

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Brandice Elliott, Case Manager
 JL Joel Lawson, Associate Director Development Review
DATE: June 16, 2015
SUBJECT: BZA Case 19021, 702 15th Street, N.E.

I. OFFICE OF PLANNING RECOMMENDATION

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

- § 2101.1, Parking Spaces (42 spaces required, 14 spaces proposed).

The applicant was originally issued a letter from DCRA indicating that special exception relief from § 2108 to provide fewer parking spaces than required would be necessary. However, since the application was filed, OP has verified with the Zoning Administrator that a variance from § 2101.1 is the appropriate relief. As of the date of this report, the applicant has not modified the application to request the required variance.

II. LOCATION AND SITE DESCRIPTION

Address	702 15 th Street, N.E.
Legal Description	Square 1050, Lot 33
Ward	6, 6A
Lot Characteristics	The rectangular property is situated at the northwest corner of 15 th Street and G Street, having a frontage of 136 feet along 15 th Street, a frontage of 100 feet along G Street, and a total area of 13,406 square feet. A public alley, ranging from five to ten feet wide, dead-ends at the northwest corner of the property.
Zoning	HS-A/C-2-A – located in low and medium density residential areas along H Street, N.E., and includes office employment centers, shopping centers, and medium-bulk mixed use centers
Existing Development	Medical office, permitted in this zone.
Historic District	N/A
Adjacent Properties	Adjacent properties in this square tend to be smaller than the subject property and are developed primarily as residential uses. Residential uses are also located south and east of the subject property.

Surrounding Neighborhood Character	The surrounding neighborhood character is mixed, with single family and multifamily residential uses located along Maryland Avenue, the east side of 15 th Street and the south side of G Street. A fast food restaurant is located at the western end of the square, and the site is located one block south of H Street, which is a significant commercial corridor.
------------------------------------	---

III. APPLICATION IN BRIEF

The applicant, Amazing Love Health Services, LLC, is a medical office use that is occupying the existing single story structure on the property under a temporary Certificate of Occupancy. There are currently fourteen parking spaces provided on the lot located north of the existing building, and nine spaces located along the southern edge of the building in public space. The spaces located in public space do not count toward the available spaces for this use, as they are not legitimate spaces and will be required to be removed to comply with public space requirements. At 14,382 square feet in area, the medical office is required to provide a total of 42 parking spaces, and has a deficit of 28 spaces.

IV. ZONING REQUIREMENTS and RELIEF REQUESTED

C-2-A Zone	Regulation	Existing	Relief
Height § 770	50 ft. max.	Not provided	None required
Floor Area Ratio § 771	1.5	1.07	None required
Lot Occupancy § 772	60% max.	54%	None required
Rear Yard § 404	15 ft. min.	Not provided	None required
Side Yard § 405	6 ft. min.	Not provided	None required
Parking Spaces § 2101	42 spaces min.	14 spaces	Required

V. OFFICE OF PLANNING ANALYSIS

a. Variance Relief from § 2101, Parking Spaces

i. Exceptional Situation Resulting in a Practical Difficulty

The existing building was developed in 1967 and was used as a medical facility until it was converted into a charter school in 2010. The proposed medical facility would convert the building back to its intended use, which received a variance for parking relief on September 14, 1966 (reference BZA Appeal No. 8912). In that case, the structure was to house a Maternal Infant Care Center by the Public Health Service, which served lower income families that tended to live in the area. As a result, it was not anticipated that many patients would arrive in personal vehicles. The variance permitted a reduction in the number of parking spaces by 25%, requiring a total of 31 spaces, with attendant parking for 24 cars off site.

In this case, the practical difficulty is that the site was not constructed with the required number of parking spaces to accommodate a medical facility, although that was the original use of the structure. No modifications to the bulk or mass of the structure have been proposed, and there have

been no additions since its original construction. The site is accessible by many means of public transportation, and two-hour on-street parking is available for patients when the parking lot is full.

ii. No Substantial Detriment to the Public Good

The requested relief should not cause substantial detriment to the public good. A majority of the beneficiaries live in close proximity to the location and will not need transportation assistance. For those that do come from other neighborhoods, the site is accessible via public transportation from either Union Station or Stadium Armory Metro Stations, and there are several bus stops near the site. In addition, the property is adjacent to the future streetcar on H Street.

The applicant has indicated that at peak period, the facility would have, at most, 15 people in the building. It is estimated that seven to ten employees will use parking spaces, leaving a minimum of four spaces for those who arrive by vehicle. However, there is two hour parking on both G Street and 15th Street that would also be available to patients. The applicant has also indicated that the facility encourages the use of public transportation by supplementing its cost to patients through the issuance of “tokens.” The applicant should provide clarification concerning tokens, their value, and their availability to patients.

iii. No Substantial Harm to the Zoning Regulations

The requested relief should not pose substantial harm to the Zoning Regulations. The facility, when initially constructed to accommodate a medical use, did not provide the number of parking spaces required by the Zoning Regulations; rather, a variance was obtained to allow fewer spaces. The site is accessible by public transportation, including Metro, bus and the future streetcar, and the applicant has indicated that patients are encouraged to use public transportation through subsidies offered by the facility. This, in combination with the available street parking, ensures that the intent of the Zoning Regulations is met.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

As of the date of this writing, comments from other District agencies had not been received. DDOT will be filing a report under separate cover.

VII. COMMUNITY COMMENTS

The applicant will be presenting the requested relief to ANC 6A at its June 11, 2015 meeting. As of the date of this writing, letters of support had not been submitted to the file.

Attachment: Location Map

Location Map

