

STATEMENT OF EXPLANATIONS AND REASONS

**SUPPORTING AN APPLICATION
TO THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

FOR PARKING VARIANCE

**PERSUANT TO 11 DCMR §3103.2, A VARIANCE
FROM ONE PARKING REQUIREMENT FOR EACH DWELLING UNIT
UNDER SECTION 2101.1**

402 Burbank ST., SE, DC-20019.

(SQ. 5398E LOT 30)

BZA CASE NO.

PROJECT DESCRIPTION

We are proposing to construct a 3 story detached dwelling on a vacant lot at 402 Burbank St SE (Lot 30 of Square 5398E) in Zoning District R2.

Under Section 2101 of Title 11 DCMR, for the new construction of a single-family dwelling in Zoning District R2 , it is required to provide 1 parking per dwelling unit.

There are 4 restrictions to accommodate the facility as follows –

(A). On Burbank Street side, which is front of the building, the elevation is 8’ higher than the street level. Hence driveway from front side of the building is very difficult because of this steep upwardly slope.

(B). Further restriction for such parking is from Office of Planning which requires the distance of driveway from the nearest intersection to be minimum 60’. Whereas in our case this distance from the intersection of Burbank & D St. is only 42’. This rules out the driveway from Burbank Street.

(C). At the left side of the building, towards north, there is Building Restriction Line and hence parking can’t be provided on D street side.

(D). Since there is no alley in the rear of this property, and no access to the rear yard, we can not provide parking in the rear either. (See attached EXHIBIT A)

Therefore, we are seeking a variance from this clause of one parking for each dwelling unit under SECTION 2101.

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The property 402 Burbank ST., SE is located in Benning Heights supported by Plummer elementary school @4601 Texas Ave. S.E., The Seed School of Washington DC @ 4300 C St. S. E..

ZONING

The site is currently zoned R2 district designed to protect quiet residential areas. The tables below show a comparison between the development standards of the R2 zone and the proposed development.

1. The property is zoned R2.

	Lot Area	Lot Width	Lot Occupancy	Front Yard	Rear Yard	Side Yard	Building Height	Parking Spaces
Zoning Requirement	3000	30’	40%	0	20’	8’	40’.	1 space
Provided	3672	60’	21.8%	10’	75.25’	15’	29.5’	0 space

ANALYSIS

The proposed construction of a row single-family dwelling structure on the subject lot will be non conforming because 1 parking per dwelling unit under SECTION 2101 can not be provided.

The subject property is unique because of an exceptional circumstance in that *shape, topography or other extraordinary or exceptional situation or condition* of the land do not allow off street parking. As a result we can not provide parking at this property.

The requested variance of parking requirement will not cause substantial detriment to the public good and will not impair the intent of the zoning plan. Proposed three-story structure would not limit the light and air to adjacent properties or to other dwellings in the neighborhood.

CONCLUSION

The proposed single family dwelling will contribute to the continued improvement in the neighborhood developing one of the vacant infill lots. The improvement of this infill lot would be for the public good as it would remove a vacant property and prevent the use of the property negative purposes. As demonstrated in the analysis, the proposal adequately meets the requirements of the requested variances under Sections 3103.2 and we hope Board will consider our case granting the variance of parking requirements so that we can build the proposed structure. .

Respectfully submitted,

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EXHIBIT "A"

PUBLIC ALLEY 16'

D STREET S.E.
ROW: TOTAL - 60', ROADWAY - 34'

Lot
29

30

Three story
single family
residential
semi-detached dwelling

8' ELEVATION
DIFFERENCE

DRIVEWAY

9'-0"

x 118

SIDE WALK

x 110

SPOT ELEVATION

(B)

(A)

BURBANK STREET S.E.
ROW: TOTAL - 60', ROADWAY - 34'

NEAREST
INTERSECTION

GREEN SPACE

GREEN SPACE

GREEN SPACE

GREEN SPACE

BUILDING RESTRICTION LINE (C)

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

(D)

15'

16'