

SUPPLEMENTAL REPORT

TO: District of Columbia Board of Zoning Adjustment
FROM: Karen Thomas, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: July 12, 2016
SUBJECT: MODIFICATION REQUEST - BZA Case No. 18902A

I. RECOMMENDATION

The Office of Planning recommends that the Board approve the modifications as requested by the applicant.

II. BACKGROUND

In BZA Summary Order 18902, dated February 2, 2015, the Board approved:

1. Special exception relief from §353 to permit a new apartment building in the R-5-A District;
2. Variance relief from the following requirements:
 - § 402 - FAR (0.9 maximum permitted, 1.25 FAR proposed); and
 - § 2101.1 - Parking (41 spaces required, 20 spaces proposed);

to allow the construction of an apartment building for low income residents in the R-5-A District at 2620 Bowen Road S.E. (Square 5869, Lot 3).

III. PROPOSED MODIFICATIONS

The applicant requested a reduction in the approved twenty parking spaces to nineteen spaces.

The applicant stated that federal funding of housing projects includes accessibility parking requirements, such that the parking garage should include one handicapped space closest to the building's elevator. In order to comply, the garage plan had to be modified, resulting in seventeen garage spaces and the provision of two surface spaces, for a total of nineteen spaces. Provision of another surface parking space would result in a conflict with § 2116.4(b), which does not allow parking spaces between a line extending from the building façade and parallel with the façade.

IV. OP ANALYSIS OF THE MODIFICATIONS

The proposed modification must comply with the requirements of Section 3129 as follows:

3129.2 The Board shall consider requests to approve minor modifications to plans approved by the Board, as set forth in §§ 3125.7 and 3125.8. The request shall be in writing, shall state specifically the modifications requested and the reasons therefore and include a copy of the plans for which approval is now requested.

The applicant's representative presented the request in writing to the record as Exhibit 1 on June 13, 2016. It states the request and includes a drawing of the approved parking garage floor and a modified drawing as proposed.

3129.3 A request for minor modification of plans shall be filed with the Board not later than two (2) years after the date of the final order approving the application.

The Order's effective date is February 2, 2015. The application has been filed within 2 years after the approved date.

3129.4 All requests for minor modifications of plans shall be served on all other parties to the original application at the same time as the request is filed with the Board. A party shall have ten (10) days within which to submit written comments that such party may have concerning the requested modification.

The request was delivered to the ANC 8A and to OP. There were no other parties to the record.

3129.6 Approval of requests for modification of approved plans shall be limited to minor modifications that do not change the material facts upon which the Board based its original approval of the application.

The site is within a half mile of the Anacostia Metro Station, and is serviced by several Metrobus routes. The reduction would have negligible impact on the on-street parking demand.

Therefore, the facts are not changed upon which the Board based its original approval. OP has no objection to this request and recommends approval of the modification to provide nineteen parking spaces, in-lieu of the approved twenty spaces for the residential development.