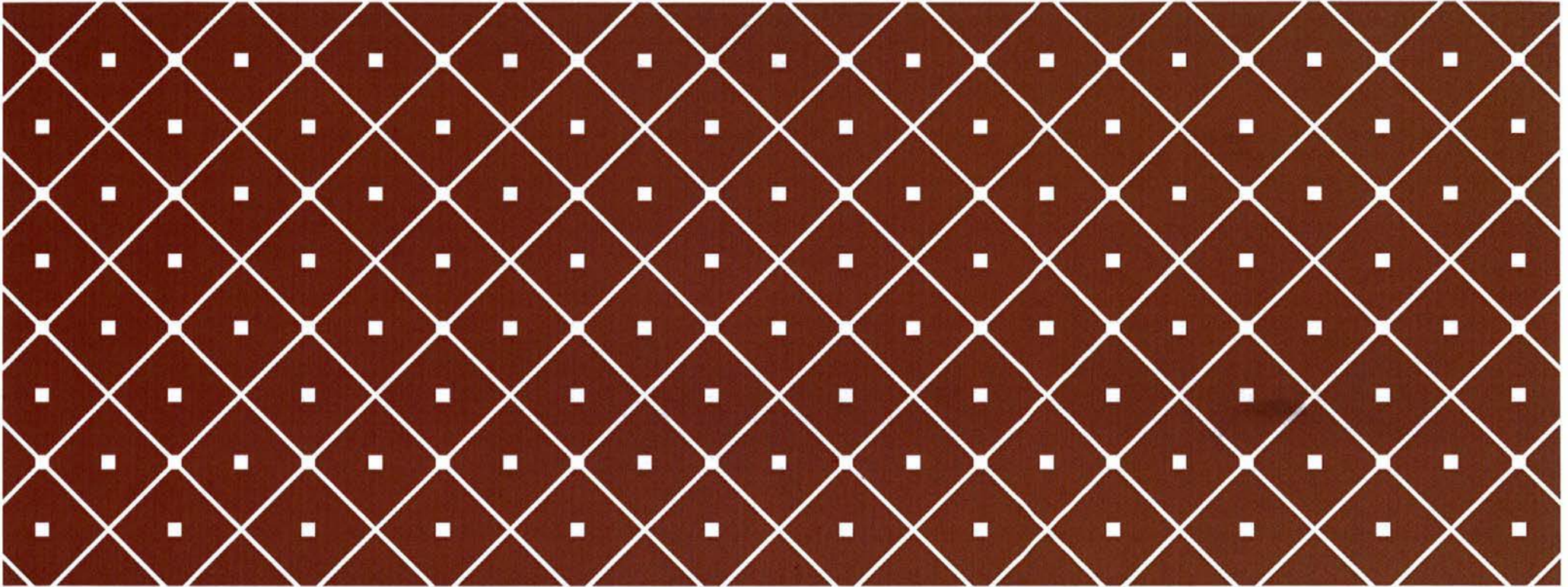




727 HOBART PLACE NW

BZA Case No. 19068

BZA Presentation
October 6, 2015

Board of Zoning Adjustment
District of Columbia
CASE NO.19068
EXHIBIT NO.41

OVERVIEW

- The Old Pentecost Church Temple of Truth (the “Applicant”) is the owner of the Property located at 727 Hobart Place, NW (Square 2888, Lot 202) in the R-4 Zone District
- Currently, the property is being used as a church
- The Applicant has agreed to go through the BZA process in order to obtain the necessary relief so that Boundary Street Development (the “Purchaser”) can develop the Property
- If the relief is not granted, Boundary Street will not purchase the Property and it will remain in its current state of disrepair

CURRENT BUILDING

View from Hobart Place, NW



View from Columbia Road, NW



PROPOSED BUILDING

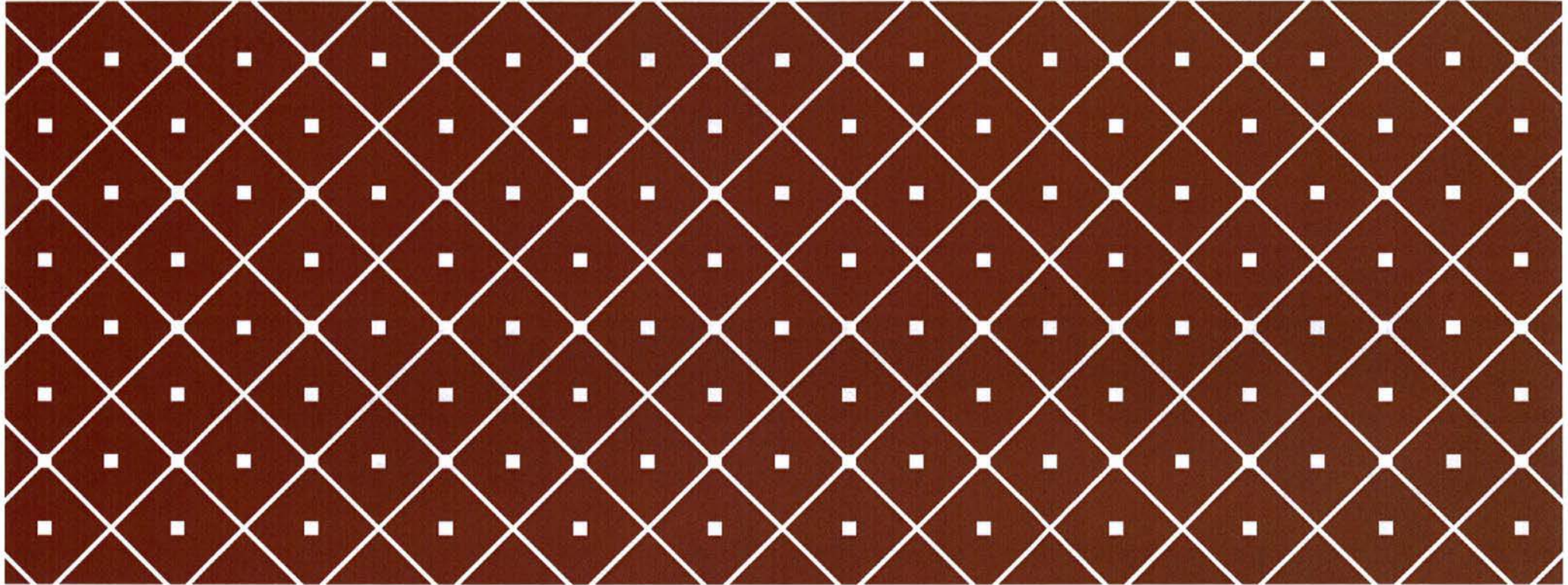
Hobart Place Elevation



PROPOSED BUILDING

Columbia Road Elevation





RELIEF REQUESTED

Variance Relief

401.3 Lot Area
2101.1 Parking

RELIEF REQUESTED

401.3

- The lot is 6,161 square feet, over 6 times the most common lot size in this square; the Purchaser intends to subdivide the lot into four lots with 1,540 sqft of land area
- The minimum lot area requirements of 401.3 require 1,800 square feet of land area for a residential flat in the R-4 zone
- An alternative configuration with conforming lot areas is not feasible
- Therefore the Applicant requests relief from the minimum lot area requirements of 401.3

2101.1

- Section 2101.1 requires 1 parking space for every 2 dwelling units
- The Purchaser proposes to construct 4 flats, requiring 4 parking spaces
- The Purchaser is unable to add any parking spaces because of the configuration of the lot
- Therefore the Applicant requests relief from the minimum parking requirements of 2101.1

APPLICANT MEETS THE BURDEN OF PROOF

As explained on the following slides, the Applicant meets the burden of proof for the following reasons:

- (1) The property is unique due to its history, size and current layout
- (2) The Purchaser would face great practical and financial difficulty because an alternative configuration with conforming lot sizes is not feasible because of the large lot size
- (3) Subdividing the lot and granting relief from the minimum lot area requirements and parking requirements would not result in substantial harm to the public good or substantially impair the intent of the Zoning Plan

UNIQUE CONDITION AND PRACTICAL DIFFICULTY

401.3

- The Property is about 6 times larger than almost every lot in the Square
- The four lots adjacent to the east range from 1,625 to 1,688 square feet in area, but all other lots on the block range from 800 to 1,000 square feet
- As illustrated in the next slide, development options are extremely limited
- The property is currently improved with the church building, so the church must be razed to allow for re-use

2101.1

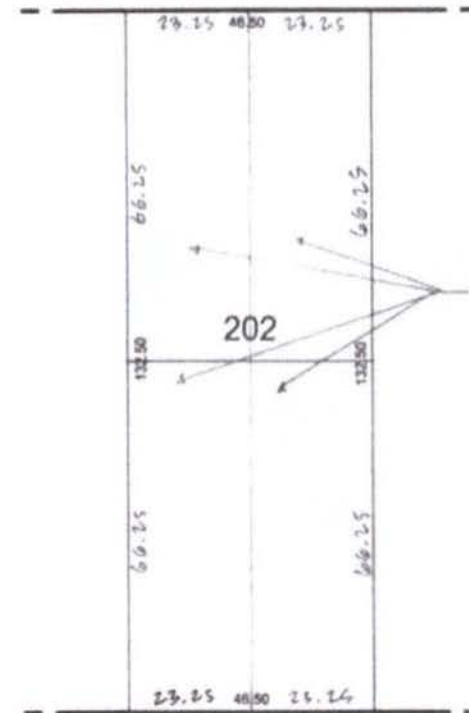
- The lot is land locked, the lot is not wide enough to contain a curb cut and a row dwelling, and the community has spoken out vociferously against a curb cut
- The topography on Hobart Place also precludes a cut

DEVELOPMENT OPTIONS

Proposed Plan

- The Purchaser proposes to create four equally-sized lots and intends to build a flat on each lot
- Each lot would only be 260 square feet short of the 1,800 sf minimum. Minimum lot width would be safely satisfied.
- This is the only practical option, as configuring the lot in any other way would require gerrymandering or create extremely large lots that are not in character with the neighborhood

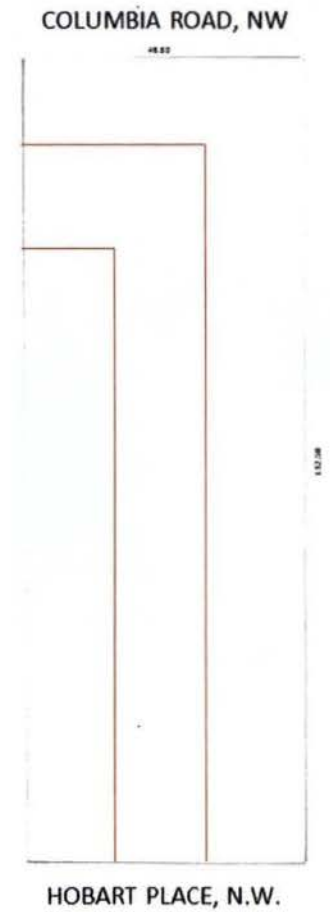
COLUMBIA ROAD, N.W.



HOBART PLACE, N.W.

POTENTIAL ALTERNATIVE NO. 1 ODD LOT SHAPES

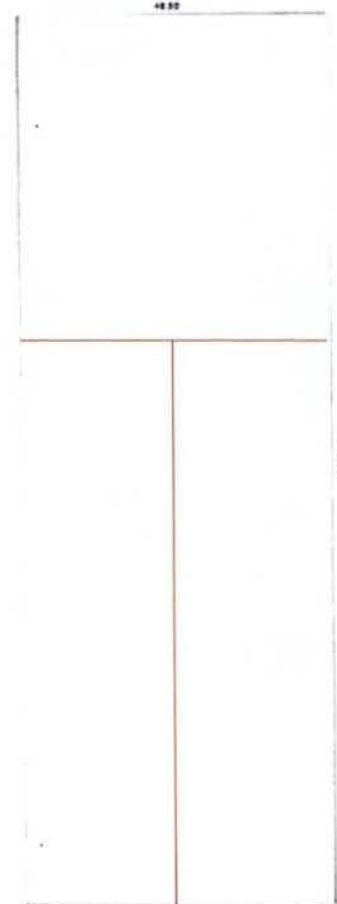
A 3-lot configuration would result in
odd-lot shapes



POTENTIAL ALTERNATIVE NO. 2 LARGE LOTS

Or alternatively, uncharacteristically
large lot sizes

COLUMBIA ROAD, NW



HOBART PLACE, N.W.

NO SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD OR THE INTEGRITY OF THE ZONING REGS

- An unattractive church building, with accessory structures and a retaining wall, sits on the site
- The proposal is the ideal use of the lot when considering the size and character of the homes in the neighborhood
- Granting relief here would provide four flats in the character of the surrounding square
- The ANC and neighborhood is very supportive of the proposed project

DDOT SURVEY AND RECOMMENDATIONS

Survey Time	7:00 PM-8:00 PM	8:00 PM-9:00 PM	9:00 PM-10:00 PM
Supply	290		
Occupancy	192	196	201
Unoccupied Spaces	98	94	89
% Utilization	66%	67%	69%

DDOT has requested and the Purchaser has agreed to the following measures:

- Provide a one-year bikeshare membership to all lessees on a yearly basis for a total of 10 years or a three-year membership at the initial sale of units;
- Provide a one-year carshare membership to all lessees on a yearly basis for a total of 10 years or a three-year membership at the initial sale of units; and
- Provide one bicycle helmet to each unit at the initial sale of units or to new lessees for 10 years.

CONCLUSION

- For these reasons, the Applicant asserts that the Application satisfies the variance test and respectfully asks the Board to approve the requested relief