

1112 Montello Ave NE

Summary of Zoning Relief | 25 May 2015

Owner / Applicant 1106 Montello, LLC
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Statement of Existing / Intended Use

The property located at 1112 Montello Ave NE (Lots 82 and 83 of Square 4070) is currently owned by 1106 Montello, LLC and is currently being developed as an 8-unit apartment house. The intended use shall be a 9-unit apartment house. The Owner is requesting a variance from section 2111.5 (size of parking space) to permit a total of 5 on-site spaces (3 full size / 2 compact).

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Summary of Relief

In order to accommodate the improvements, the Owner / Applicant seek an area variance as set forth in Section 3103.2. As per Section 3103.5, the Board of Zoning Adjustment is authorized to grant a variance related to the issue of minimum parking requirements and the size of full size and compact parking spaces (Section 2115.2)

Background

The property is located at 1112 Montello Ave NE, Lots 82 and 83 of Square 4070. It is currently zoned C-2-A, and is within ANC 5D. The lot is rectangularly-shaped measuring 34.7' by 88.0', and is 3,053.6 square feet. A 12' public alley borders the west edge of the property and Montello Ave NE, borders the east property line. A 20' public alley borders the north property line. The south lot line borders lots 84 and 85, as well as a 12' public alley.

Improvements

The Owner is currently constructing an 8-unit apartment house on a former parking lot. A foundation building permit (FD1400131) was issued 8 December 2014, and a building permit application B1501674 was filed on 17 November 2015 and is currently under review at DCRA. The submitted permit application included 4 full-size parking spaces. The Owner wishes to add a 9th unit to the project, which would require a total of 5 parking spaces. In order to meet the parking requirement of 2101.1, the owner seeks to construct two compact spaces (8' x 19') in lieu of one full-size space (9' x 19').

Parking Space Size Relief

As per section 2115.1, the minimum parking dimensions for a standard space are 9' x 19'. As per 2115.3, the minimum parking dimensions for a standard space are 8' x 16'. The width of the lot is 34.7'. Four full size parking spaces require 36', which is 1.3' greater than the lot width. The

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Owner intends to substitute 1 full-size space with 2 compact spaces. The total required width of 2 full size spaces and 2 compact spaces is 34', .7' less than the lot width.

Conclusion

The burden of proof for variances is three-fold, and the Applicant must demonstrate the following:

- 1 Does the property exhibit specific uniqueness with respect to the exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional situations or conditions.
Response: The small size and narrow width of the site, combined with the minor nature of the relief present an exception situation. Furthermore, if the Owner were to provide underground parking, the two-way ramp and associated drive aisles would result in an extremely inefficient underground parking structure.
- 2 Does the extraordinary or exceptional situation described in the first part of the of variance test impose a practical difficulty with is unnecessarily burdensome to the applicant?
Response: Due to the existing width of the lot, the remaining 7.7' of the lot width is practically unusable.
- 3 Can the relief be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the Zoning Regulations and Map?
Response: Five parking spaces, the minimum number required by Section 2101.1 is being met by the Owner. Furthermore, the property is well served by transit and is in close proximity to a number of Metrobus routes, Capital Bikeshare stations, car share options and the forthcoming DC Streetcar line on H Street NE.

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Community Outreach

The Owner has reviewed the proposed zoning relief with neighbors and the local ANC. Letters for support and / or no objection are currently being solicited and will be filed.

Once a case number is assigned, the Owner will make a formal presentation at the next available ANC5D meeting.