

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen Gyor AICP, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: July 7, 2015

SUBJECT: BZA Case 19038 - variance from the off-street parking requirements under § 2101.1, to allow the construction of a new six-story, mixed-use building containing 20 dwelling units and ground floor retail in the GA/C-3-A District at premises 3831 Georgia Avenue N.W.

I. OFFICE OF PLANNING RECOMMENDATION

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

- § 2101.1 Parking (10 parking spaces required; 2 parking spaces existing; 2 parking spaces proposed)

OP encourages the Applicant to secure off-site parking spaces for a specified term from the neighboring buildings identified on Page 7 of the Applicant’s Prehearing Submission (Exhibit 36).

II. LOCATION AND SITE DESCRIPTION

Address	3831 Georgia Ave NW (the “Subject Property”)
Applicant	Murillo Malnati Group (the “Applicant”)
Legal Description	Square 3028, Lot 809
Ward	4
Lot Characteristics	The Subject Property is an irregularly shaped trapezoid, with a total of 34.4 linear feet of frontage on Georgia Avenue (divided in two lengths – one at 23.64 feet and one at 10.77 feet – that have different angles along Georgia Avenue); 107.88 linear feet of frontage on Randolph Street to the north; 24.97 linear feet of frontage on the public alley to the east; and 103.52 feet of frontage on private property to the south. The Subject Property has approximately 3,117 square feet of land area. A fifteen foot alley is located to the east. The Subject Property is located 500 feet from the Georgia Avenue – Petworth Metro Station.
Zoning	GA – Georgia Avenue Overlay C-3-A – Matter-of-right medium density development
Existing Development	Vacant three-story building (formerly a funeral home).
Historic District	NA

Adjacent Properties	North: Across Randolph Street NW are two-story retail structures South: Undeveloped parcel East: Across the 15 ft. alley are row dwellings West: Across Georgia Ave NW is a mixed residential/retail building including a Safeway
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 new six-story, mixed-use building containing 20 dwelling units and 1,488 square feet of ground floor retail. The ground floor residential lobby would be accessed from Georgia Avenue, and the retail use would be accessed from Georgia Avenue and Randolph Street. The Applicant proposes to provide two at-grade parking spaces located at the rear of the site and accessed from the public alley.

§ 2101.1 requires one parking space for every two units. Parking is not required for the retail use. The proposed project would include 20 units, and would therefore need to provide ten parking spaces, each measuring at least 9 feet long and 19 feet wide. The Applicant proposes to provide two conforming parking spaces.

IV. ZONING REQUIREMENTS and RELIEF REQUESTED

GA/C-3-A Zone	Regulation	Existing	Proposed	Relief
Height § 400	70 ft. max.	NA	70 ft.	None required
Lot Width § 401	NA	34.4 ft. on GA Ave 24.9 ft. at rear alley	34.4 ft. on GA Ave 24.9 ft. at rear alley	None required
Lot Area § 401	NA	3,117 sf min.	3,117 sf min.	None required
Floor Area Ratio § 402	None prescribed			None required
Lot Occupancy § 403	100% Commercial 80% Residential	NA	80%	None required
Rear Yard § 404	13.5 ft. min.	NA	22.5 ft.	None required
Side Yard § 405	NA	0	0	None required
Court § 406	12 ft. min. non-residential 15 min. residential	NA	NA	None required

GA/C-3-A Zone	Regulation	Existing	Proposed	Relief
Parking § 2201	10 parking spaces	2 parking spaces	2 parking spaces	Relief required



VIEW OF SITE/EXISTING BLDG. FROM GEORGIA AVENUE, LOOKING EAST



VIEW OF SITE/EXISTING BLDG. FROM GEORGIA AVE., LOOKING NORTHEAST



VIEW OF SITE/EXISTING BLDG. LOOKING SOUTHWEST; NOTE EXISTING CURB CUT.



VIEW OF SOUTH EAST CORNER OF SITE/EXISTING BLDG. ALONG GEORGIA AVENUE.



VIEW OF REAR PUBLIC ALLEY LOOKING NORTH

V. OFFICE OF PLANNING ANALYSIS

a. Variance Relief from § 2101 (Parking)

i. Exceptional Situation Resulting in a Practical Difficulty

The Subject Property is characterized by an exceptional situation in that it has an irregular, long, and narrow shape (25 linear feet along the rear alley), corner lot location, small area (3,117 square feet), and sloping topography, all of which limit the Applicant's ability to provide the required on-site parking spaces.

The Subject Property's dimensions create a practical difficulty for the Applicant in that the lot is not large enough to accommodate the required ten spaces. Given the dimensions of the lot, below-grade parking would be impractical; the lot's narrow width would not allow for excavation of the site to provide below-grade parking, ramps for two-way circulation, or a turning radius sufficient to access a parking garage.

ii. No Substantial Detriment to the Public Good

The Project would help to revitalize this block of Georgia Avenue NW. The Applicant proposes a twenty-unit development which would conform to lot occupancy and floor area ratio (FAR) requirements.

The Applicant detailed opportunities to accommodate off-site parking when needed at the following locations:

- The Griffin (3801 Georgia Avenue NW – 210 feet away)
- Three Tree Flats Apartments (3910 Georgia Avenue NW – 243 feet away)
- Park Place Apartments (850 Quincy Street NW – 420 feet away)

OP encourages the Applicant to secure off-site parking spaces for a specified term from these buildings.

The Applicant has agreed to Transportation Demand Management (TDM) measures, which should help to mitigate any potential parking impacts caused by the proposed development. These measures include:

1. Installation of a Transit Screen in the building lobby showing real-time schedules for Metrorail and Metrobus service to the local area. The screen would also show locations of car-share and bike-share stations within the area.
2. Provision of either one annual bike-share membership, or one annual car-share membership, or one \$50 Metrocard with each initial lease upon tenant move-in.

3. Provision of secure storage for 20 bicycles accessible to residents by elevator 24-hours/day.
4. Provision of a clause in the tenant lease precluding residents from applying for Residential Permit Parking stickers.
5. The Applicant would work with tenants to schedule no more than two (2) move-ins/move-outs on a single day, and will schedule the major loading and off-loading activities during off-peak periods on weekdays or on weekends.

iii. No Substantial Harm to the Zoning Regulations

The Project would have access to a variety of transportation options for its residents. The Subject Property is located within walking distance of a metro station and is on WMATA bus routes and close to Capital Bikeshare and care-share locations. Further, the Subject Property has a Walkscore of 94. Alternative means of transportation such as bike, bus and Metrorail should help to mitigate the proposed relief.

VI. COMMUNITY COMMENTS

Letters in support, as well as opposition, have been submitted by neighbors.

As of this writing, ANC 4C has not submitted comments to the record.