

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
 JL Joel Lawson, Associate Director Development Review
DATE: April 19, 2016

SUBJECT: BZA Case 19230 (4424 Georgia Avenue, N.W.) for variances to allow a mixed-use building

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following:

- § 774, Rear Yard (15 feet required, 5 feet proposed); and
- § 2101, Off-Street Parking (4 spaces required, none proposed)

Subject to the following conditions proposed by the applicant:

1. The residents of the building would not be eligible for RPP.
2. Construction of the building would be staged and designed to have limited parking and other negative impacts on the surrounding neighbors and structures.
3. Deliveries to the residential units and retail space will be scheduled and located so as not to interfere or restrict parking on Allison Street.

II. LOCATION AND SITE DESCRIPTION

Address	4424 Georgia Avenue, N.W.
Applicant	John B. Knotts and Richard H. Hiltner
Legal Description	Square 2917, Lot 37
Ward; ANC	Ward 4; ANC 4C
Zone	C-2-A
Lot Characteristics	Triangularly shaped corner lot with no alley access and a 15-foot deep building restriction line across the Allison Street frontage
Existing Development	Two-story retail and residential building
Adjacent Properties	North: Across Allison Street, multi-family building South: commercial buildings, including institutional uses East: Across Georgia Avenue, one-family semi-detached dwellings West: Offices

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Surrounding Neighborhood Character	Mixture of commercial and residential uses along Georgia Avenue with moderate density residential uses to the west
Proposed Development	Five-story plus cellar mixed-use commercial and residential building with 7 residential units

III. ZONING REQUIREMENTS and RELIEF REQUESTED

Zone: C-2-A	Regulation	Existing	Proposed	Relief
Height § 770	50-foot max.	N/A	40 feet, 8 inches	Not Required
Lot Width	None prescribed	28 ft., 7 in. to 48 ft., 5 in.	28 ft., 7 in. to 48 ft., 5 in.	Not Required
Lot Area	None prescribed	3,103 sq. ft.	3,103 sq. ft.	Not Required
Floor Area Ratio § 771	2.5 max.	N/A	2.5	Not Required
Lot Occupancy § 772	60% max.	N/A	57.36%	Not Required
Rear Yard § 774	15-foot min.	N/A	5 feet	Required
Off-Street Parking § 2101	1 per 2 units or 4	N/A	None	Required

IV. OFFICE OF PLANNING ANALYSIS

a. Variance Relief from § 774, Rear Yard

i. Exceptional Situation Resulting in a Practical Difficulty

The subject property is in the shape of a trapezoid, with the widest portion of the lot and the rear yard on the west side of the property. The entire Allison Street frontage is impacted by a fifteen-foot deep building restriction line, reducing the buildable width of the lot to approximately 13 feet, 7 inches on the east side, along Georgia Avenue. A fifteen-foot deep rear yard is required on the west side of the lot, where the buildable width of the lot, after taking into account the building restriction line, is at its widest at approximately 31 feet, 4 inches.

ii. No Substantial Detriment to the Public Good

A five-foot rear yard is proposed, which would allow for a physical separation between the proposed building and the existing building on the lot to the west. It would also allow the applicant to provide for windows on the side of the building and articulation of the façade of that wall, softening the impact of the reduced yard.

iii. No Substantial Harm to the Zoning Regulations

The proposed design would allow for a separation between the buildings on the subject property and the adjoining property to the west, including the provision of windows, allowing for light and air between the structures.

b. Variance Relief from § 2101, Off-Street Parking

i. Exceptional Situation Resulting in a Practical Difficulty

The subject property is a corner lot with no alley access. On-site parking is not possible without a curb cut and the lot is too narrow to allow for below-grade parking. If at-grade parking were provided, it would occupy the majority of the lot, eliminating a substantial portion of the building, and eliminate on-street parking for the construction of a curb cut.

ii. No Substantial Detriment to the Public Good

A parking study submitted by the applicant to the file concluded that there was sufficient on-street parking supply to serve the project and that the site is well served by transit, including bicycle facilities. In addition, the applicant would restrict future tenants from obtaining residential parking permits, minimizing the impact of this proposed building on the surrounding neighborhood.

iii. No Substantial Harm to the Zoning Regulations

The combination of restricting future tenants from obtaining RPP and the abundance of other transportation options within the neighborhood ensure that future tenants of the building would have adequate transportation options available without the need to depend on the private automobile.

V. COMMENTS OF OTHER DISTRICT AGENCIES

No comments were received from other District agencies.

VI. COMMUNITY COMMENTS

ANC 4C, at its regularly scheduled meeting of April 14, 2016, voted to support the application.

The SMD for ANC 4C01 submitted a letter to the record in opposition to the application.

Three letters were submitted to the file in support of the application.

Attachment: Location Map

