

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Maxine Brown-Roberts, AICP, Project Manager
JL Joel Lawson, Associate Director Development Review
DATE: January 19, 2016
SUBJECT: BZA Case 19149, 4619 Quarrels Street, NE

OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) cannot make a recommendation at this time on the requested variance pursuant to § 3103.2 and § 2101.1 for a parking lot in the R-2 zone at 4619 Quarrels Street, NE.

On January 8, 2016 the Zoning Administrator provided a revised referral letter (Attachment 1) stating that the variance relief required pursuant to § 3103.2 is as follows:

- § 2100.6, to allow a load increase for an existing church without providing adequate parking spaces as required under § 2101.1 (*1105 46th Street, NE*)¹; and
- § 213 to allow a parking lot in the R-2 zone (*4619 Quarrels Street, NE*)².

OP has conveyed to the applicant the information normally provided and necessary to evaluate the required relief. However, to date the requested information has not been provided. In addition, ANC 7D will not review the proposal until their February 9, 2016 meeting which is subsequent to the scheduled January 26, 2015 BZA public hearing.

OP will provide an analysis and recommendation when the required information is provided. OP has suggested to the applicant that they may wish to request a postponement of the BZA public hearing, to allow for ANC review, and to provide the applicant with additional time to complete the application material.

^{1,2} Address added for clarification



ATTACHMENT 1

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



January 8, 2016

REVISED

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *mlg*
Zoning Administrator *umg*

SUBJECT: Proposed load increase to church.
The structure is located at:
1105 46th Street NE
Lot 0825 in Square 5155
Zoned R-2
DCRA File Job #B1510329
DCRA BZA Case #FY-15-75-Z

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Variance from § 2100.6 to allow a load increase for an existing church without providing adequate parking spaces as required under §2101.1. (§ 3103.2)
2. Variance from § 213 to allow a parking lot in the R-2 zone. (§ 3103.2)

Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of