

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Karen Thomas, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: September 8, 2015
SUBJECT: BZA Case 19062 – 1112 Montello Avenue NE.

I. OFFICE OF PLANNING RECOMMENDATION

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

- § 2115.2 (25 full-sized parking spaces (minimum) before compact spaces permitted, 3 full size spaces proposed); and
- § 2115.4 (A minimum of 5 contiguous compact spaces required, 2 compact spaces proposed).

II. LOCATION AND SITE DESCRIPTION

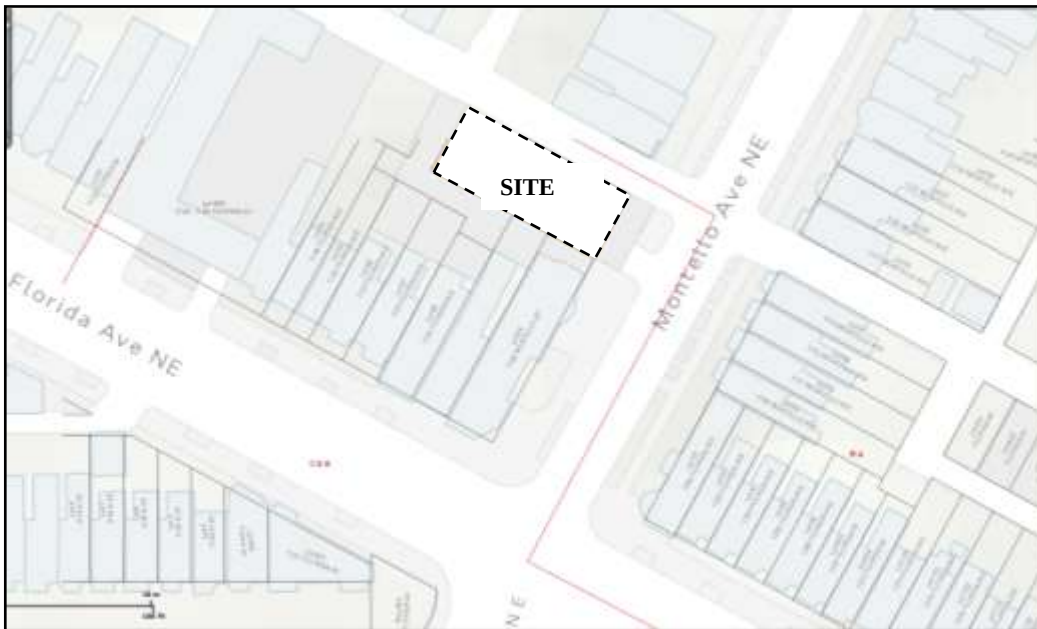
Address	1112 Montello Avenue, N.E.
Legal Description	Square 4070, Lot 0082,0083
Ward	5/ANC 5B
Lot Characteristics	The combined lots are flat rectangular lots surrounded on two boundary lines by a 20-foot and 12-foot wide adjoining alleys. Another portion of an alley abuts the southeast boundary for about 40 feet from its rear lot line.
Zoning	The property is zoned C-2-A which permits residential apartment buildings.
Existing Development	The lot is currently under construction as an 8-unit apartment building. The applicant intends to add another unit.
Historic District	The property is not located within a historic district.
Adjacent Properties	The property is adjacent to the rear yard of an existing two-story, mixed-use commercial/residential building, which fronts on Florida Avenue, N.E. (Lot 84). It is proposed to be converted to a 4-story mixed use building and is currently under consideration by the Board (BZA 19061).
Surrounding Neighborhood Character	The neighborhood is a mix of single-family residential row homes, small apartment buildings and small commercial establishments within the immediate C-2-A District and abutting R-4 District.

III. APPLICATION-IN-BRIEF

The owner/applicant, 1106 Montello, LLC proposes to add one unit to the 8-unit apartment building currently under construction. Thus, nine units are now proposed for the apartment building under construction.

IV. ZONING REQUIREMENTS and RELIEF REQUESTED

C-2-A Zone	Regulation	Existing	Proposed	Relief
Height § 770	50 ft. max.	50 ft.	50 ft.	None required
Lot Width § 401	None prescribed	34.7 ft.	34.7 ft.	None required
Lot Area § 401	None prescribed	3,053.6 SF	3,053.6 SF.	None required
Floor Area Ratio § 771	2.5 (max.)	2.5 (max)	2.5 (max)	None required
Lot Occupancy § 772	60 % max.	60 %	60 %	None required
Parking § 2101	1 per 2 units = 4.5	5	5	None required
Parking § 2115.2, § 2115.4	25 full-sized spaces for 5 contiguous compact spaces	3 full-sized, 2 compact	3 full-sized, 2 compact	Relief requested



Location and Zoning Map

V. OFFICE OF PLANNING ANALYSIS

In order for compact spaces to be included in the required number of parking spaces for a development, a minimum of 25 spaces are required on-site (§ 2115.2) and the compact spaces shall be placed in groups of at least 5 contiguous spaces, with access from the same aisle (§2115.4). The proposal to add an additional unit to the matter-of-right apartment building currently under construction increases the required parking from four to five. The proposed spaces would require relief from the parking requirements, specifically to provide 2 compact spaces in order to satisfy the on-site parking requirement of 5 parking spaces.

Variance Relief from § 2115.2 and 2115.4

i. Exceptional Situation Resulting in a Practical Difficulty

The lot's width is too narrow to accommodate up to 5 full size parking spaces, and for the same reason, underground parking spaces would not be feasible due to the required ramping and drive aisle width requirements. The lot's condition creates a practical difficulty for the applicant in providing that many spaces.

ii. No Substantial Detriment to the Public Good

Substantial detriment to the public good is not anticipated, as the required number of on-site spaces would be provided, so as not to adversely impact the on-street parking supply in the immediate neighborhood. The neighborhood is well served by public transit along the Florida Avenue corridor and it is in the vicinity of the multi-modal H Street corridor.

iii. No Substantial Harm to the Zoning Regulations

There should be no substantial harm to the regulations, since no other relief is necessary to accommodate the matter-of-right development currently under construction. The required number of parking spaces would be provided according to the regulations. The compact spaces that would be provided would measure 8 ft. x 19 ft., which is a minimal difference of 1 foot from the standard size parking spaces of 9 ft. x 19 ft.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

The District Department of Transportation would provide comments separately to the Board.

VII. COMMUNITY COMMENTS

The applicant presented the parking proposal to a group of neighbors and the Single Member Commissioner for ANC 5B on August 6, 2015. According to the applicant, the neighbors had no concerns with the proposal. The ANC will meet to discuss the matter at its regularly scheduled meeting on September 8, 2015. The ANC's report would be filed separately to the Board.