GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF PLANNING

Office of the Director

# Memorandum

**TO:** Board of Zoning Adjustment

**FROM:** Andrew Altman, Director

**DATE:** December 21, 2004

**SUBJECT:** BZA Application **#17267**
***1220 Evarts Street, N.E.***

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**APPLICATION**

The applicant is requesting a variance from the off-street parking requirement pursuant to §2101.1 to permit construction of a single-family dwelling at 1220 Evarts Street, N.E. in the R-1-B Zone District.

**RECOMMENDATION**

The Office of Planning recommends **approval** of the variance from the off-street parking requirement for the proposed single-family dwelling at 1220 Evarts Street, N.E.

**SITE DESCRIPTION**

The subject property at 1220 Evarts Street is currently a vacant lot located in Square 3936 in the northeast quadrant of the District. The Square is bound by Evarts Street to the south, 11th Street on the east, 12th Street on the west and Franklin Street on the north. The residential neighborhood is zoned R-1-B and is characteristic of single-family homes, as represented by residences in the immediate vicinity of the lot.

**PROJECT DESCRIPTION and ANALYSIS**

The applicant proposes to construct a single family dwelling on the subject property. However, the applicant states that due to site constraints, off-street parking cannot be provided. The property slopes steeply towards the curb and many residences along the street do not provide off-street parking. The upper portion of the lot is level and the submitted plat indicates a rectangular footprint for the proposed dwelling with side yards of 16 feet and 8 feet and a rear yard of 68 feet. The 7,500 square feet lot is larger than the minimum required lot size for this zone district

BZA
Case No. 17267
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO. 17267
EXHIBIT NO. 21

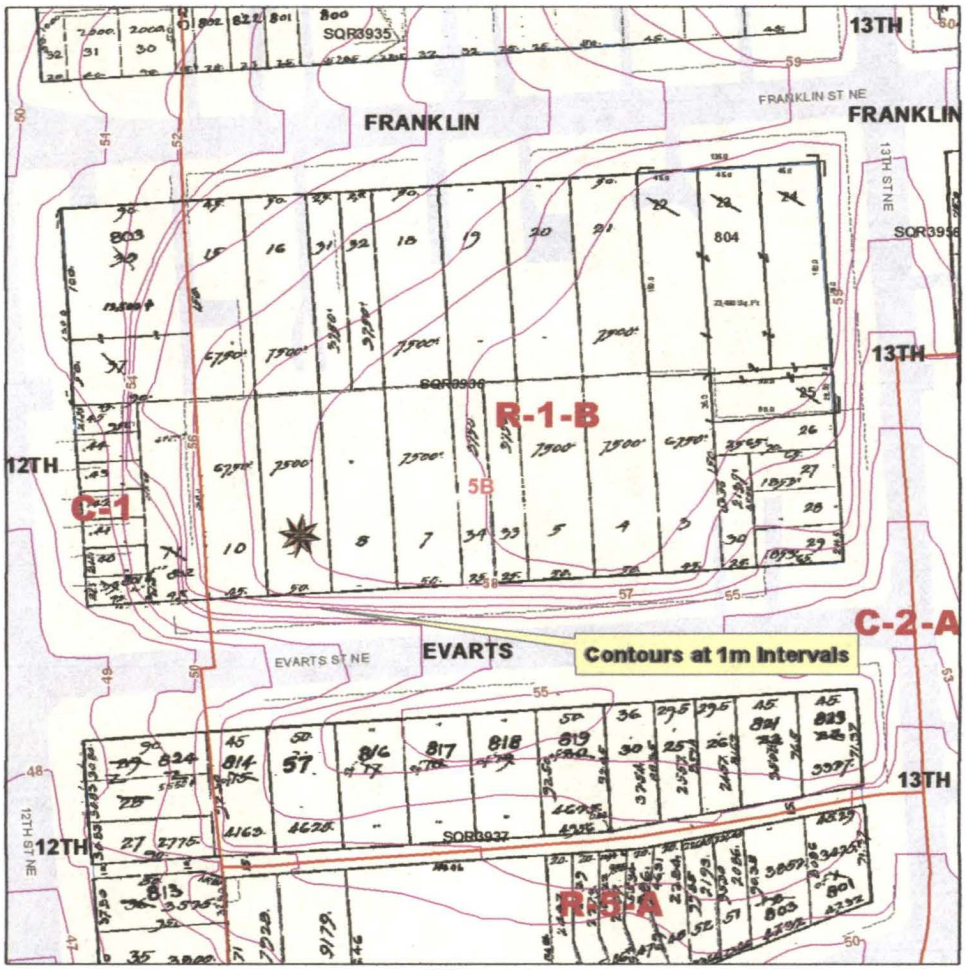



Figure 1

In addition, a strict application of the regulation would impose a practical difficulty, since there is no alley system to afford the applicant alternative access to park at the rear of the property. As shown in Figure 2 steep stairwells provide access to homes along the north side of the street and all were setback approximately thirty feet from the street grade.

**The variance will not cause substantial detriment to the public good and will not impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.**

According to the applicant, the property had many failed attempts at development. OP commends the applicant's proposal to construct a residence, which meets all other applicable bulk regulations for the zone district. Granting the variance would also support the District's policy of encouraging residential development. OP has no information to suggest that the proposed residence would be out of character with the existing neighborhood. Therefore, OP believes that granting the variance would not harm the intent and integrity of the zone plan.

**COMMUNITY COMMENTS**

OP has no information at this time regarding ANC5B's determination on the applicant's proposal.

**SUMMARY AND RECOMMENDATION**

Based on the Office of Planning's review of the application and site visit, OP believes that granting the variance would be beneficial to the neighborhood's housing stock, as it would permit improvement on a lot which has remained vacant for an extended period in the neighborhood. The steep grade at the front of the lot creates a practical difficulty for any property owner who wishes to improve the lot with a residence providing off-street parking. OP believes to do so would create a "cave-like structure" in a side yard which may be cost-prohibitive and out of character with the immediate neighborhood, including the north side of Evarts Street, all of which require on-street parking due to the grade pattern along the properties' frontage. In addition, there is no information about adverse on-street parking in the immediate neighborhood at this time.

OP believes that the proposed development fills a gap in an already established neighborhood and has no objection to the Board granting the variance to permit the single space on-street parking for the proposed single-family residence. Therefore, the Office of Planning recommends the Board **approve** the variance from the off-street parking requirement, which would permit the applicant to construct the single-family residence.




**Figure 2**