

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



Application No. 18940 of H Street Legacy, LLC, as amended, pursuant to 11 DCMR § 3103.2, for a variance from the off-street parking requirements under § 2101.1, to construct a six-story multi-family residential building with ground floor retail in the HS-A/C-3-A District at premises 1371-1375 H Street N.E. (Square 1027, Lot 848).¹

HEARING DATE: March 10, 2015

DECISION DATE: March 10, 2015

SUMMARY ORDER

SELF-CERTIFIED

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR § 3113.2. (Exhibit 8.)

The Board of Zoning Adjustment ("Board" or "BZA") provided proper and timely notice of the public hearing on this application by publication in the *D.C. Register* and by mail to Advisory Neighborhood Commission ("ANC") 6A and to owners of property located within 200 feet of the site. The site of this application is located within the jurisdiction of ANC 6A, which is automatically a party to this application. The ANC submitted a resolution in support of the application, dated February 25, 2015, which was based on the Applicant's original request for relief. The ANC's letter indicated that at a duly noticed and scheduled public meeting on February 12, 2015, at which a quorum was in attendance, the ANC voted 7-1 in support of the application. (Exhibit 31.) On February 24, 2015, the Applicant submitted its Prehearing Statement (Exhibit 30) showing the revised plans (Exhibit 31A).

The Office of Planning ("OP") submitted a timely report on March 2, 2015, recommending approval of the application (Exhibit 33) and testified in support of the application at the hearing. The District Department of Transportation ("DDOT") submitted a timely report, dated March 3, 2015, indicating that it had no objection to the Applicant's requests for a variance from the

¹ The application was amended to eliminate the special exception relief under §§ 411.11 and 770.6. The Applicant filed a revised statement (Exhibit 30) and revised plans (Exhibit 30A). The caption has been amended accordingly.

BZA APPLICATION NO. 18940
PAGE NO. 2

parking requirements and a variance [sic] from the roof structure setback. (Exhibit 35.) A total of 14 support letters were filed in the record. (See Exhibits 29, 30D, and 36.)

Variance Relief

As directed by 11 DCMR § 3119.2, the Board required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case pursuant to § 3103.2 for a variance from 11 DCMR § 2101.1. No parties appeared at the public hearing in opposition to the application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, and having given great weight to the OP report and ANC 6A report filed in this case, the Board concludes that in seeking a variance from 11 DCMR § 2101.1, the Applicant has met the burden of proof under 11 DCMR § 3103.2, that there exists an exceptional or extraordinary situation or condition related to the property that creates a practical difficulty for the owner in complying with the Zoning Regulations, and that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Pursuant to 11 DCMR § 3100.5, the Board has determined to waive the requirement of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party and is appropriate in this case.

It is therefore **ORDERED** that the application is hereby **GRANTED SUBJECT TO THE APPROVED REVISED PLANS AT EXHIBIT 30A, AND THE FOLLOWING CONDITIONS:**

- 1) The Applicant shall restrict the project from being included as RPP eligible.
- 2) The Applicant shall record covenants in the land records for each unit prohibiting the owner or resident of the unit from obtaining a residential parking permit.
- 3) The Applicant shall include in the bylaws for the building a provision that prohibits any owner or resident of a unit from obtaining a residential parking permit, requires a regular review as to whether this bylaw provision has been violated, and provides an enforcement mechanism in the event that the provision has been violated.
- 4) The Applicant shall record a covenant in the land records that provides that the by-law provisions related to residential permit parking may not be amended or removed.
- 5) The Applicant shall offer a five-year Capital Bikeshare and Car share membership for the initial condo residents.

BZA APPLICATION NO. 18940

PAGE NO. 3

- 6) The Applicant shall post all TDM commitments on-line for a one-year period. The source will also include links to CommuterConnections.com, goDCgo.com, WMATA Metrobus routes, DC Bicycle maps and other useful information in support of car-free urban living.
- 7) The Applicant shall install a Transit Screen in the lobby to keep residents and visitors informed regarding available transportation choices and provide real-time transportation updates.
- 8) The Applicant shall provide a convenient-accessible bicycle room for both residential and visitor storage.
- 9) As a one-time incentive, the Applicant shall provide each initial purchaser a bicycle helmet (27 helmets).
- 10) The Applicant shall include in the bylaws for the building a provision requiring that the condominium association contract for trash removal to occur every weekday during daytime hours, with trash maintained in the building, then hauled from the building to a truck waiting in Linden Court.
- 11) The Applicant shall include in the bylaws for the building a provision requiring that the condominium association be responsible for remediating any trash spillage that occurs in public space during the regular removal of trash from the building.

VOTE: **4-0-1** (Lloyd L. Jordan, Marnique Y. Heath, Jeffrey L. Hinkle, and Peter G. May to Approve, one Board seat vacant.)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

A majority of the Board members approved the issuance of this order.

ATTESTED BY: _____


SARA A. BARDIN
Director, Office of Zoning

FINAL DATE OF ORDER: March 20, 2015

PURSUANT TO 11 DCMR § 3125.9, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO § 3125.6.

BZA APPLICATION NO. 18940
PAGE NO. 4

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSE OF SECURING A BUILDING PERMIT, OR THE APPLICANT FILES A REQUEST FOR A TIME EXTENSION PURSUANT TO § 3130.6 AT LEAST 30 DAYS PRIOR TO THE EXPIRATION OF THE TWO-YEAR PERIOD AND THAT SUCH REQUEST IS GRANTED. NO OTHER ACTION, INCLUDING THE FILING OR GRANTING OF AN APPLICATION FOR A MODIFICATION PURSUANT TO §§ 3129.2 OR 3129.7, SHALL EXTEND THE TIME PERIOD.

PURSUANT TO 11 DCMR § 3125, APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT.

PURSUANT TO 11 DCMR § 3205, THE PERSON WHO OWNS, CONTROLS, OCCUPIES, MAINTAINS, OR USES THE SUBJECT PROPERTY, OR ANY PART THERETO, SHALL COMPLY WITH THE CONDITIONS IN THIS ORDER, AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT. FAILURE TO ABIDE BY THE CONDITIONS IN THIS ORDER, IN WHOLE OR IN PART SHALL BE GROUNDS FOR THE REVOCATION OF ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER.

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ. (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.