

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: April 7, 2015
SUBJECT: BZA Case 18978, 4326 Georgia Avenue, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

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

- § 2101.1, Off-Street Parking Requirements (5 spaces required, 4 spaces proposed); and
- § 2115, Compact Car Provisions (25 spaces feet required to permit compact parking, 4 proposed).

II. LOCATION AND SITE DESCRIPTION

Address	4326 Georgia Avenue, N.W.
Legal Description	Square 2914, Lot 22
Ward	4C
Lot Characteristics	With rear alley access
Zoning	C-2-A: Low to moderate density commercial business district
Existing Development	Three-story detached building constructed as a residence and last used as office space
Adjacent Properties	North: Commercial uses South: Community center East: Across Georgia Avenue, semi-detached dwellings West: Across the public alley, row houses
Surrounding Neighborhood Character	Moderate density residential, including a mixture of small apartment buildings, row houses, public schools and neighborhood serving commercial uses along Georgia Avenue.

III. APPLICATION IN BRIEF

The applicant proposes to construct a four-story plus cellar apartment building with nine units and four compact-sized off-street parking spaces directly accessible from the public alley at the rear.

IV. ZONING REQUIREMENTS and RELIEF REQUESTED

C-2-A Zone	Regulation	Existing	Proposed	Relief
Height § 770	50-foot max.	N/A	49 ft., 10 in.	None required
Lot Width	None prescribed	37.5 feet	37.5 feet	None required
Lot Area	None prescribed	2,891 sq. ft.	2,891 sq. ft.	None required
Floor Area Ratio § 771	2.50 max.	0.98	2.21	None required
Lot Occupancy § 772	60% max.	52%	60%	None required
Rear Yard § 774	15-foot min.	20.9 feet	23.06 feet	None required
Off-Street Parking § 2101	5 spaces	1 space	4 spaces	Required
Compact Parking § 2115.2	25-space min. to provide compact parking	N/A	4 space min. to provide compact parking	Required

V. OFFICE OF PLANNING ANALYSIS

- a. **Variance Relief from § 2101, Off-Street Parking; and**
- b. **Variance Relief from § 2115, Compact Car Provisions**

- i. **Exceptional Situation Resulting in a Practical Difficulty**

The applicant proposes to provide four compact spaces across the rear of the lot while providing for a pedestrian 4.17-foot wide walkway to the alley. The subject property is not wide enough to accommodate five standard parking spaces accessed directly from the alley plus a pedestrian walkway leading from the back of the building to the alley. Four standard parking spaces could be provided, but not with the walkway.

The lot is also not wide enough to allow for five standard spaces perpendicular to Georgia Avenue and a twenty-foot wide drive aisle without eliminating a substantial portion of the first floor of the building. The lot would not allow for the provision of below-grade parking because of insufficient depth and width of the lot without requiring a portion of the first floor to be dedicated to the provision of a ramp, even with a steeper ramp than permitted by code.

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

Although the proposed spaces would be smaller than the minimum required for standard parking spaces, use of the proposed spaces would generally be for long-term parking and not for the short term parking needs generally associated with other uses, such as retail, minimizing the impacts of the reduced-sized spaces, and the “in-and-out” parking associated with retail use, making the smaller spaces more adaptable for the subject property.

The site is located within a half-mile of the Georgia Avenue/Petworth Metrorail station and six Metrobus lines. It has a Walk Score of 89 (very walkable), a Transit

Score of 75 (excellent transit) and Bike Score of 84 (very bikeable), minimizing the need for parking and providing a variety of transportation options to the future tenants of the building.¹

iii. No Substantial Harm to the Zoning Regulations

Many transportation options would be available to the future tenants of the building, in addition to the private automobile, minimizing the need for future tenants to own and store private automobiles on-site.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

No comments were received from other District agencies.

VII. COMMUNITY COMMENTS

ANC 4C, at its regularly scheduled meeting of March 11, 2015, recommend approval of the application.

¹ www.walkscore.com

Attachment: Location Map

