

EMORANDUM

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

SUBJECT: BZA Case 19005, special exceptions from the number of parking spaces requirements under § 2108.2, and the accessory parking space location requirements under § 2116.7, to allow a new medical office use at 2345 Martin Luther King Jr. Avenue S.E.

I. OFFICE OF PLANNING RECOMMENDATION

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

- § 2108.2 Reduction of Parking Spaces (8 parking spaces required; 2 spaces existing; 5 spaces at off-site location proposed; relief for 1 space requested); and
- § 2116.7 Location of Parking Spaces.

II. LOCATION AND SITE DESCRIPTION

Address	2345 Martin Luther King Jr. Ave SE (the “Subject Property”)
Applicant	Jason H Yoon (the “Applicant”)
Legal Description	Square 5790, Lot 40
Ward	8
Lot Characteristics	The rectangular corner lot measures 25 feet wide along the Martin Luther King Jr Ave SE frontage by 130 feet wide along the Talbert Street SE frontage. A 20 foot public alley is located to the north.
Zoning	C-2-A
Existing Development	Medical offices, permitted in this zone.
Historic District	NA
Adjacent Properties	Adjacent properties include commercial and institutional uses.
Surrounding Neighborhood Character	The neighborhood is characterized by a variety of commercial uses.

III. APPLICATION IN BRIEF

The Applicant proposes to convert two floors of a building used for prior medical/residential use to medical services. The change in use requires six more parking spaces that cannot be accommodated on site. The owner has an agreement for five spaces from an adjacent property owner. These spaces are in excess of the required parking for the adjacent use, a discount store.

Board of Zoning Adjustment

IV. ZONING REQUIREMENTS and RELIEF REQUESTED

C-2-A Zone	Regulation	Existing	Proposed	Relief
§ 2108.2 Reduction of Parking Spaces	8 parking spaces required	2 on-site parking spaces	5 parking spaces off-site	Relief required
§ 2116.7 Location of Parking Spaces			5 parking spaces off-site	Relief required



Subject Property

V. OFFICE OF PLANNING ANALYSIS

b. Special Exception Relief pursuant to § 2108.2 (Reduction of Parking Spaces) and § 2116.7 (Location of Parking Spaces)

- i. 2108.2 *The amount of required parking spaces for a public library may be reduced by up to 100%, but for all other uses shall not be reduced by more than twenty-five percent (25 %); provided, that for a use that is in the category of "All Other Uses" in the table in § 2101.1, the amount of required parking spaces shall not be reduced by more than fifty percent (50%).*

The Applicant requests a 25% reduction from eight parking spaces to six parking spaces.

- ii. 2116.7 *When the accessory parking spaces are to be located elsewhere than on the lot upon which the building or structure they are intended to serve is located, the parking on adjacent lots or lots separated only by an alley from the lot upon which the building or structure is located, shall be preferred.*

The Applicant proposes to execute a parking agreement with an adjacent property owner at Square 5790 Lot 39. The five parking spaces would be dedicated solely for use by the Applicant. The proposed parking space lease agreement is included in the record (Exhibit 12).

iii. Is the proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?

A reduction of one space should not materially impair the intent and purpose of the zoning regulations. The proposal would allow for additional parking on an adjacent parking lot which would serve the needs of the Applicant's medical office.

iv. Would the proposal appear to tend to affect adversely, the use of neighboring property?

The proposal is not likely to become objectionable to adjoining or nearby properties. The proposed parking relief is minimal and should not significantly impact parking in the neighborhood. The parking spaces would be located on an adjacent property. The Property is accessible by multiple modes of public transportation. In particular, the Anacostia Metro Station is located two blocks to the east of the Subject Property, and a Metrobus stop is located immediately in front of the Subject Property.

VI. COMMUNITY COMMENTS

At its regularly scheduled meeting on May 5th 2015, ANC 8A voted unanimously to support the proposed relief.