



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Matt Jesick, Case Manager
 Joel Lawson, Associate Director Development Review

DATE: March 10, 2015

SUBJECT: BZA #18949 – 2535 Bladensburg Road, NE

I. RECOMMENDATION

With regard to this proposal to establish a new child care center, the Office of Planning (OP) **recommends approval** of the following relief:

- § 2101 Parking (3 required, 0 existing, 0 proposed).

II. LOCATION AND SITE DESCRIPTION

Address	2535 Bladensburg Road, NE
Legal Description	Square 4356, Lot 802
Ward and ANC	5, 5C
Lot Characteristics and Existing Development	Irregular trapezoidal lot – 25' wide at Bladensburg Road; Varies from 56 to 78 feet deep at the rear 15' alley. Existing three story building, formerly used for office.
Zoning	C-2-A
Historic District	None
Adjacent Properties	Residential use across the alley; Church to the south; Commercial to the north.
Surrounding Neighborhood Character	Commercial and light industrial along Bladensburg Road, especially to the south of the site; Residential east and west of Bladensburg.

III. APPLICATION IN BRIEF

The applicant seeks zoning relief in order to establish a childcare facility in an existing building. No new construction is proposed.

IV. ZONING REQUIREMENTS AND REQUESTED RELIEF

The site is zoned C-2-A (Mixed Use Commercial), and the proposed use is a matter-of-right use in the zone. As determined by the Zoning Administrator, the only required relief is for the number of parking spaces. The parking requirement is presented in the table below.

Item	Requirement	Existing	Proposed	Relief
Parking (§ 2101)	1 per 4 staff members (11 staff => 3 spaces)	0	No change	Requested



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 a Practical Difficulty

The subject site, while it has alley access, has very little open space on the lot that could be used for parking. The small paved open space behind the structure is not large enough for a parking space. The applicant could not provide parking on site without major demolition of the existing structure. It is not practical, therefore, to meet the parking requirement.

2. No Substantial Detriment to the Public Good

There would likely be no substantial detriment to the public good. The applicant has made arrangements for off-site parking for staff at a location about a block away. According to the applicant, there would be up to five parking spaces available at that site, more than the zoning would require. While the childcare facility is not yet staffed, the applicant intends to hire as many employees as possible from nearby neighborhoods. It is possible, therefore, that staff could walk or take transit to the site.



3. No Substantial Harm to the Zoning Regulations

The above image shows that the most of the subject site is occupied by the existing building, leaving no room for a parking space.

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 not be possible given the existing footprint of the building on site. The building would need to be partially demolished to create enough room to comply with the parking requirement, but the Regulations do not intend to force such a drastic restructuring of existing properties.

VI. COMMUNITY COMMENTS

As of this writing the Office of Planning has not received any comments from the community.