

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen Gyor AICP, Case Manager
JS Joel Lawson, Associate Director Development Review
DATE: June 2, 2015

SUBJECT: BZA Case 19004, special exceptions from parking requirements to allow a reduction in the required parking, and the off-site location of parking for a new medical office in the southeast corner of 16th St. NE and Oates St. NE.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) **cannot at this time make a recommendation** regarding the following requested vehicle parking-related relief:

- § 2108.2 Reduction of Parking Spaces;
- § 2116.7 Location of Parking Spaces; and
- § 2117.4 Access, Maintenance and Operation

The proposal appears to require additional relief under § 213 (Parking Lots), which permits parking lots in a residential zone through a special exception if approved by the Board of Zoning Adjustment under § 3104.

The Office of Planning supports the concept of relief from specifics of the parking regulations to permit an appropriate parking lot for the proposed medical office, as this use could be an asset to the neighborhood. However, as of this writing, there are additional areas where further clarification by the Applicant is needed:

- The District Department of Transportation (DDOT) has indicated the need for additional information.
- The Applicant should clarify the exact relief needed and the nature of the proposed parking lot on the residentially zoned property adjacent to the medical office site; potentially working with the Zoning Administrator to make this determination.
- The Applicant should submit to the record a landscape plan which depicts conformance to the parking lot design and landscaping requirements, including the provision of a planted buffer between the proposed parking lot and the adjacent residential areas.
- Finally, a more detailed parking plan showing proposed pedestrian circulation should be submitted to the record.

OP has attempted to work with the Applicant to clarify the submission but, as of the time that the OP report was required to be filed, areas requiring further clarification remain. If the Applicant submits these items to the record and clarifies the required relief, OP will be able to provide an updated recommendation or file a supplemental report to the Board.

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