

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Elisa Vitale, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: March 22, 2019
SUBJECT: BZA Case 19957, 1225-1227 Pennsylvania Avenue, SE to permit construction of a second-story addition.

I. OFFICE OF PLANNING RECOMMENDATION

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

- Rear yard, Subtitle G § 705.3, pursuant to Subtitle X § 901.1 and G § 708.1 (15-foot minimum required; 0 feet existing, one story; 0 feet proposed, second story).

II. LOCATION AND SITE DESCRIPTION

Address	1225-1227 Pennsylvania Avenue, SE
Applicant	Spectrum Management on behalf of George and Lisa Simpson, owners.
Legal Description	Square 1019S, Lots 37 and 38
Ward, ANC	6 / 6B
Zone	MU-25 – Capitol Hill Commercial Mixed-Use zone intended to permit moderate-density mixed-use development.
Historic District	Capitol Hill
Lot Characteristics	The property consists of two lots, each measuring 15 feet in width, for a total width of 30 feet. The property is 42 feet deep. The property is bounded by Pennsylvania Avenue, SE to the north and adjoining lots to the south, east, and west.
Existing Development	The property is improved with a one-story attached building in commercial use.
Adjacent Properties	The adjacent properties at 1223 and 1229 Pennsylvania Avenue, SE. to the east and west, are in commercial use. The property to the south, at 1220 G Street, SE, is a detached building in residential use.

Surrounding Neighborhood Character	The surrounding neighborhood is a mix of commercial and residential uses with mixed-use zoned properties fronting on Pennsylvania Avenue, SE and residentially zoned properties to the north and south of the commercial corridor. The Potomac Avenue metro station is located approximately one block to the east of the subject property.
Proposed Development	The Applicant is proposing to construct a second-story addition to the existing building.

III. ZONING REQUIREMENTS and RELIEF REQUESTED

Zone – MU-25	Regulation	Existing	Proposed ¹	Relief
Height G § 703	50 ft. max.	16 ft. 2 in.	25 ft. 6 in.	None Required
Lot Width	Not Applicable	30 ft.	30 ft.	None Required
Lot Area	Not Applicable	1,260 sq. ft.	1,260 sq. ft.	None Required
Floor Area Ratio G § 702.3	2.0 max.	0.9	1.6	None Required
Lot Occupancy G § 704	Not Applicable	98%	98%	None Required
Rear Yard G § 705	15 ft. min.	0 ft.	0 ft.	REQUIRED
Side Yard G § 706	None required	0 ft.	0 ft.	None Required
Parking C § 701	Not Applicable	0 spaces	0 spaces	None Required

IV. OFFICE OF PLANNING ANALYSIS

a. Special Exception Relief from Subtitle G § 705.3

Pursuant to G § 708.1 of the Zoning Regulations, the Board may grant special exception relief from the rear yard requirements provided that the following standards of G § 1201.1 are met:

(a) *No apartment window shall be located within forty feet (40 ft.) directly in front of another building;*

The Applicant is not proposing a residential use. The subject property fronts on Pennsylvania Avenue, SE, the right-of-way of which, provides separation from properties to the north. No windows are proposed on the rear, or south, elevation (Exhibit 30A) that abuts a residential property; therefore, no apartment window would be located within forty feet of the subject property.

(b) *No office window shall be located within thirty feet (30 ft.) directly in front of another office window, nor eighteen feet (18 ft.) in front of a blank wall;*

The Applicant is proposing a commercial use; however, as stated above, the Pennsylvania Avenue right-of-way provides greater than 30 feet separation from properties to the north. The Applicant is proposing a blank, rear façade, which would be separated from the residential property to the south by the existing rear yard at 1220 G Street, SE.

¹ Information provided by Applicant, Exhibit 5, January 10, 2019.

- (c) *In buildings that are not parallel to the adjacent buildings, the angle of sight lines and the distance of penetration of sight lines into habitable rooms shall be considered in determining distances between windows and appropriate yards;*

The subject building is not parallel to the property at 1220 G Street, SE; however, the Applicant is proposing a blank rear wall, which would preclude sight lines into habitable rooms.

- (d) *Provision shall be included for service functions, including parking and loading access and adequate loading areas; and*

Parking and loading facilities are not currently provided on site. Based on the proposed square footage of office use (2,057 square feet), parking and loading facilities would not be required. Furthermore, the subject property does not have alley access and does not have a curb cut from Pennsylvania Avenue, SE.

- (e) *Upon receiving an application to waive rear yard requirements in the subject zone, the Board of Zoning Adjustment shall submit the application to the Office of Planning for coordination, review, report, and impact assessment, along with reviews in writing from all relevant District of Columbia departments and agencies, including the Department of Transportation, the District of Columbia Housing Authority and, if a historic district or historic landmark is involved, the Historic Preservation Office.*

The subject application was referred to relevant agencies on February 12, 2019. The Historic Preservation Review Board approved the proposed addition in concept at its October 25, 2018 meeting and delegated final review to Historic Preservation Office staff. The District Department of Transportation will provide comments directly to the record.

- X § 901.2(b) Is the proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?*

The proposed addition would be in harmony with the general purpose and intent of the Zoning Regulations and Maps. The Applicant is proposing to extend an existing nonconforming rear yard condition through the addition of a second story. The property would continue to meet the MU-25 zone development standards for height, lot occupancy, and FAR.

- X § 901.2(c) Would the proposal appear to tend to affect adversely, the use of neighboring property?*

The proposed addition should not adversely affect the use of neighboring properties. Two-story commercial buildings are in keeping with the character of the Pennsylvania Avenue commercial corridor. The Applicant is not proposing windows on the rear façade, which would limit views to the adjoining residential properties to the south.

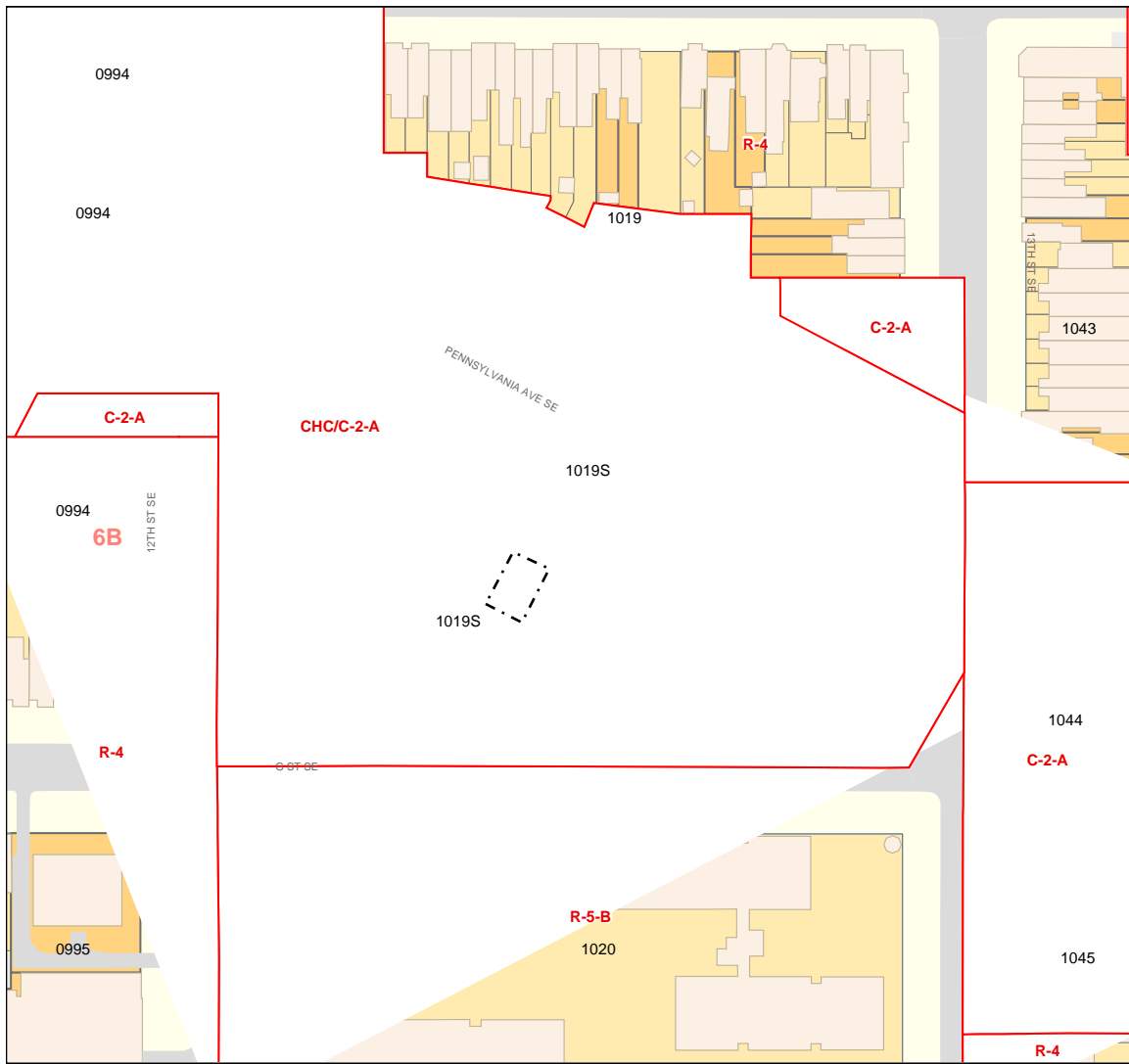
V. COMMENTS OF OTHER DISTRICT AGENCIES

Comments from other District agencies had not been received at the time this report was drafted.

VI. COMMUNITY COMMENTS TO DATE

ANC 6B voted unanimously to support the subject application at its March 12, 2019 public meeting.

Attachment: Location Map



Location Map: 1225-1227 Pennsylvania Avenue, SE