

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Elisa Vitale, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: June 9, 2015

SUBJECT: BZA Case 19017, 3401 4th Street SE, variance relief from the loading requirements of § 2201.1 pursuant to § 3103.2.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the requested variance relief from § 2201.1, loading, to allow the applicant to provide one 55-foot loading berth with a 200 square foot loading platform subject to the applicant addressing any concerns raised by the District Department of Transportation (DDOT) in its referral memo, which will be provided under separate cover.

OP notes that the October 9, 2014 referral letter from Matthew Le Grant, Zoning Administrator, states that a variance is required for the subject property pursuant to § 2204.8 for not maintaining required loading berths, loading platforms and delivery spaces. (See Exhibit 8.)

II. LOCATION AND SITE DESCRIPTION

Address	3401 4 th Street SE
Legal Description	Square 5978, Lot 0059
Ward/ANC	8/8C
Lot Characteristics	The property is an irregularly shaped lot, bounded on the east and west by 4 th Street SE, the south by Mississippi Avenue SE, and the northwest by 2 nd and Savannah Streets SE.
Zoning	R-5-A – low density, general residence.
Existing Development	Ballou Senior High School, permitted in this zone.
Adjacent Properties	A residential apartment building in the R-5-B zone is located to the north of the subject property.
Surrounding Neighborhood Character	The surrounding neighborhood is primarily residential in nature with properties in the R-2, R-4, and R-5-A zones. Oxon Run Park is located to the south and east, across Mississippi Avenue SE.

III. APPLICATION IN BRIEF

The District Department of General Services (DGS) is constructing a new Ballou Senior High School to replace the existing facility. Bowie Gridley Architects/Perkins + Will, JV, the applicant on behalf of DGS, is requesting variance relief from the loading requirements.

IV. ZONING REQUIREMENTS AND RELIEF REQUESTED

R-5-A Zone	Regulation	Existing	Proposed	Relief
Height § 400	90 ft. max.	N/A	54 ft.	None required
Lot Width § 401	80 ft. min.	538.5 ft.	538.5 ft.	None required
Lot Area § 401	9,000 SF min.	715,078 SF	715,078 SF	None required
Floor Area Ratio § 402	1.8 max.	N/A	0.57	None required
Lot Occupancy § 403	60 % max.	N/A	23 %	None required
Rear Yard § 404	20 ft. min.	N/A	N/A	N/A
Side Yard § 405	30.5 ft. min. east side 19.33 ft. min. west side	N/A	32.8 ft. east side 28 ft. west side	None required
Court § 406	15.3 ft. min.	N/A	50 ft.	None required
Loading § 2201.1	30 ft. loading berth w/ 100 SF loading platform 55 ft. loading berth w/ 200 SF loading platform 20 ft. deep service/delivery loading space	N/A	55 ft. loading berth w/ 200 SF loading platform	Relief required

V. OFFICE OF PLANNING ANALYSIS

a. Variance Relief from § 2201.1

i. Exceptional Situation Resulting in a Practical Difficulty

The applicant is constrained in its ability to provide the required loading because the development includes the construction of a new, expanded Ballou High School on an existing site. Given the long, narrow shape of the lot, surrounding grades, and the placement of the structures on the lot, it would be a practical difficulty for the applicant to provide the required loading on-site.

ii. No Substantial Detriment to the Public Good

The proposed project involves the replacement of Ballou High School with a new state of the art facility. The existing school does not have a loading berth or service/delivery loading space on-site and has operated without impact to the surrounding neighborhood. Provision of one 55 foot loading berth with a 200 square foot loading platform should not result in substantial detriment to the public good.

iii. No Substantial Harm to the Zoning Regulations

The exclusion of the 30 foot loading berth with 100 square foot loading platform and the 20 foot deep service/delivery loading space should not impact off-street loading operations at Ballou Senior High School. The provision of the 55 foot loading berth with 200 square foot loading platform should be sufficient to meet the needs of the school.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

DDOT comments will be provided under separate cover.

VII. COMMUNITY COMMENTS

Comments from adjoining neighbors and ANC 8C had not been filed in the record at the time this report was written.

Attachment: Location Map

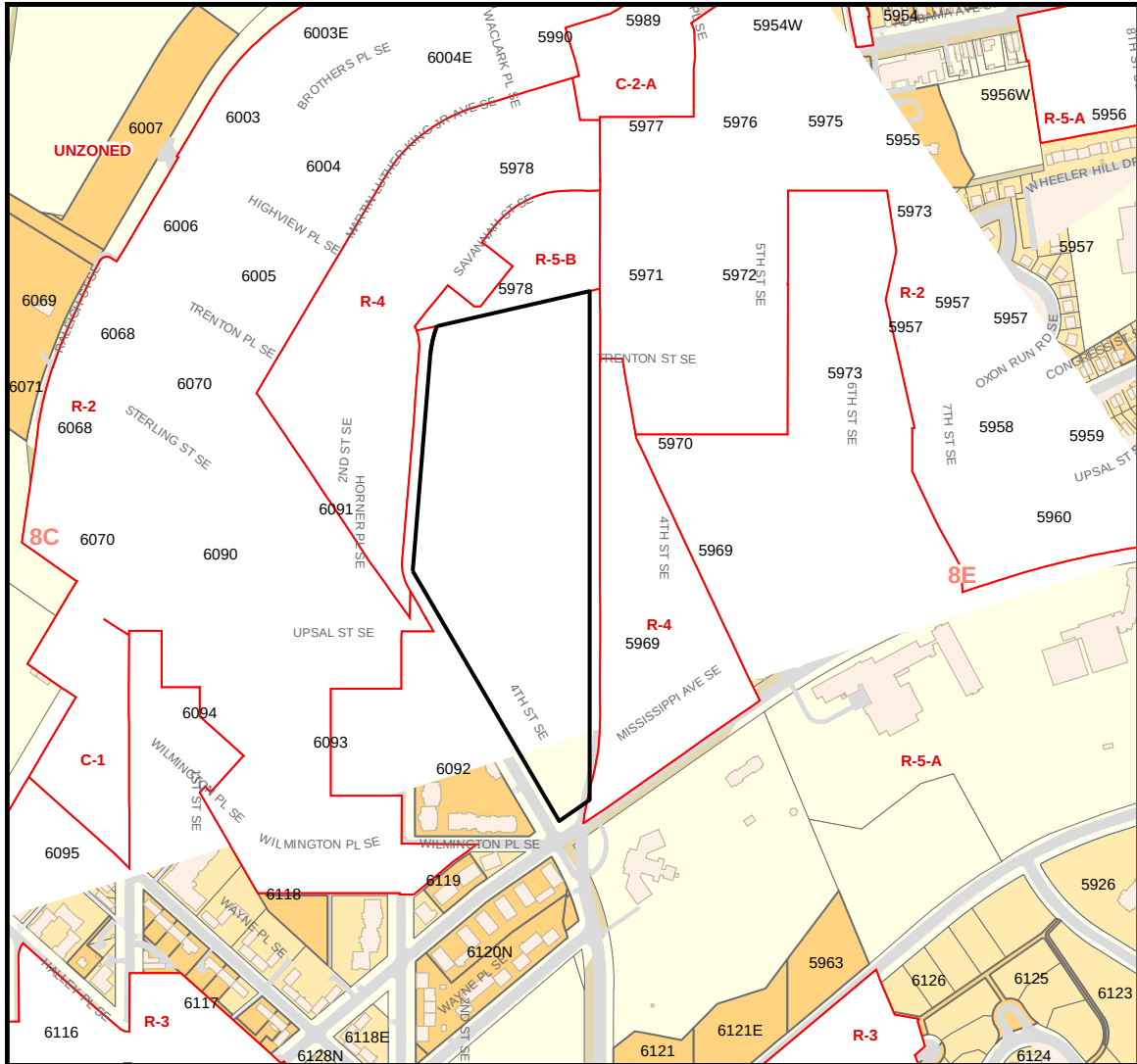


Figure 1: Location Map