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February 28, 2018

VIA IZIS

D.C. Board of Zoning Adjustment
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

Re: Supplemental Submission BZA Case 19699
1800 Newton St. NE LLC (“**Applicant**”)
1800 Newton Street, NE (Square 4202, Lot 191) in the R-1-B Zone District (“**Property**”)

Dear Members of the Board:

As described in the Application, the Applicant proposes to convert the two existing nonconforming retail/commercial spaces (retail and salon) to two residential units within the existing nonconforming two-story apartment building. No addition or exterior changes will be made. No parking is available on-site. We would like to take this opportunity to update you on the following since the submission of the Application:

Office of Planning

The Office of Planning (“**OP**”) requested revised floor plans to more clearly show the existing and proposed uses on the first and second floors. *See attached Tab A*. The revised floor plans accurately depict the existing two nonconforming retail/commercial spaces on the ground floor as 592 sq. ft. and 805 sq. ft., respectively.

Department of Transportation

The Applicant is requesting relief from one (1) parking space. In the Application we requested the Board waive the requirement for a transportation demand management plan (“**TDM Plan**”). However, OP informed us that the Board is unable to waive the TDM plan requirement which must be approved by DDOT and be made a condition of the BZA Order (pursuant to Subtitle C §703.4).

As a result, we reached out to DDOT and requested DDOT suggest what type of TDM Plan would be appropriate for this case. DDOT replied via email, “*DDOT will not be requesting a TDM Plan be implemented for the relief from 1 parking space given the land use (residential) and size of the*

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project (8 units). However, we will be reiterating that your property meet the zoning requirements for short- and long-term bicycle parking (if any are required)."

Pursuant to 11 DCMR C-802.5, "an addition to an existing building, or the expansion of a use within a building, triggers additional bicycle parking requirements only when the gross floor area of the building or use is expanded or enlarged by twenty-five percent (25%) or more beyond the gross floor area on the effective date of this title, or in the case of a new building, the gross floor area used to calculate the initial parking requirement. The additional minimum parking required shall be calculated based upon the entire gross floor area added." In this case, the residential gross floor area added is quantified as two dwelling units for determining additional bike parking required. As a result, two additional units are below the minimum threshold for required bike parking and none are required to be provided.

The existing residential use at the Property consists of 4,247 sq. ft. The existing commercial use at the Property consists of 1,397 sq. ft.

Community Outreach

The Applicant informed us that he has been in contact with his adjacent neighbor to the north about the Application and that he has no objection. The Application will be presented this evening (January 28th) to ANC 5B at its monthly meeting.

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to ask the Office of Zoning staff to contact the undersigned.

Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.

By: _____

John Patrick Brown, Jr.

By: _____

Kate M. Olson

Enclosures

CERTIFICATE OF SERVICE

I hereby certify that a copy of this Supplemental Submission was sent electronically, unless otherwise indicated, on February 28, 2018 to the following:

ANC 5B

Ursula Higgins, ANC 5B Chairperson

5B02@anc.dc.gov

And by mail:

Advisory Neighborhood Commission 5B

1920 Irving Street, NE

Washington, DC 20018

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