

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
Joel Lawson, Associate Director Development Review
DATE: October 29, 2014
SUBJECT: BZA Case 18847, 3619 Georgia Avenue, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

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

- § 2101, Off-Street Parking (14 spaces required, none proposed).

Subject to the following conditions, which were proposed by the applicant:

1. All residential leases shall include a provision prohibiting residents from obtaining Residential Parking Permit (RPP) under penalty of lease termination.
2. Written authorization shall be obtained from each resident, either through a lease provision or another written document, to allow the Department of Motor Vehicles (DMV) to release to the Applicant all records of residents requesting or receiving an RPP for the subject property.
3. The Applicant shall monitor resident compliance with the RPP restriction from the DMV every six months for any and all records of residential tenants requesting RPPs for the subject property, and shall provide such records to the applicable Advisory Neighborhood Commission.
4. The Applicant shall record a covenant against the Property among the Land Records of the District of Columbia prohibiting any lessee or owner of the Property from obtaining RPP for the building.
5. Each initial resident shall be provided with links to CommuterConnections.com, goDCgo.com, WMATA Metrobus routes and DC Bicycle maps.
6. For the first five years following the issuance of a certificate of occupancy for the residential portion of the building the Applicant shall offer annual bike share and car share membership for each new apartment unit. If the building is developed as a condominium the Applicant shall offer an annual bike share or car share membership for the initial condominium resident.
7. A minimum of nine long-term bicycle parking spaces shall be provided within the building.
8. The applicant shall identify a Transportation Demand Management (TDM) coordinator to building advertise and build awareness of programs to residents, including the provision of printed materials related to local transportation alternatives upon request and at move-in for all new tenants. All TDM commitments shall be posted on-line.

9. A TransitScreen or similar monitor shall be installed in the lobby to inform residents and visitors about all available transportation options and real-time updates.

II. LOCATION AND SITE DESCRIPTION

Address	3619 Georgia Avenue, N.W.
Legal Description	Square 3032, Lot 803
Ward	1
Lot Characteristics	Rectangular corner lot with no alley access
Zoning	GA/C-3-A: GA- Georgia Avenue Overlay District C-3-A- Moderate to medium density commercial use
Existing Development	One-story commercial building with surface parking
Adjacent Properties	North: Across Patterson Place, a church and row houses South: Commercial buildings, including a church East: Row houses West: Across Georgia Avenue, one, two and three-story commercial buildings and a public charter school
Surrounding Neighborhood Character	Moderate density residential, with commercial and institutional uses along Georgia Avenue

III. APPLICATION IN BRIEF

Proposal	Construction of a six-story plus cellar mixed use building with 27 apartments, 2,911 square feet of retail space on the ground floor and in the cellar, and a green roof. A ceiling height of 14 feet is proposed for the ground floor. A minimum of eight percent of the matter-of-right density would be devoted to inclusionary zoning units. Nine bicycle parking spaces would be provided within a bicycle room within the basement.
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IV. ZONING REQUIREMENTS and RELIEF REQUESTED

GA/C-3-A Zone	Regulation	Proposed	Relief
Height § 770	70-foot max. ¹	69 ft., 4 in.	None required
Lot Area	None prescribed	4,699 SF	None required
Floor Area Ratio § 771	4.0, 4.8 with IZ	4.8	None required
Lot Occupancy § 772	75% max., 80% with IZ	80%	None required
Rear Yard § 774	2.5 feet per foot of building height, or 14.44 feet min.	15ft., 6 in.	None required
Parking § 2101	14 spaces min.	None	Required
Green Area Ratio § 3401	0.25 min.	0.27	None required

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 small and narrow and the only lot within the square without alley access. A curb cut on Georgia Avenue would interfere with the streetscape and the provision of ground-floor retail along the avenue. It would also be difficult to provide a curb cut within the 55-foot wide Patterson Place frontage, including a minimum 14-foot wide drive aisle a minimum of 25 feet from the intersection of Georgia Avenue without eliminating the possibility of providing ground floor retail along Georgia, as encouraged by the overlay district.

ii. **No Substantial Detriment to the Public Good**

The subject property is located within an area well served by a variety of transportation options. In addition to nine bicycle parking spaces within the building, the site is located one-tenth of a mile from the Georgia Avenue/Petworth Metrorail station and seven bus routes, within four-tenths of mile from eight car share locations, and nearby to two bike share stations.

The applicant proposes a TDM program that would be posted on-line to mitigate the impacts of the parking variance, including prohibiting future residents of the building from obtaining RPPs, providing residential tenants with links to commuter options, offer bike and car share memberships to each new tenant for five years if the building is rental or to each initial tenant if condominium, and provide a minimum of nine long term bicycle parking spaces within the building. A TDM coordinator would be designated to advertise and make tenants aware of transportation options.

¹ § 1328.10 permits an additional 5 feet of building height when a minimum 14-foot ground floor ceiling height is proposed, or 70 feet.

Should any future residents of the building require off-street parking, the applicant identified apartment buildings within the neighborhood with surplus parking in excess of that required by the Zoning Regulations available for rent within three to four blocks, including 3Tree Flats at 3910 Georgia Avenue, N.W. and Park Pace at Petworth at 850 Quincy Street, N.W.

iii. No Substantial Harm to the Zoning Regulations

The proposed mixed-use building would provide new residential units and modern retail spaces along Georgia Avenue, consistent with the provisions of the C-3-A zone and the goals of the Georgia Avenue Overlay District. Located within an area well served by a wide variety of transportation options, including private off-street parking available for rent by future tenants, there would be no substantial harm to the Zoning Regulations.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

No comments were received from other District agencies.

VII. COMMUNITY COMMENTS

ANC 1A, at its regularly scheduled meeting of October 8, 2014, voted in opposition to the application.

Attachment: Location Map

