



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Matt Jesick, Case Manager

 Joel Lawson, Associate Director Development Review

DATE: December 9, 2014

SUBJECT: BZA #18883 – 1251 F Street, NE

I. RECOMMENDATION

With regard to this proposal to construct a flat, the Office of Planning (OP) recommends **approval** of the following required variance relief:

- § 2101 Parking (1 space required; zero proposed).

II. LOCATION AND SITE DESCRIPTION

Address	1251 F Street, NE
Legal Description	Square 1007, Lots 825
Ward and ANC	6, 6A
Lot Characteristics and Existing Development	Rectangular lot, approximately 22 ft. x 90 ft., fronting on F Street to the north; Existing structure to be removed.
Zoning	R-4 (Rowhouse Residential)
Historic District	none
Adjacent Properties	West – Semi-detached dwelling East – Row dwelling South – Garages on separate lots and under separate ownership
Surrounding Neigh'd Character	Mostly rowhouses, some low to moderate density apartment buildings

III. APPLICATION IN BRIEF

The applicant proposes to demolish the existing structure and construct a new flat on the lot.

IV. ZONING REQUIREMENTS AND REQUESTED RELIEF

This application originally requested relief from both parking and court requirements, but a redesign has eliminated the need for court relief.



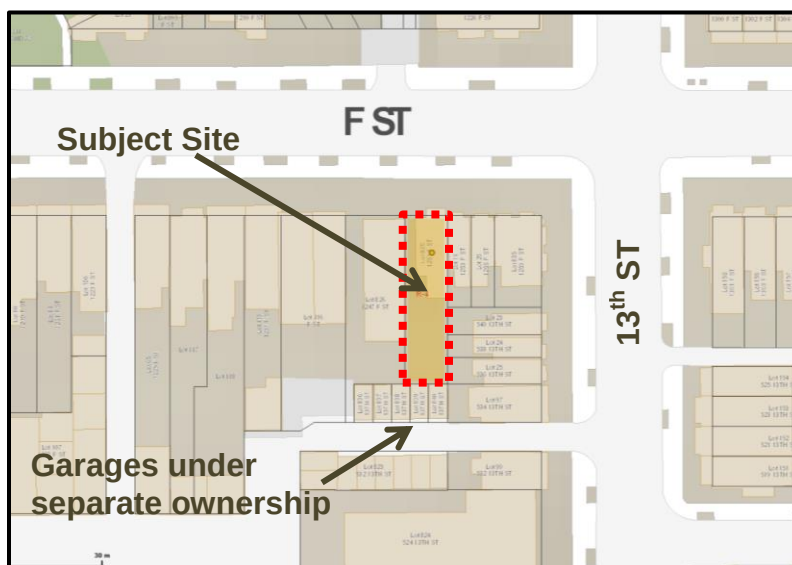
R-4 Zone	Regulation	Proposed	Relief
Height (ft.) § 400	40 ft., 3 stories max.	40 ft., 3 stories	Conforming
Lot Width (ft.) § 401	18 ft. min.	22.7 ft. existing	Conforming
Lot Area (sf) § 401	1,800 sf min.	2,043 sf existing	Conforming
Lot Occupancy § 403	60% max.	59%	Conforming
Rear Yard (ft.) § 404	20 ft. min.	20 ft.	Conforming
Side Yard (ft.) § 405	None required	No side yard	Conforming
Parking § 2101	1 space for a flat	0 parking spaces	Required

V. ANALYSIS

In order to be granted a variance, the applicant must show that they meet the three part test described in § 3103.

1. Exceptional Situation Resulting in an Undue Hardship or a Practical Difficulty

The subject property has no alley access. There is an alley in the square, but the garages abutting this property and opening on the alley are under separate ownership on their own lots. See the vicinity map below. The property fronts on F Street, but it is unlikely that a curb cut would be granted. The lot, therefore, has no opportunity to provide onsite parking.



2. No Substantial Detriment to the Public Good

The requested relief could be granted without detriment to the public good. The use requires one parking space, and without the space it could be expected that an additional car would park on the street. But the addition of one car on the street should not have a great impact on the parking

situation in the neighborhood. The neighborhood is also served by transit, with the X1, X2, X8, X9, B2, D6, 90 and 92 buses all serving the immediate neighborhood, and the streetcar to soon start service on H Street and Benning Road. This extensive transit service means residents are less likely to need cars. Not requiring a curb cut would also maintain the pedestrian-friendly environment of this block, would allow a more gracious visual streetscape, and maintain existing on-street parking spaces.

3. No Substantial Harm to the Zoning Regulations

Granting the requested relief would not impair the integrity of the Regulations. While the Regulations generally intend to provide on-site parking for any given use, doing so in this case would necessitate a curb cut on F Street, which could eliminate one or two parking spaces from the street and result in no net parking gain for the neighborhood.

VI. COMMUNITY COMMENTS

As of this writing the Office of Planning has received no comments from the community.