GOV ŊMENT OF THE DISTRICT OF COI IBIA
OFFICE OF PLANNING

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Office of the Director

D.C. OFFICE OF ZONING
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**MEMORANDUM**

**TO:** Board of Zoning Adjustment

**FROM:** Andrew Altman, Director

**DATE:** July 22, 2002

**SUBJECT:** BZA Case #16899, Special Exception Request, Supplementary Report

## I. APPLICATION-IN-BRIEF

**Applicant:** Norman Glasgow Jr., Holland & Knight LLP

**Owner:** BDC Q Street LLC

**Address:** Intersection of 1st Street and Q Street NE, Washington DC 20002
Square 3519, Lot 801

**Zoning:** R-4 (Residential, Row Dwellings and Flats)

**Proposal:** The applicant is requesting a special exception and variance to continue and expand the use of an approved accessory parking lot and to vary landscape requirements, as described in the OP report dated July 15, 2002.

## II. OFFICE OF PLANNING RECOMMENDATION-IN-BRIEF

**The Office of Planning continues to recommend approval, subject to meeting site design improvement requirements related to landscaping.**

## III. SUPLEMENTARY INFORMATION

The July 15, 2002 report from OP analyzed the application from the perspective of §214 and §2303. §214 regulates accessory parking spaces in the R-1 zone; §2303 regulates parking lots. The special exception request should be more properly analyzed under Chapter 21 – Off-Street Parking Requirements, §2116 – Location of Parking Spaces, as follows.

## IV. REQUESTED ZONING RELIEF

§2116.5 states that "*if approved by the Board of Zoning Adjustment, open parking spaces accessory to any building or structure may be located anywhere on the lot upon which the building or structure is located, or elsewhere ... in accordance with §§2116.6 through 2116.9*":

- *§2116.6 – The Board shall determine that it is not practical to locate the spaces in accordance with §2116.2 for the following reasons:*

  (a) *Unusual topography, grades, shape, size or dimensions of the lot.*

  Not applicable to this application.

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*(b) The lack of an alley or the lack of appropriate ingress or egress through exiting or proposed alleys or streets;*

Not applicable to this application.

*(c) Traffic hazards caused by unusual street grades; or*

Not applicable to this application.

*(d) The location of required parking spaces elsewhere on the same lot or on another lot would result in more efficient use of land, better design or landscaping, safer ingress or egress, and less adverse impacts on neighboring properties.*

**Conforms** - The paved surface and the retaining walls are in place, having been constructed many years ago by the District. The site has been used for parking for about 2 decades, and both the walls and the paved surface appear to be in good condition. Requiring conforming parking on the site of the existing office building is not possible, and would necessitate the removal of the structure.

- *§2116.7 - ...the parking on adjacent lots or lots separated only by an alley from the lot upon which the building or structure is located, shall be preferred.*

  **Conforms** – the building and the parking area are directly adjacent.

- *§2116.8 –The accessory parking spaces shall be located so as to furnish reasonable and convenient parking facilities for the occupants or guests of the building or structures which they are designed to serve.*

  **Conforms** – convenient access from parking to building currently exists.

- *§2116.9 – The board may impose conditions on any accessory or non-accessory parking spaces as to screening, coping, setbacks, fences, the location of entrances and exits, or any other requirement it shall deem necessary to protect adjacent or nearby property. It may also impose other conditions as is shall deem necessary to assure the continued provision and maintenance of the spaces.*

  As noted in the July 15, 2002 report, OP recommends that the approval be made subject to improvements to embellish streetscape character and to minimize potential impacts on neighbors, through the proper landscaping and re-installation of trees on the existing, underutilized planting strip adjacent to the street.

## V. OP SUMMARY RECOMMENDATION

OP continues to recommend that the special exception application be approved.

AA/jl