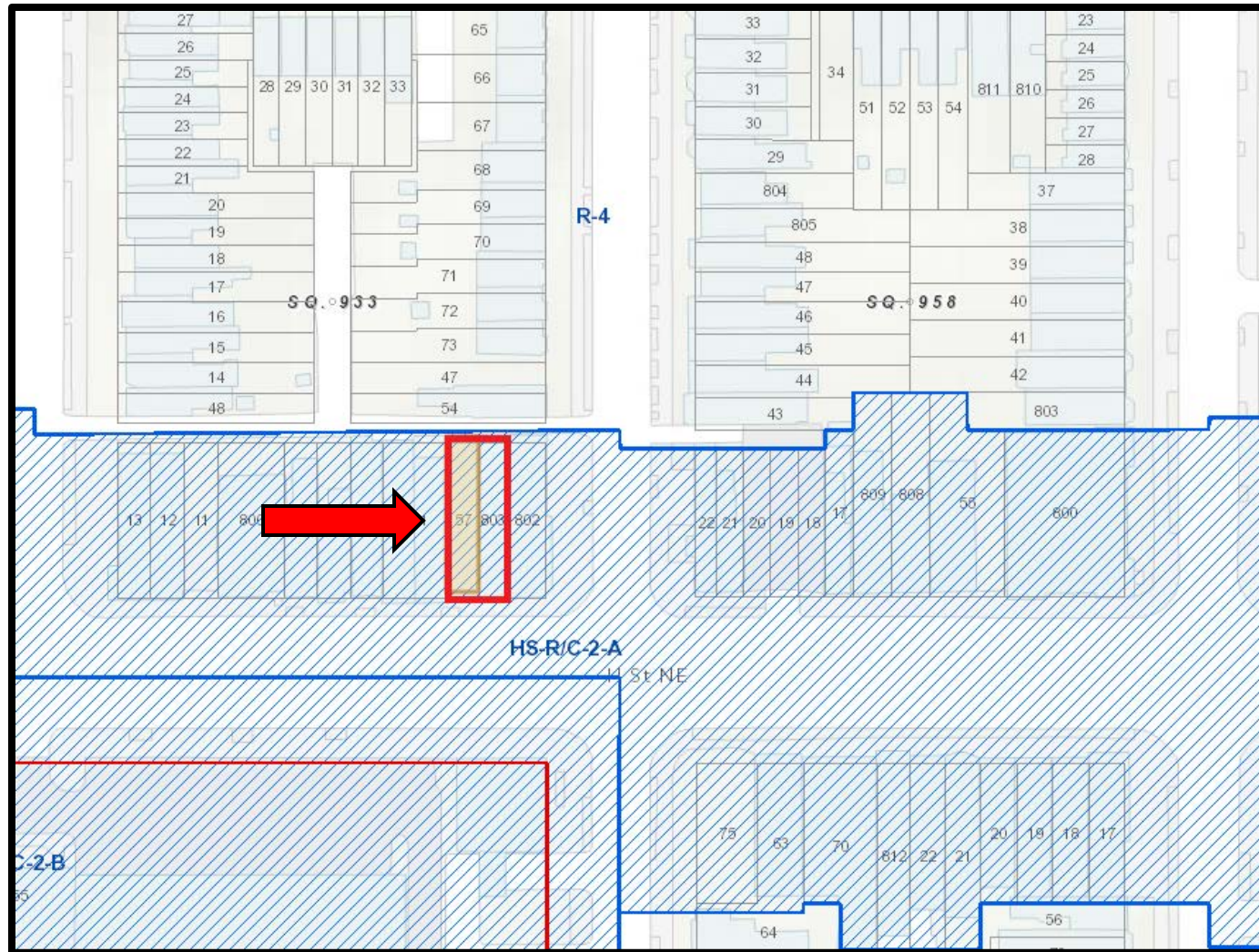


BZA Application:
920-922 H Street NE
BZA Case No. 19250

Presented by:
Meridith H. Moldenhauer
Griffin, Murphy,
Moldenhauer & Wiggins, LLP

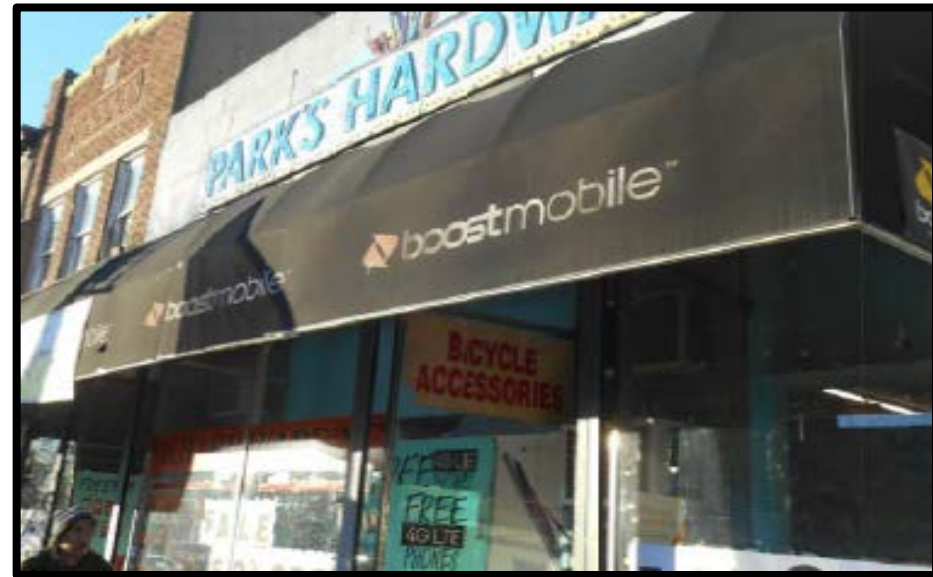
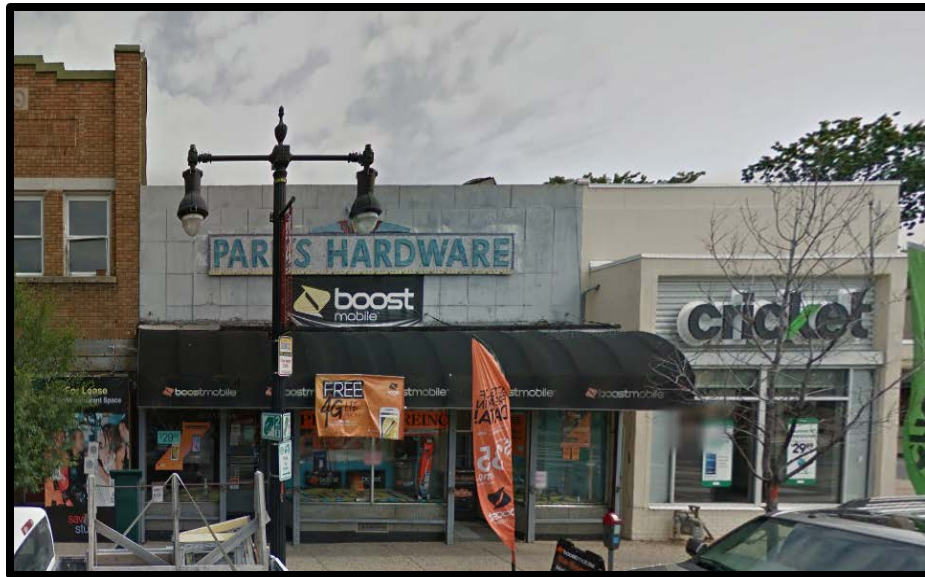


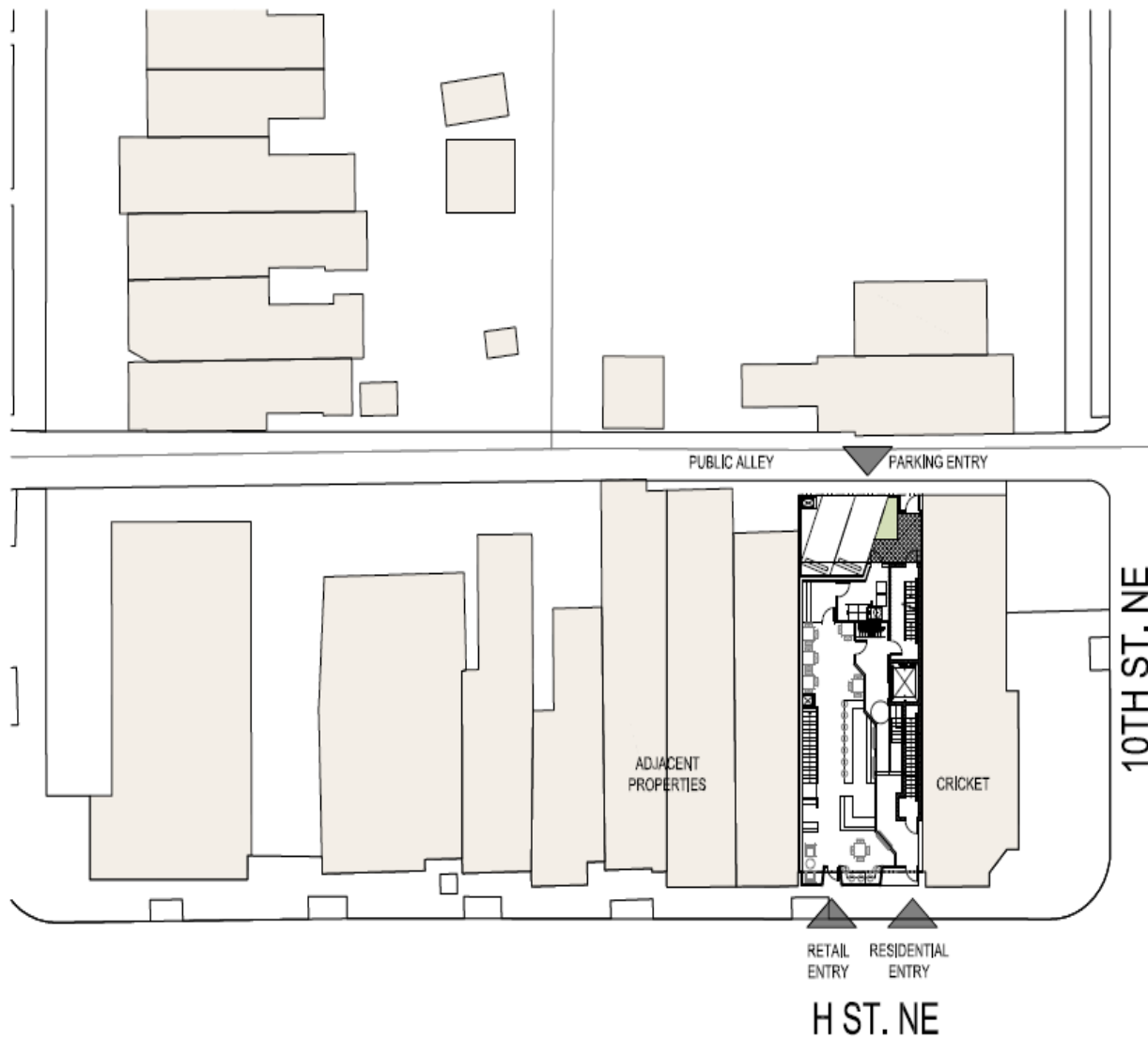




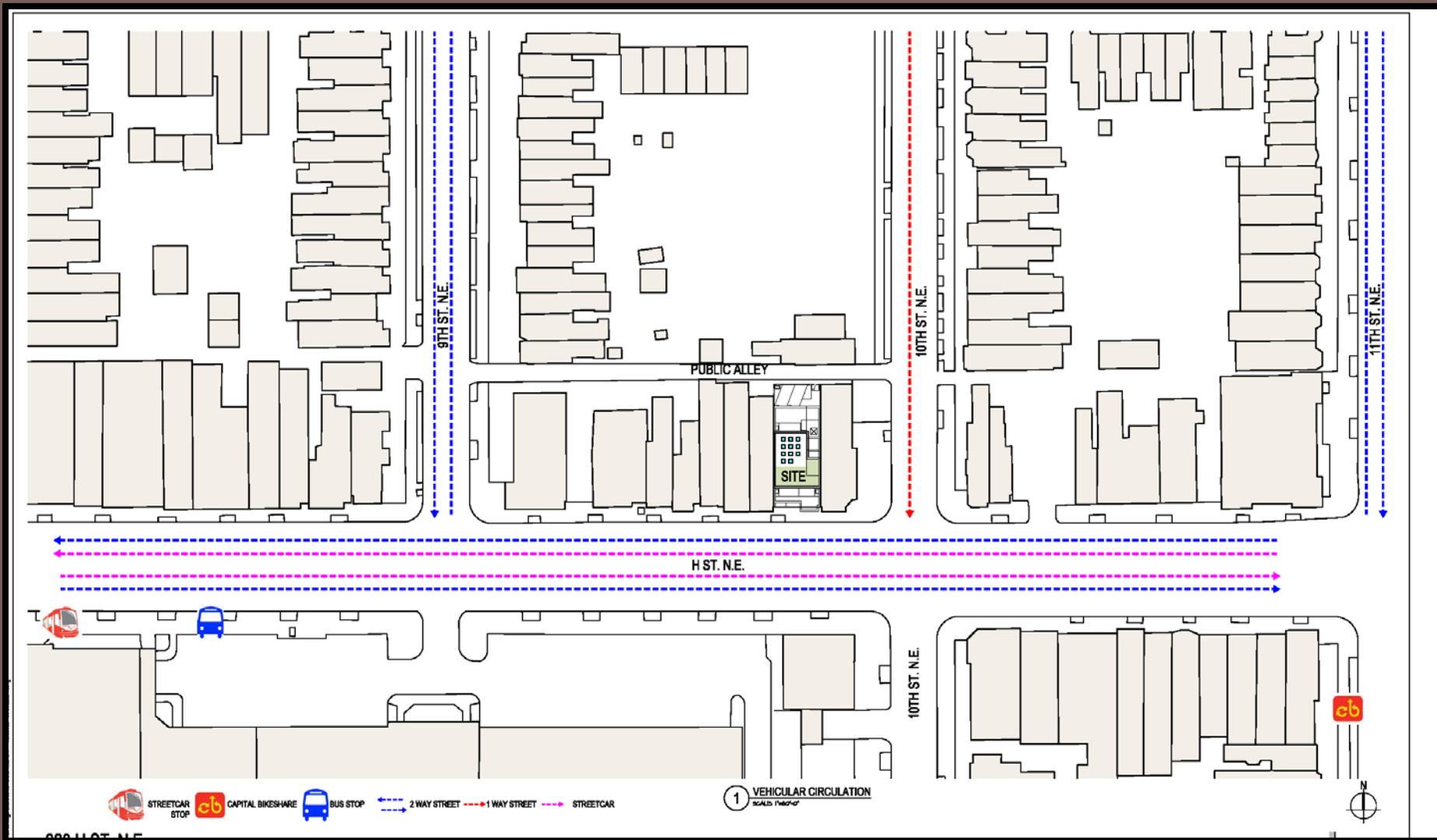
Aerial View

Street Context

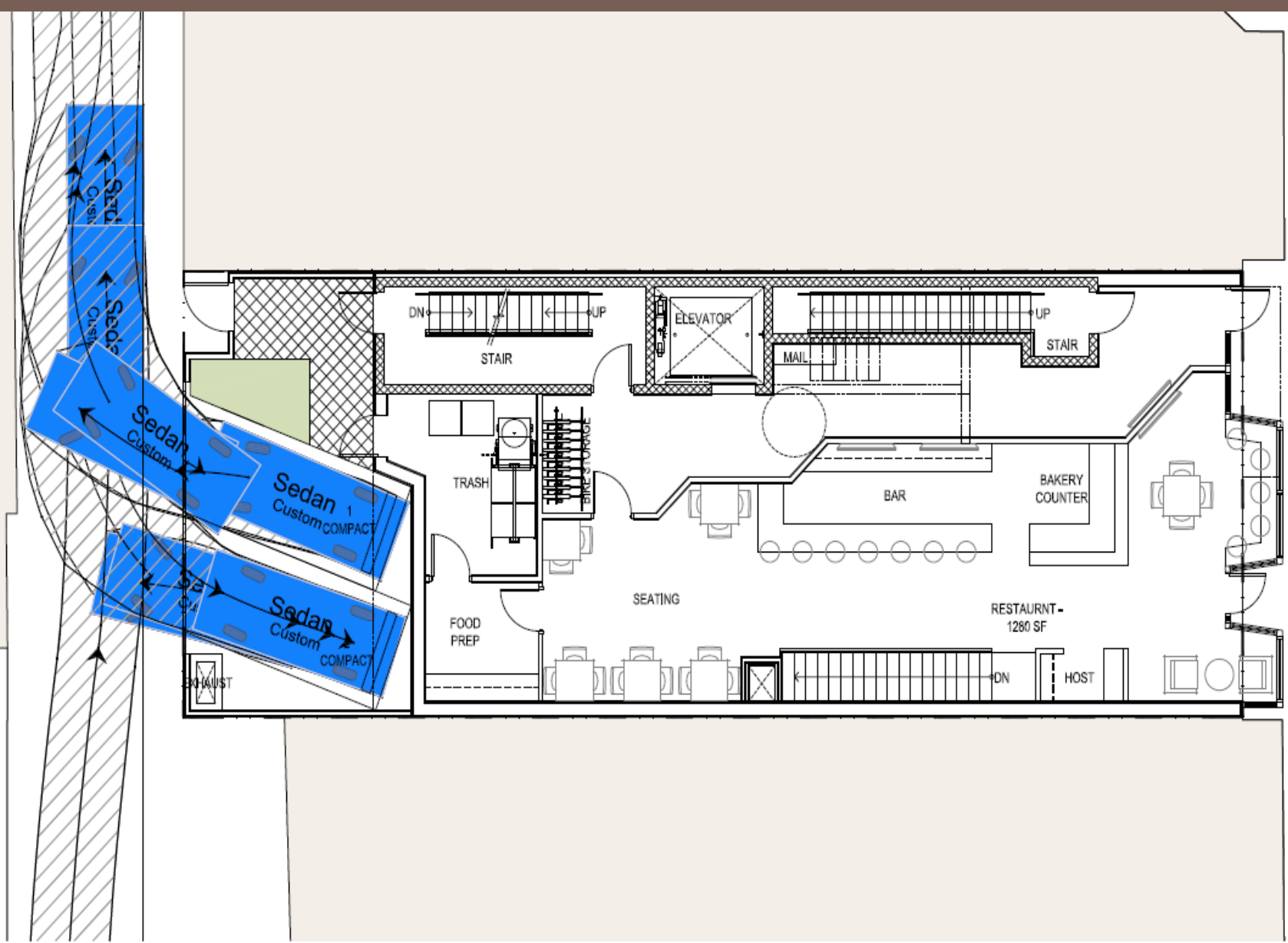




Site Plan



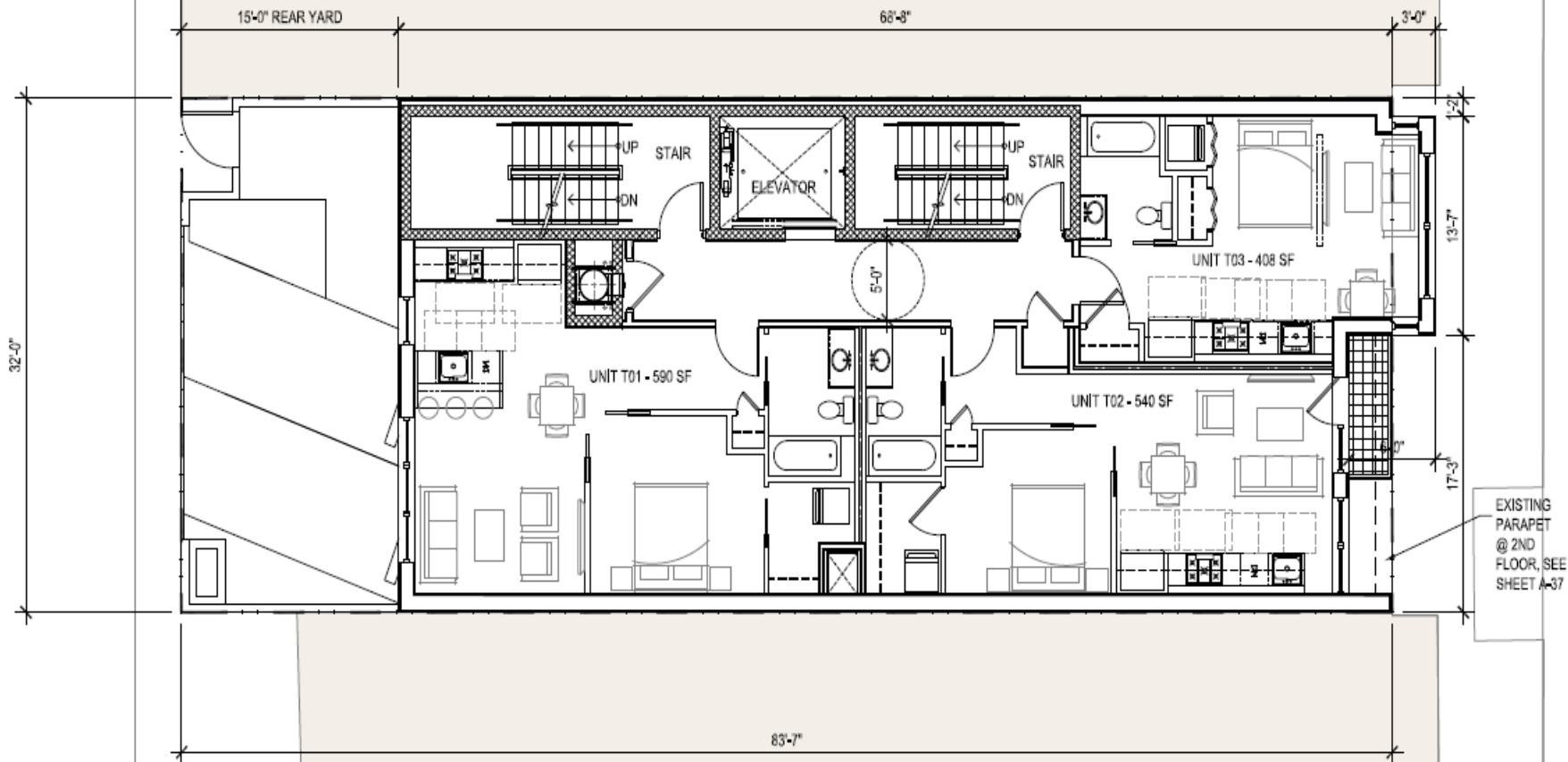
Vehicular Circulation



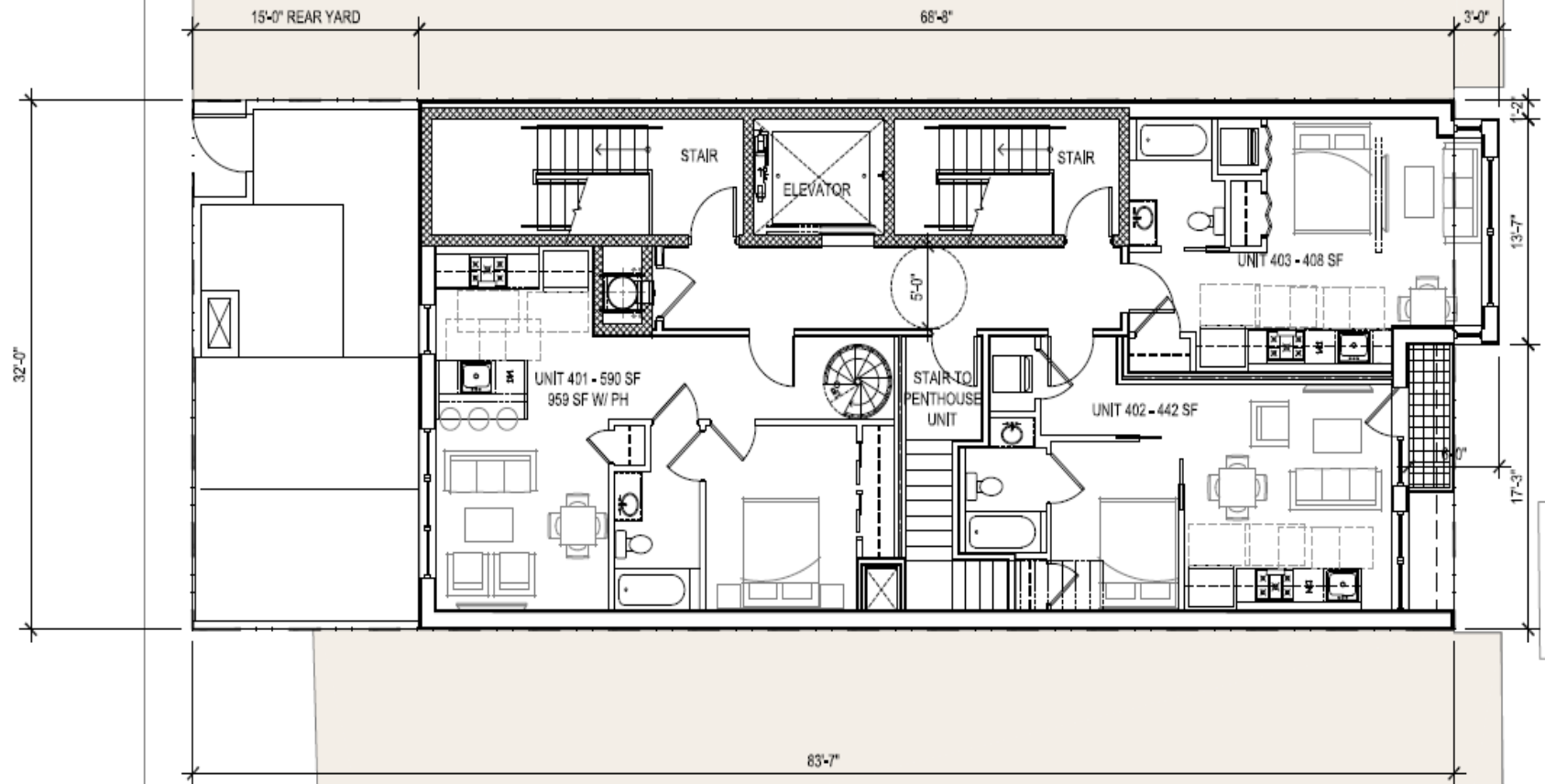
Parking Study



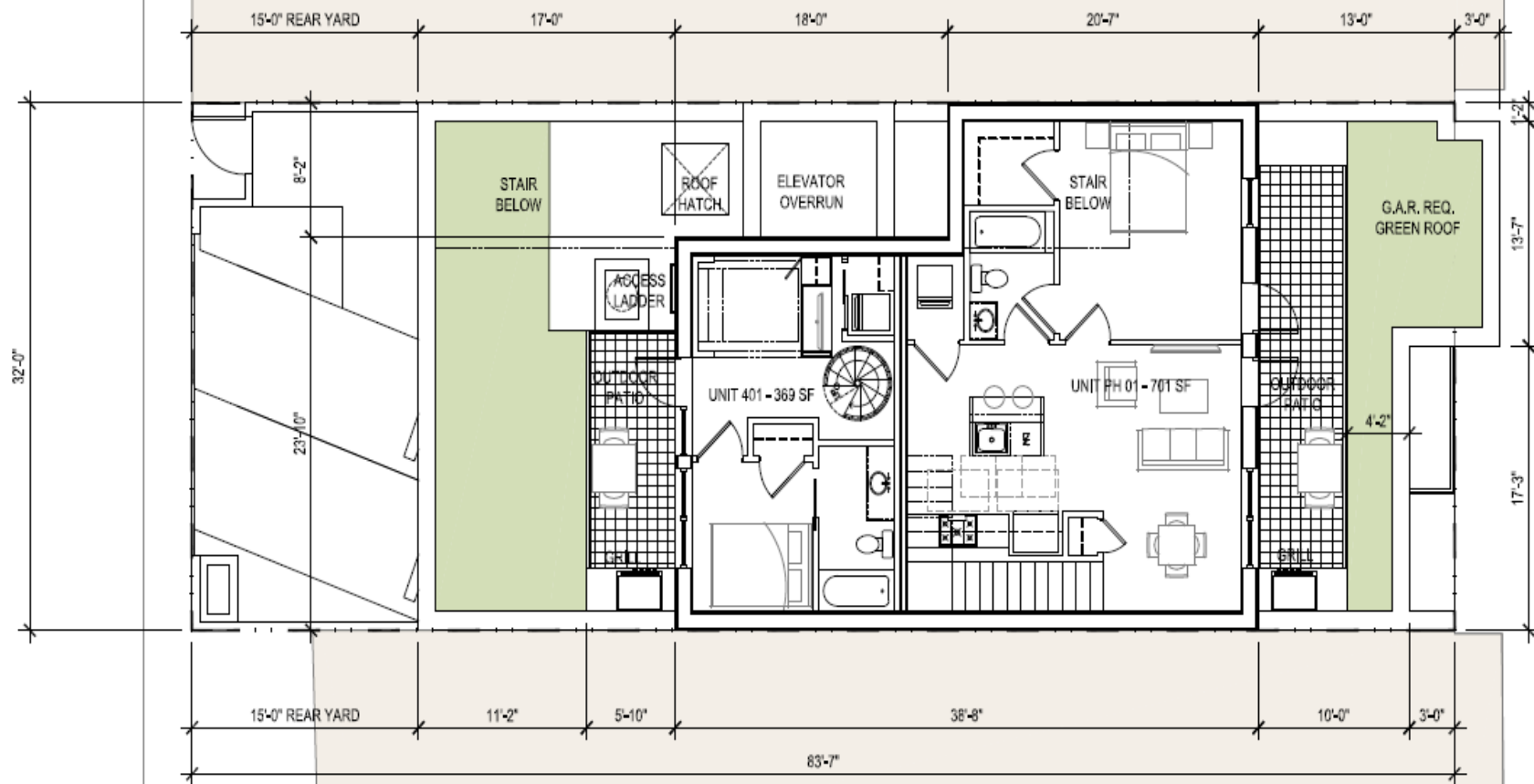
Project



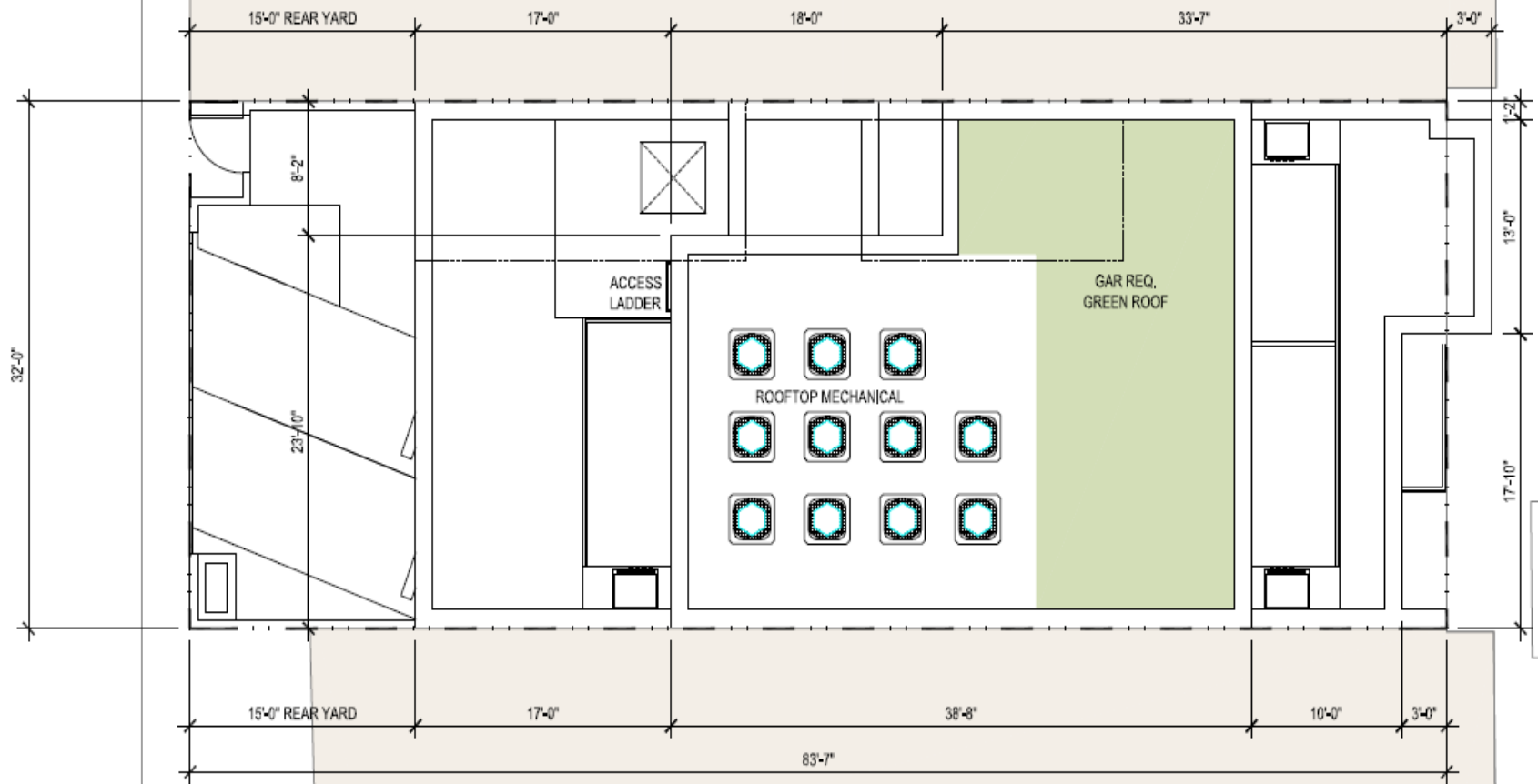
Plan: Typical Floor



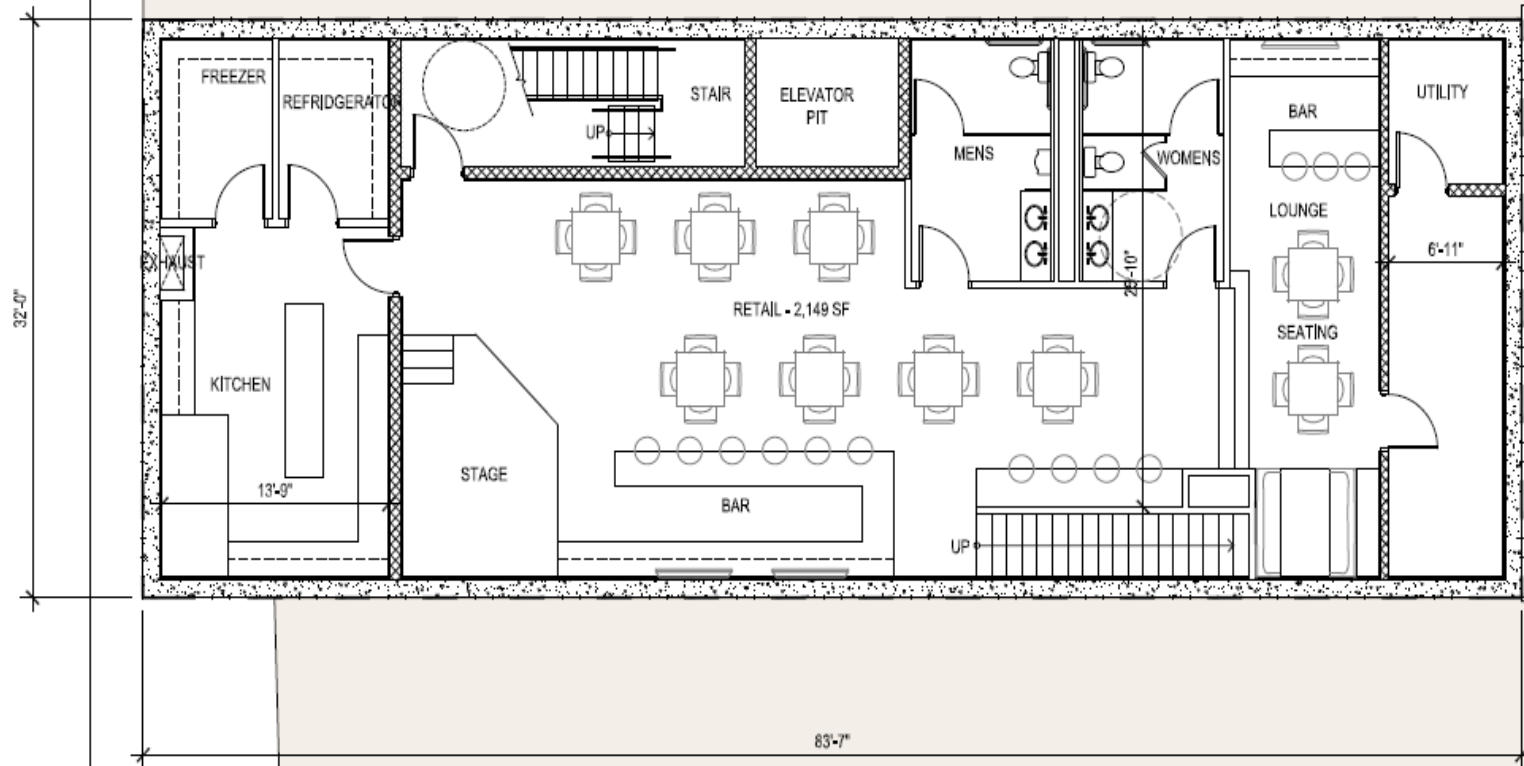
Plan: Fourth Floor



Plan: Penthouse Floor



Plan: Roof Floor



Plan: Cellar Floor



3 EXISTING FACADE CONDITION
SCALE: 1/8" = 1'



- DETERIORATION OF EXISTING BLOCK



4 PARTIAL FIRST FLOOR PLAN
SCALE: 1/8" = 1'



1 EXISTING RENDERED ELEVATION W/ AWNING REMOVED
SCALE: 1/8" = 1'



- EXISTING STOREFRONT & MASONRY BASE



2 PROPOSED RENDERED ELEVATION
SCALE: 1/8" = 1'

EXISTING STOREFRONT CONFIGURATION TO REMAIN 260 SF
RECONFIGURED STOREFRONT 120 SF

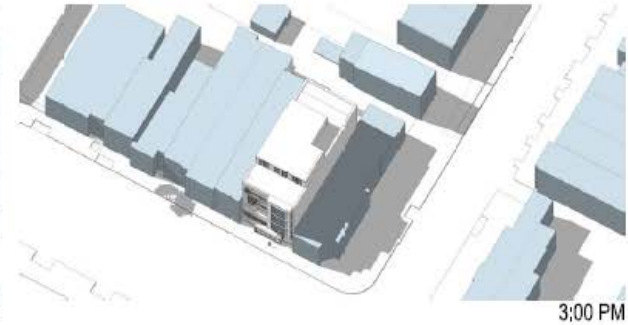
- AWNING TO BE REMOVED
- STEEL SECURITY FRAME AND GATES TO BE REMOVED
- 71 SF OF EXISTING BLOCK REMOVED IN THIS AREA, 22% OF TOTAL BLOCK
- 315 SF OF TOTAL EXISTING BLOCK ON FRONT FACADE
- PARK'S HARDWARE SIGN TO BE PRESERVED AND REUSED AS AN INTERIOR DECORATIVE ELEMENT
- EXISTING, REPAIRED CEMENTITIOUS BLOCK
- EXISTING CEMENTITIOUS BLOCK
- EXISTING TIEBACKS, TO BE REPLACED IN KIND
- ALUMINUM STOREFRONT, TO BE REPLACED IN KIND
- GLASS, TO BE REPLACED
- MASONRY BASE TO REMAIN

Façade

Shadow Study – Summer:

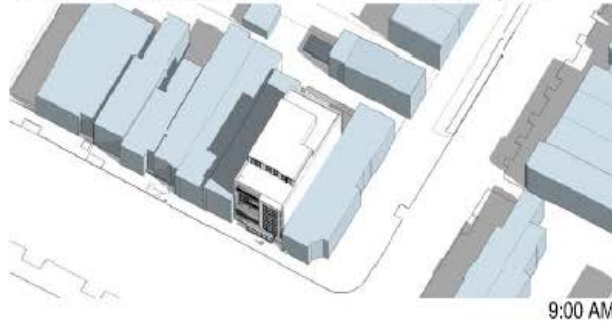
PROPOSED BUILDING - SUMMER

JUNE 20, 2016



MATTER OF RIGHT - SUMMER

JUNE 20, 2016



Shadow Study – Winter:

PROPOSED BUILDING - WINTER

DECEMBER 20, 2016



MATTER OF RIGHT BUILDING - WINTER

DECEMBER 20, 2016



Zoning Relief

- Variance:
 - ▣ Lot Occupancy (§ 1324.4)
 - ▣ Off-Street Parking (§ 2101.1)
 - ▣ Parking Space Size (§ 2115.1)

Variance: 3-Prong Test

- Exceptional Condition
- Practical Difficulty
- No Substantial Detriment to the Public Good or Inconsistency with the Zoning Plan

Exceptional Situation or Condition



- Narrow and Shallow Lots
- Narrow Alley
- Requirements of the H Street Overlay
- Existing Structural Conditions

Standard of Review

- Area variances only require proof of practical difficulties, while use variances require proof of hardship, a somewhat greater burden. See *Palmer v. District of Columbia Bd. Of Zoning Adjustment*, 287 A.2d 535, 540-41 (D.C. 1972).
- Practical difficulties have been found when compliance with the Zoning Regulations would be “unnecessarily burdensome.” See *Gilmartin v. District of Columbia Bd. of Zoning Adjustment*, 579 A.2d 1164, 1170 (D.C. 1990).
- The Court has found that self-created hardship is not a factor to be considered in an application for an area variance, because that factor applies only to a use variance. See *Assoc. for Preservation of 17000 Block of N Street NW et. Al. v. DC BZA*, 384 A.2d 674 (1978); See also, *Salsbery v. District of Columbia Board of Zoning Adjustment*, D.C. App., 357 A.2d 402, 404 (1976).

Practical Difficulty without Zoning Relief

▣ Lot Occupancy

- Limited core location options given existing core location
- Addition of a beam and column system on the ground floor would negatively affect the viability of ground floor retail space.

▣ Off-street Parking and Compact Spaces

- Property too narrow and shallow to accommodate 10 off street parking spaces
- The provision of two compact spaces at an angle is the most efficient parking design in consideration of those limitations.

No Detriment to the Public Good or Zone Plan

- Project creates a project that conforms with the goals of the H-Street Overlay.
- The Property is very accessible by public transportation
- Applicant will be providing transit subsidies, long-term bicycle parking spaces, and the residential building will have a transit screen

Community Outreach

- The Applicant obtained the support of the residential property that will be most directly affected by the proposed development, the owner of 800 10th Street NE.
- ANC 6A's Economic Development and Zoning Committee voted to support the project to the full ANC
- Single Member Commissioner hopes the project can move forward
- ANC 6A voted 8-0 to support the project

BZA Application:
920-922 H Street NE
BZA Case No. 19250

Presented by:
Meridith H. Moldenhauer
Griffin, Murphy,
Moldenhauer & Wiggins, LLP

