adjacent or neighborhood streets. In addition, Metro bus, Howard University Shuttle and taxi services travel along Georgia Avenue; and the Georgia Avenue Metro Station is a block and a half south of the subject site. The variance would also allow the covenant on the accessory parking lot to be removed and thus, the vacant, fenced property would be made available for a more productive use and help to support the revitalizing neighborhood.

3. No Substantial Harm to the Zoning Regulation

The use of the subject property would remain the same and parking to serve the users of the property would continue to be accommodated on the Howard University campus. As demonstrated, the requested reduction in the requirements would be mitigated and therefore not cause any substantial harm to the Zoning Regulations or Map.

VI. COMMUNITY COMMENTS

The property is within ANC-1B. On December 12, 2013 the ANC voted to recommend approval of the requested variance. The variance is also supported by the Georgia Avenue Community Development Task Force, the LeDroit Park Civic Association, and the Pleasant Plains Civic Association.

VII. COMMENTS OF OTHER DISTRICT AGENCIES

The District Department of Transportation will provide a report under separated cover.