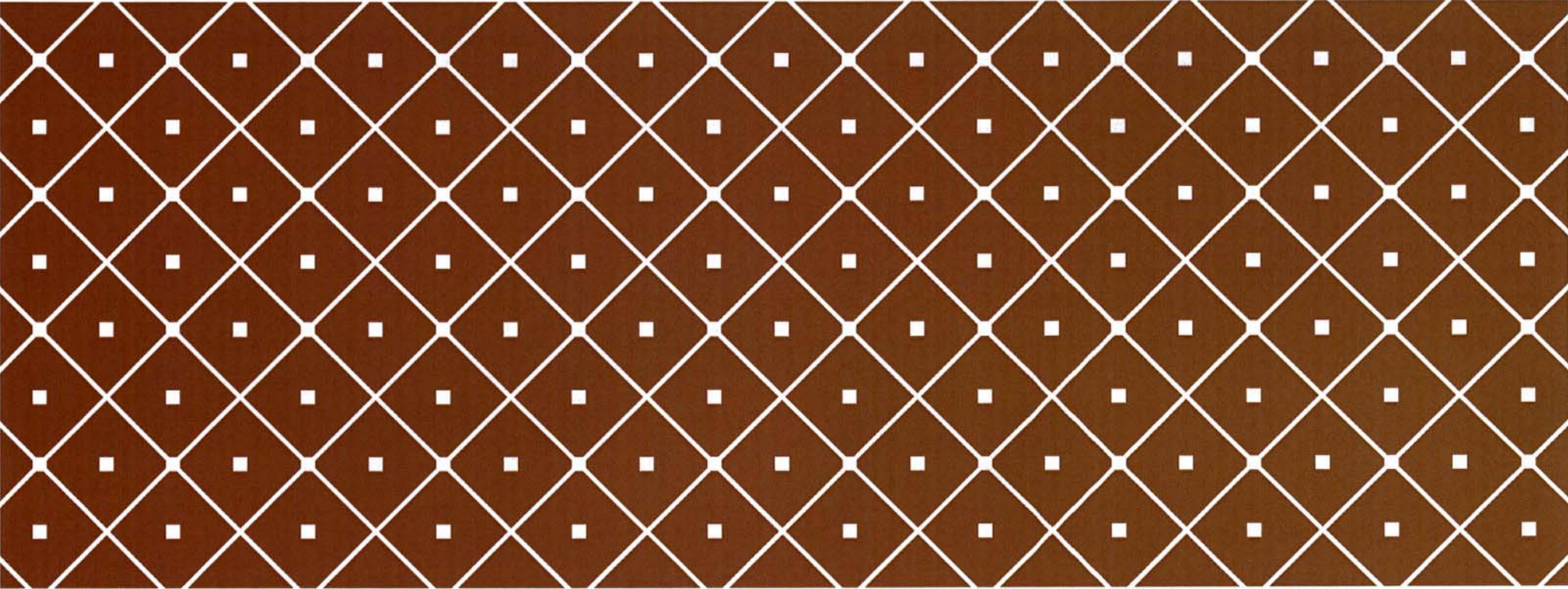




7300 GEORGIA AVENUE NW

BZA Case No. 19118

BZA Presentation
November 24, 2015

OVERVIEW

- Evergreen Properties I, LLC (the “Applicant”) is the owner of the Property located at 7300 Georgia Avenue NW (Square 2596, Lot 40) in the C-2-A Zone District
- Currently, the Property is being used as a four-unit apartment building
- The Applicant intends to do a one-story addition and create three new units
- The current building is at 70% lot occupancy
- The maximum lot occupancy is 60%
- Therefore, the Applicant is asking for area variance relief from the lot occupancy restrictions of 772.1, and from the restrictions against additions to structures which exceed lot occupancy of 2001.3
- The Applicant is also asking for relief from one (1) parking space under 201.1

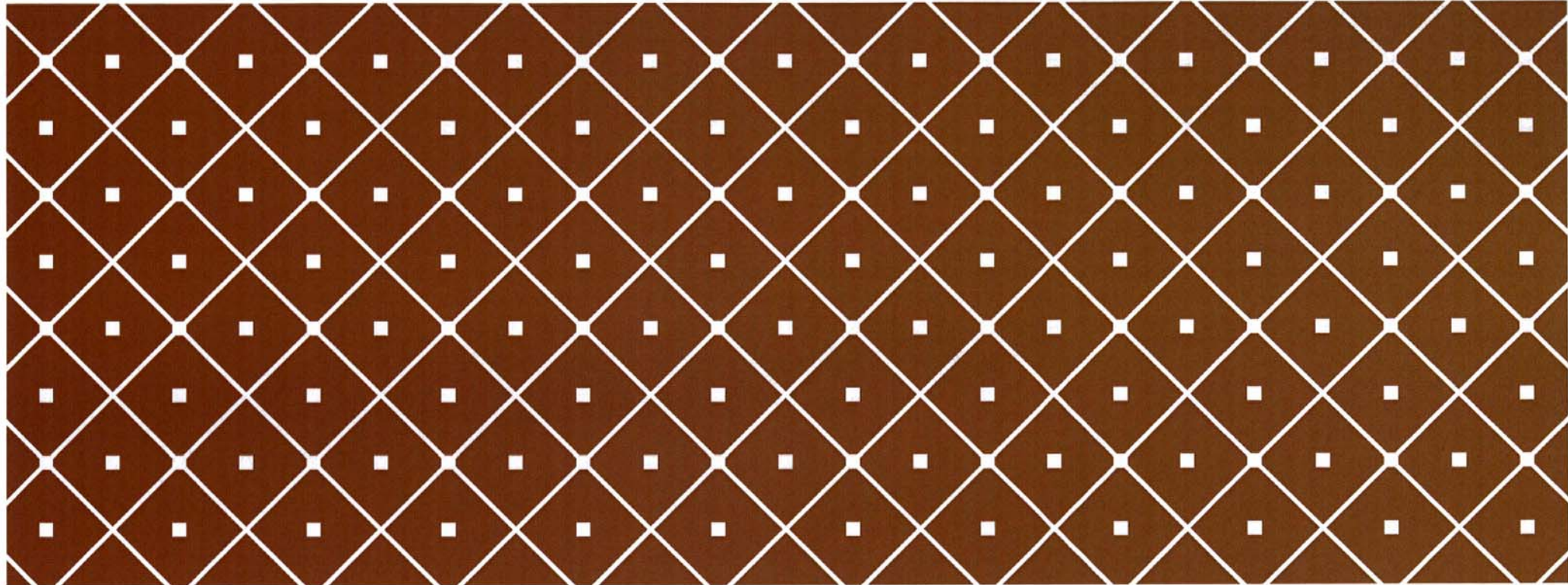
CURRENT BUILDING

View from Georgia Ave.



PROPOSED PROJECT

- The Applicant is proposing to add one story and a mezzanine to the existing building
- The new story will house two new units
- The Applicant is also proposing to add a unit on the lower level, bringing the total number of units from four to seven



RELIEF REQUESTED

Variance Relief

772.1 Lot Occupancy

2003.1 Additions to Structures in
Excess of Lot Occupancy

2101.1 Parking

BURDEN OF PROOF

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

- (1) There is a unique physical aspect or other exceptional situation or condition of the Property
- (2) The Applicant would face a great practical difficulty if the zoning regulations were strictly enforced
- (3) Granting relief will not result in substantial harm to the public good or substantially impair the intent of the Zoning Plan

UNIQUE CONDITION

- The property is unique because of the odd lot shape and because the existing building occupies approximately 70% of the lot
- The shape severely limits the density of the existing building compared to neighboring buildings to the north
- Because of the existing nonconformity, the current building utilizes less than half of the permitted height in this zone, and only 1.4 FAR of the permitted FAR
- The situation is very unique to the subject property because it is the only lot in this row of properties which is odd shaped as a result of the alley to the south running northwest at a 45 degree angle and effectively cutting off the property



PRACTICAL DIFFICULTY

- This pre-existing legal nonconformity makes it so that strict compliance with the zoning regulations would result in a practical difficulty
 - Because of the odd shape of the subject property (in contrast to the buildings adjacent to the north) the subject building cannot realize its allowable FAR on three stories without building the addition at 70% lot occupancy.
 - If built at 60%, then the building would have to be four stories, which carries with it its own practical difficulty issues regarding elevators and additional construction costs.
- Reducing the third floor and mezzanine to 60% would be an unnecessary burden
 - Granting relief from lot occupancy will allow the project's new floor's exterior walls to be built atop the existing walls, which is the normal and efficient construction approach for this type of addition
 - Without the relief, the addition would require that a new exterior wall be created within the 70% existing floor plate below, requiring additional extraordinary structural support for the new exterior wall, which will have to be carried down through the existing structure to new footings below.
 - This will not only reduce the now small, new-unit square footage by approximately 100 sq. ft. per unit, but it will also negatively impact the layout and square footage of the existing floor plates below with the extension of the new structure through to the foundation.
- The Zoning Regulations require the Applicant to provide two parking spaces
 - The Applicant is providing one (1) conforming space and possible one (1) compact space
 - The odd shape of the lot makes it impossible for the Applicant to provide two full spaces
 - DDOT is supportive of the parking variance

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

- There is a minimal difference, roughly 199ft between 60% lot occupancy 70% lot occupancy
- The Applicant is providing one legal sized parking space and DDOT approves the parking relief
- OP does not oppose any of the requested variances
- ANC 4A has voted unanimously to recommend approval of the Application
- The Applicant has received support letters from neighbors and a member of the community involved in the Georgia Avenue Revitalization Corporation, Plan Takoma, and Walter Reed LRA
- The neighboring lots to the north would be able to do the same project as a matter of right, therefore Property's unique features make it so that granting relief will not be detrimental to the integrity of the zoning regulations

CONCLUSION

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