

**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

Application of

Goldstar 1500 Penn LLC

STATEMENT OF THE APPLICANT

I. NATURE OF RELIEF SOUGHT

Goldstar 1500 Penn LLC (the "Applicant") submits this application, pursuant to 11 DCMR section 3103.2 for variance relief from the limitation on compact space parking requirements of section 2115.2, for a new apartment project (the "Project") at premises address of 1500 Pennsylvania Avenue, S.E. (Square 1077, Lot 809) (the "Property" or "Site").

II. JURISDICTION OF THE BOARD

The Board of Zoning Adjustment has jurisdiction to grant the requested variance relief pursuant to section 3103.2 of the Zoning Regulations.

III. EXHIBITS IN SUPPORT OF THE APPLICATION

This application includes the following additional materials:

Exhibit A: Surveyor's Plat showing the Property and proposed improvements and Survey Plat showing existing site conditions

Exhibit B: Zoning Map showing the Property outlined in red

Exhibit C: Project Plans showing proposed improvements on the Property

IV. BACKGROUND OF THE CASE

A. Site and Vicinity Characteristics

1. The Property

The property which is the subject of this application is located on the northeast corner of the intersection of Pennsylvania Avenue and 15th Street S.E. (Square 1077, Lot 809). As shown

on the attached surveyors plat issued by the District of Columbia Office of the Surveyor, it is roughly triangular in shape with approximately 72 feet of frontage along Pennsylvania Avenue, S.E., 89 feet of frontage on 15th Street, S.E. and a lot area of approximately 10,323 square feet (Exhibit A). The Property is zoned C-2-A (see attached Zoning Map, Exhibit B) and is located within the boundaries of Advisory Neighborhood Commission 6B.

The Property is currently improved with a vacant, one story commercial building that was previously devoted to a Domino's Pizza store.

2. Square 1077 and Vicinity

Square 1077 is located in the wider Capitol Hill area. It is bounded by Pennsylvania Avenue, S.E., 15th Street S.E., Kentucky Avenue, S.E. and Barney Circle. A north-south alley called Freedom Way bisects the square. Square 1077 is split zoned with the Pennsylvania Avenue frontage of the square, the Property and the lot immediately to the north of the Property located in the C-2-A zone. The remainder of the square is in the R-4 zone. The area is well served by public transportation. The Potomac Avenue Metro station Property is located approximately 2 blocks to the northwest of the Property.

B. Nature of Variance Request

The Applicant proposes to construct a new 48.5 foot apartment building ("Project"). (See Exhibit C, Schematic Project Plans.) The Project will total approximately 30,000 square feet of gross floor area on the 10,323 square foot lot, resulting in a building density of approximately 3.0 FAR which is the maximum permitted FAR (with the 20% IZ bonus) in the C-2-A District.

Pursuant to section 2101.1 of the Zoning Regulations, twenty-one (21) off-street parking spaces are required to be provided in the Project.¹ The Project meets that requirement with a

¹ Section 2101.1 provides the following parking requirement for apartment houses in C-2-A zones: one space for every 2dwelling units..

1. Public Good

The grant of variance relief to allow the development of the Project with 40% compact parking spaces will not create any detriment to the public good. In urban areas, many residents opt for compact cars for ease of parking on city streets and maneuvering in and out of city traffic. Further, the Property is located approximately two blocks from a Metrorail station and is also well served by MetroBus.

2. Zone Plan

The grant of variance relief in the present case will likewise not impair the District's zone plan. We note that the current public policy with regard to parking in the District of Columbia is to encourage smaller, more fuel-efficient cars and to discourage automobile traffic.

For all of these reasons, the Applicant satisfies the requirements of section 3103.2 of the Zoning Regulations for variance relief from the 25 parking space threshold requirement of Section 2115.2.

VI. CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards of the Zoning Regulations and can be granted without substantially impairing the intent, purpose, and integrity of the Zoning Regulations. The Applicant therefore requests that the Board grant this application.

Respectfully submitted,

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By 

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