

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen Cochran, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: December 15, 2015

SUBJECT: BZA No. 19148 Request for Special Exception relief under § 330.7(h) to construct an addition to a 12-unit apartment building at 525 Park Road, NW.– Square 3037, Lot 55

I. BACKGROUND

The applicant proposes to construct an addition to a 12-unit apartment building and has filed a self-certified application for special exception relief under § 330.7(h). The Zoning Administrator has advised the Office of Planning (OP) and the applicant that the proposed increase in lot occupancy from 33% to 49% would exceed the permitted 40% lot occupancy and would require area variance relief §403.2, rather than the requested special exception relief.

II. OFFICE OF PLANNING RECOMMENDATION

As of December 14, 2015, the applicant had not requested the relief the Zoning Administrator has stated is necessary, or submitted supporting information. Accordingly, OP has been unable to complete a zoning analysis and **OP is unable make a recommendation** on the application.

III. SUMMARY OF LOCATION, SITE AND PROJECT:

Address:	525 Park Road, NW	Legal Description:	Square 3037, Lot 55	Ward, ANC:	1, 1A
Lot Characteristics:	The irregularly-shaped, sloping, 9006 square foot lot is located on a mid-block parcel on the north side of Park Road, NW between the 3400 block of Georgia Avenue NW and the 3500 block of Warder Street, NW. The lot has access to Newton Place, NW from an alley system at the rear of the property. It is improved with a 12 unit, freestanding, apartment building. A paved area in the rear is used for parking.				
Zoning:	R-4 – moderate density rowhouses, both single- family and duplexes.				
Existing Bldg.(s):	3-story, 12-unit brick apartment building.				
Historic District:	None				
Adjacent and Nearby Properties	There is a two-story plus attic detached house on either side of the property. Two-story rowhouses and semi-detached comprise the majority of street, although there are other two and three story apartment buildings closer to Georgia Avenue. The lower section of the Armed Forces Retirement Home is 1½ blocks to the east.				

The applicant proposes to construct an addition to a 12-unit apartment building on a 9,006 square foot lot. The number of dwelling units would not increase. There would be four zoning-compliant parking spaces at the rear. In a September 24, 2015 letter to the applicant, the Zoning Administrator, granted flexibility under § 407.1 for the proposed addition's extension of a less than 10% non-compliant side yard width.

The proposed addition would increase the lot occupancy from 33% to 49%. The Zoning Administrator has stated that the multi-family building is limited to 40% lot occupancy and expansion beyond 40% lot occupancy would require a variance.

Figure 1. The Graphical Information Provided About the Project by the Applicant as of December 11, 2015.

The District Department of Transportation determined that the project would have no adverse traffic impacts and filed a memorandum of no objection on December 10, 2015