GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

D.C. OFFICE OF PLANNING
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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: JLS for
Andrew Altman
Director

DATE: November 26, 2004

SUBJECT: BZA Application 17255 - Request filed by John Goldman for an area **variance** to reduce the number of off-street parking spaces for a proposed flat, proposed by 3DG Delta, LLC for 3313 11th Street, N.W.

APPLICATION
Application of 3DG Delta, LLC for:

> **Variance relief to § 2101.1 of 11 DCMR** to permit a decrease in the minimum requirement for parking spaces from 1 to 0

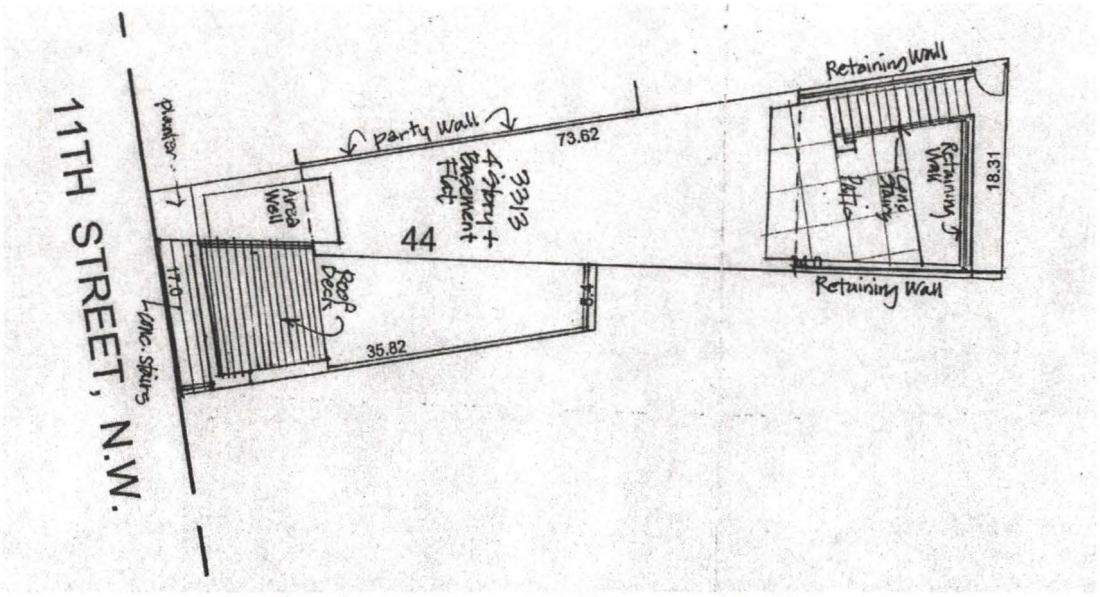
for the construction of a flat for property located on the east side of 11th Street, N.W., between Lamont Street and Park Road, Square 2841, Lot 44. The property is zoned C-2-A, "*medium density community business center commercial.*" (§ 105.1(d)(2)(A))

SUMMARY RECOMMENDATION
The Office of Planning recommends **APPROVAL** of the request for a variance to reduce the number of off-street parking spaces required from 1 to 0.

PROJECT DESCRIPTION
The application proposes the removal of the existing one-story commercial building and the construction of a four-story flat. The proposal is in conformance with all provisions of the Zoning Regulations with the exception of off-street parking.

BZA
Case No. 17255
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17255
EXHIBIT NO. 26



Plat of Subject Property with Proposed Building

SITE AND AREA DESCRIPTION

The subject property is an unusually shaped lot with no alley access. It is improved with an abandoned one-story retail building with no on-site parking. An easement on the adjoining property to the south permits the owner of the subject property to cross the 8-foot wide side yard on the adjoining property to access the rear of the subject property. The width of the subject property varies between 17 feet at the front, 18.31 feet at the rear, and approximately 12 feet toward the center.

The surrounding area is a mixture of residential and commercial uses and buildings, some of which are vacant. To the north of the subject property are a row houses within the C-2-A Zone District. To the south, at the corner of 11th and Lamont Street, is a two-story mixed use (commercial and residential) building and two row houses fronting on Lamont Street within the C-2-A Zone District To the west, across 11th Street, is a one story commercial building containing a laundromat, carryout restaurant, and a commercial bakery. To the west, to the rear of the subject property, are the rear yards of row houses within the R-4 Zone District. Within the center of the square are four vacant and unimproved alley lots used for surface parking within the R-4 Zone District.

The area has been identified on the Generalized Land Use Map as moderate density residential land use, which is described as *"[r]ow houses and garden apartments are the predominant uses; may also include low density housing."*

EXISTING ZONING

The subject property is located within the C-2-A Commercial Zone District, medium density community business center.

C-2 Community Business Center Districts

"The C-2-A District is designed to provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core." (§ 720.2)

RELIEF REQUESTED:

Section 3103- Variances, empowers the Board of Zoning Adjustment to grant variances subject to the following:

> *"[w]here, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the original adoption of the regulations, or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulation adopted under D.C. Official Code §§ 6-641.01 to 6-651.02 would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property, to authorize, upon an appeal relating to the property, a variance from the strict application so as to relieve the difficulties or hardship; provided, that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map."* (§3103.2)

Variance pursuant to § 2101 Schedule of Requirements for Parking Spaces

Section 2101.1 sets forth the minimum number of parking spaces required for residential units within the C-2-A Zone District. The amount of parking required is one space for every two dwelling units, or 1 parking space for the proposed building. The application proposes to reduce the required parking to zero.

Uniqueness of Property

The subject property is unique because of its shape and its lack of alley access. Although the owner of the subject property is permitted to cross the side yard of the adjacent property to the south to access the rear of the property, the side yard is only 8 feet in width and not suitable for a car to cross.

The shape of the subject property is also unique. It is widest at its ends, narrowing to approximately 12 feet in width toward the center. The subject property is only 17 feet wide at the front. As a result, if the applicant were to provide a curb cut from the street to access the one parking space, the result would be the loss of one on-street parking space in exchange for one off-street parking space, with no net gain in parking.

The width of the property and lack of alley access combine to make it difficult to locate one parking space on-site in conjunction with a building. Section 2115.1 of the Zoning Regulations prohibits the location of required parking between *"a building line and a lot line abutting a street."* Therefore, the one required parking space can only be provided within the side or rear yard. However, due to the 12-foot width at the center of the subject property, the maximum building width at the center of the property that could be provided if the off-street parking space is located within either the side or rear yard is 3 feet, including the width of the exterior walls. An

exterior building width of 3 feet would result in a peculiar and practical difficulty to the applicant, especially as the interior width would be even less.

It is the Office of Planning's conclusion that the applicant has satisfactorily met the criteria for variance relief of § 2101, and "*that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.*" (§ 3103.2)

COMMUNITY COMMENTS

Comments were solicited from **ANC 1A**, but none were received.

Council member Jim Graham submitted a letter, dated October 15, 2004 "*in support of the variance application.*"

RECOMMENDATION

The Office of Planning has reviewed the application in terms of the property's zoning, the intensity of use, the character of the neighborhood and the standards for variance relief, and concludes that the variance can be granted by the Board "*without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.*" (§ 3103.2) Therefore, the Office of Planning recommends **APPROVAL** of the request for a variance to reduce the number of off-street parking spaces required from 1 to 0.

AA/sjm$_{AICP}$



BZA APPLICATION NO. 17255
3313 Eleventh Street, N.W.

N

Feet

0 40 80

Rowhouse

Non-conforming SF Use

Multi-family

Store

Resid. Garage

Vacant

Restaurant



Government of the District of Columbia
Anthony A. Williams, Mayor

Office of Planning ~ November 18, 2004

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