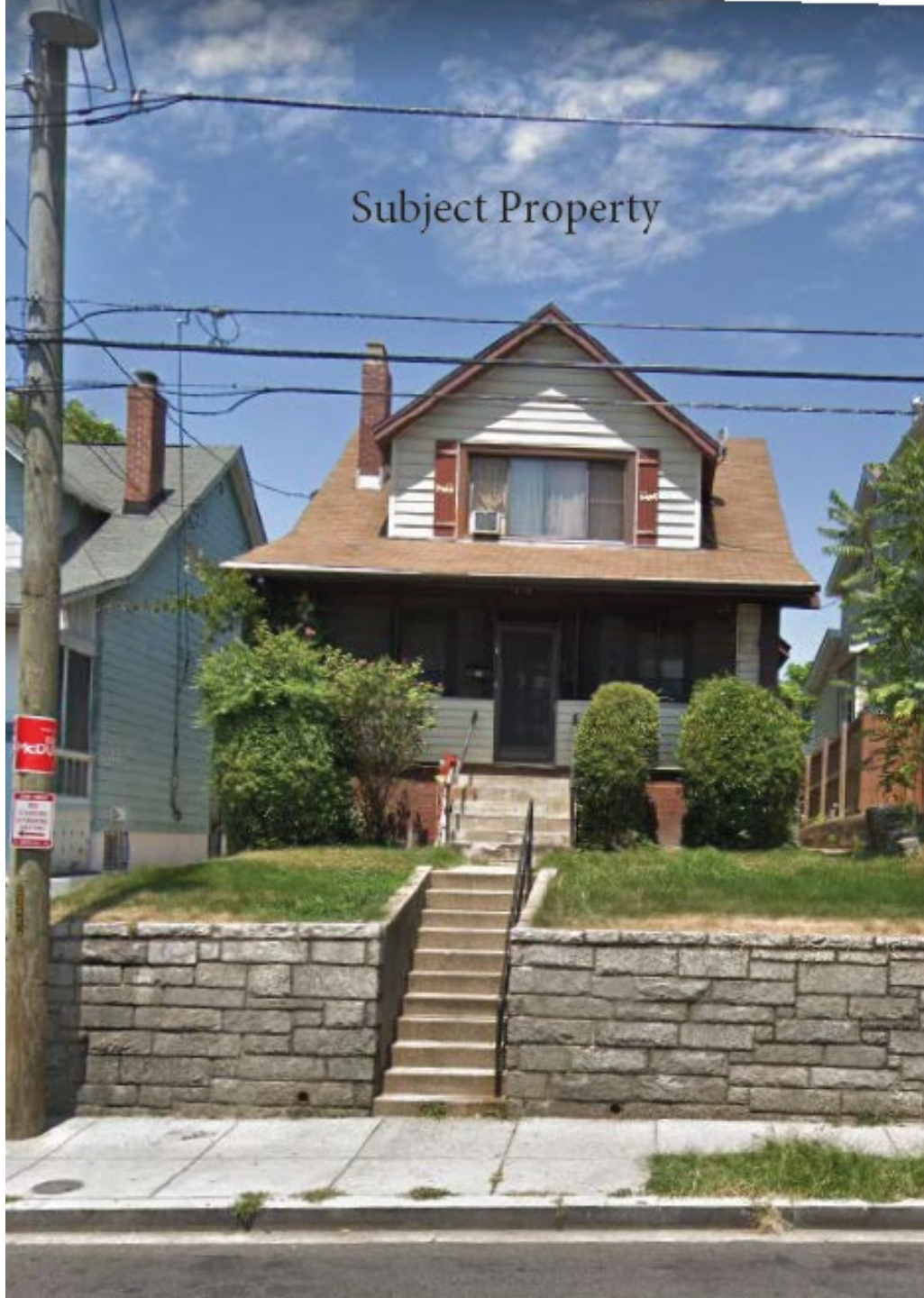


Subject Property



# 1818 Rhode Island Avenue, NE

BZA APPLICATION NO. 20065

DILAN INVESTMENTS LLC

JANUARY 29, 2020

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20065  
EXHIBIT NO.46

# Overview

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- The Subject Property, located in the MU-4 Zone, is currently improved with a detached single-family dwelling
- The Applicant is proposing to raze the existing building and construct a new 8-unit building
- C § 711.5 requires that a driveway which provides access to no more than 2 parking spaces for any use must be at least 8 ft. wide
- The existing driveway is approximately 7 ft. wide and cannot be widened due to existing topographical conditions and a large retaining wall in public space
- Existing driveway provides access to 2 proposed parking spaces in the rear; however, the Applicant cannot count those towards the parking requirement—which is only 1 parking space—because of the substandard driveway width
- The Applicant is therefore requesting special exception relief pursuant to C § 703.2 which permits exemptions from the minimum parking requirements of C § 701.5

# Overview

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- The Applicant is required to provide 3, long-term bicycle parking spaces
- The Applicant is providing a total of 5 bicycle parking spaces, 3 inside and 2 outside
- The Applicant is providing the required number of long-term bicycle spaces in a bike room on the entry level
- However, the Applicant is requesting special exception relief pursuant to C § 807.2 for the bicycle spaces because of C § 805.9, which requires that a minimum of 50% of required long-term bicycle parking spaces must be horizontal
- The Applicant does not have room to provide 2 horizontal spaces, so all 3 proposed spaces are vertical



Subj. Property



Existing Conditions



Rhode Island Ave NE

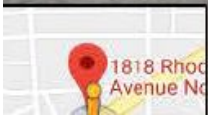
Washington, District of Columbia

Google, Inc.

Street View - Jul 2018

View to the W/SW

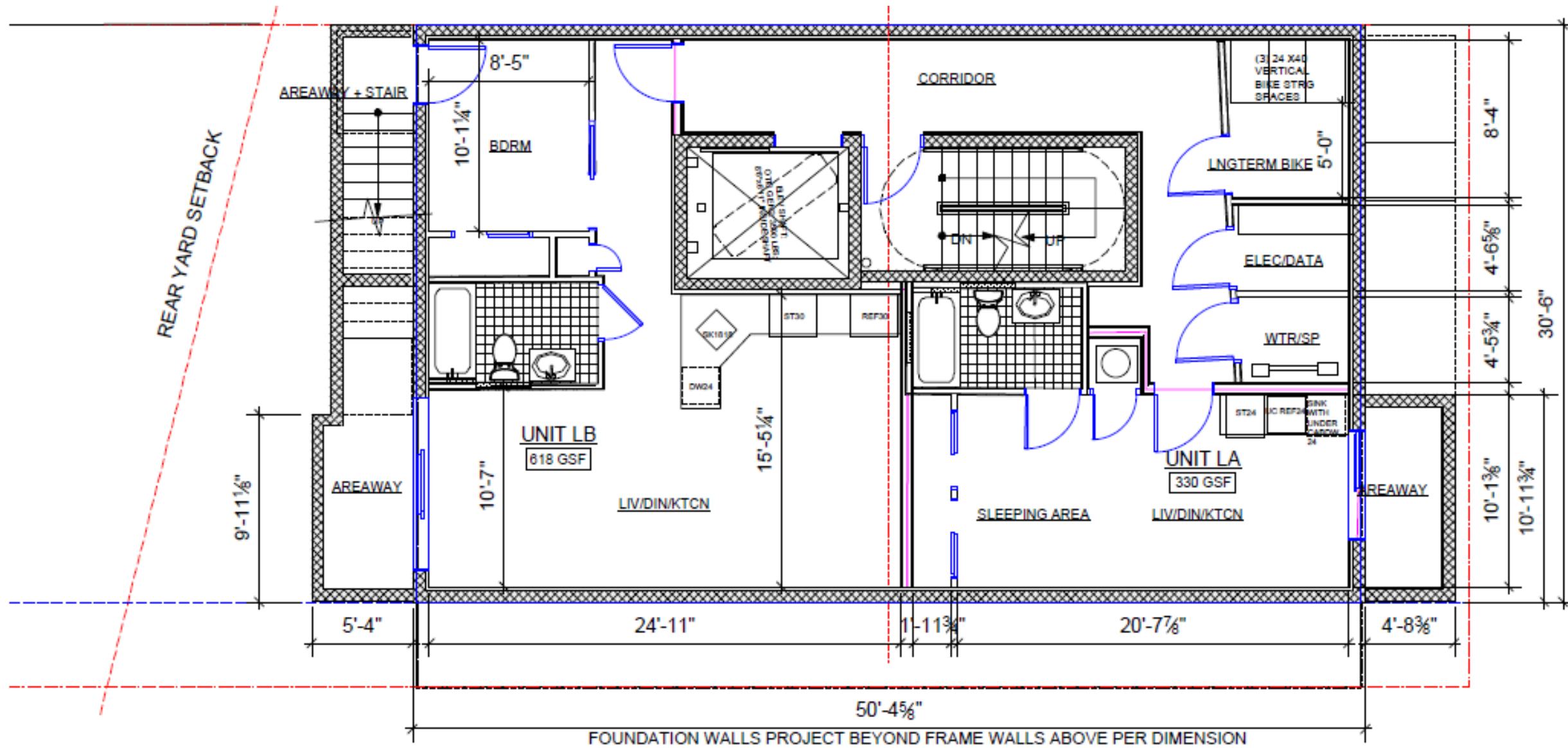
Subject Property



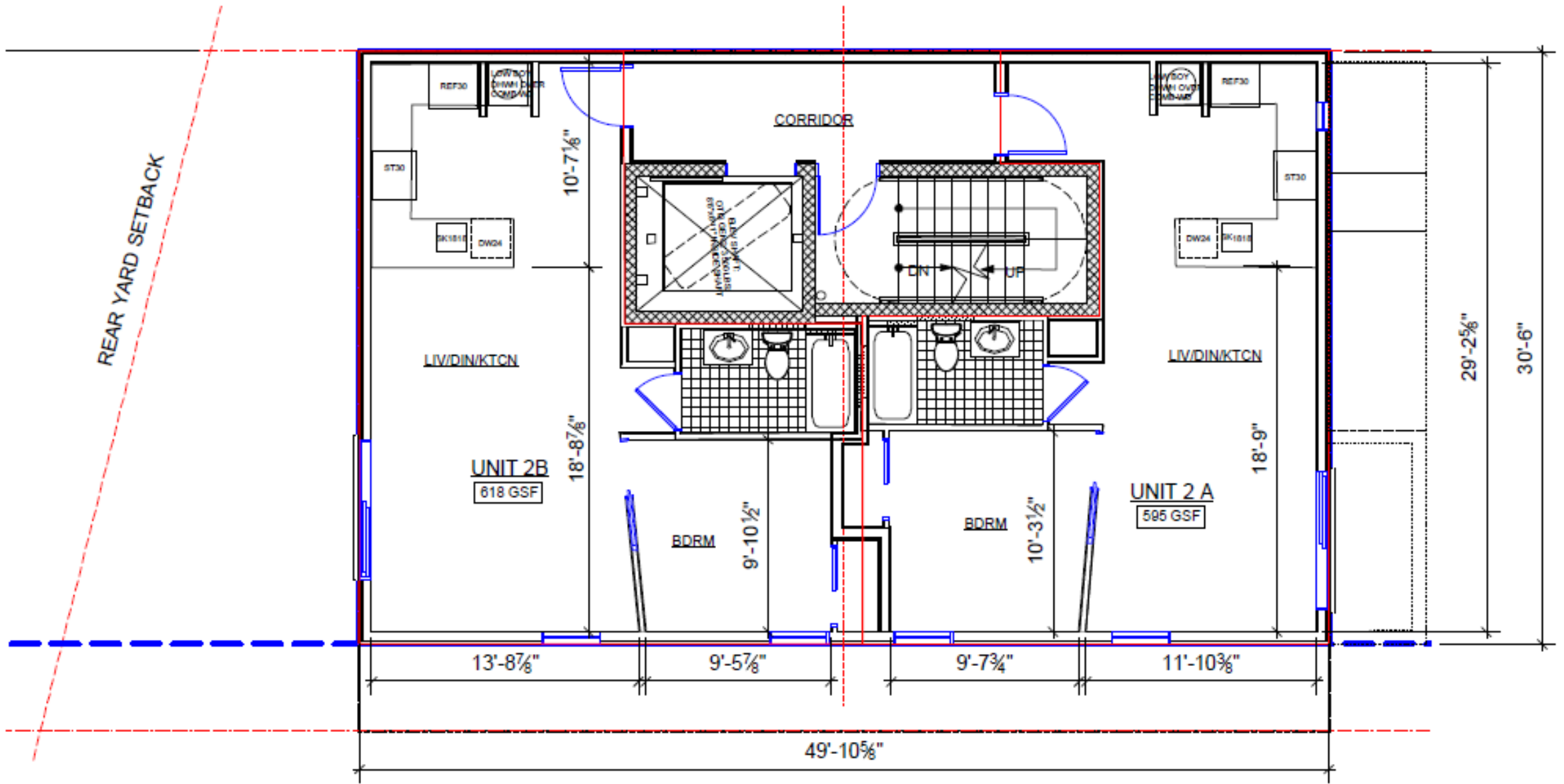


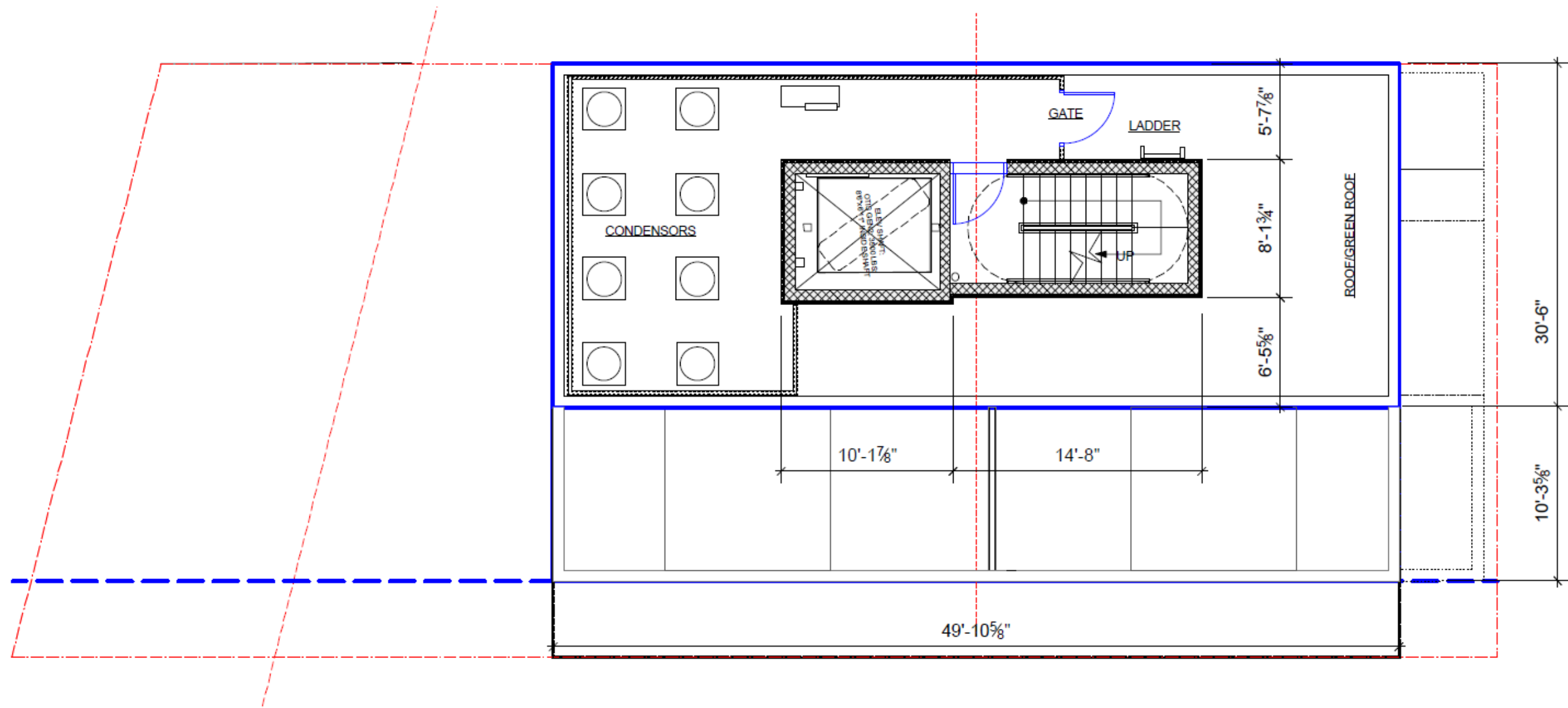




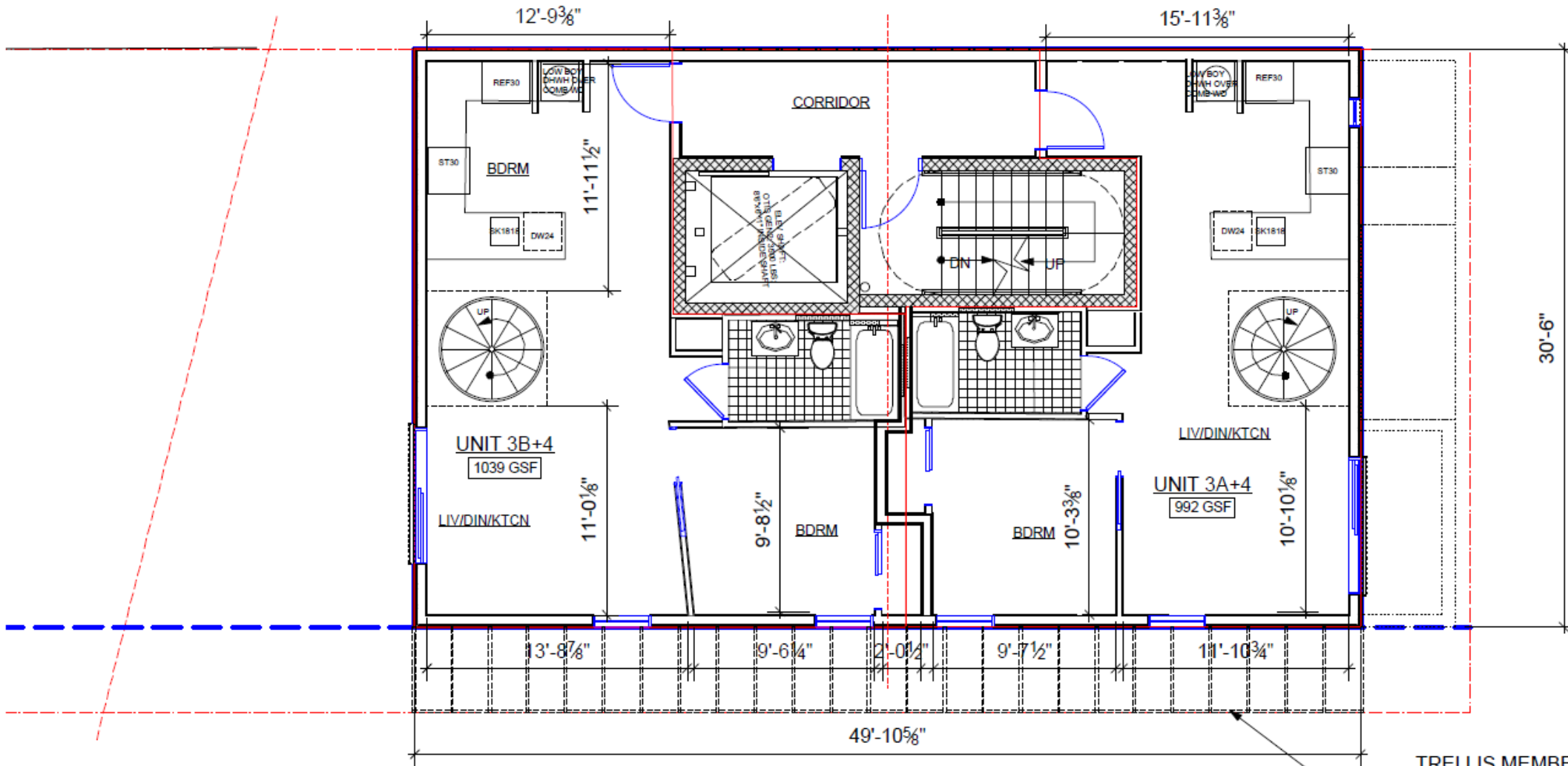








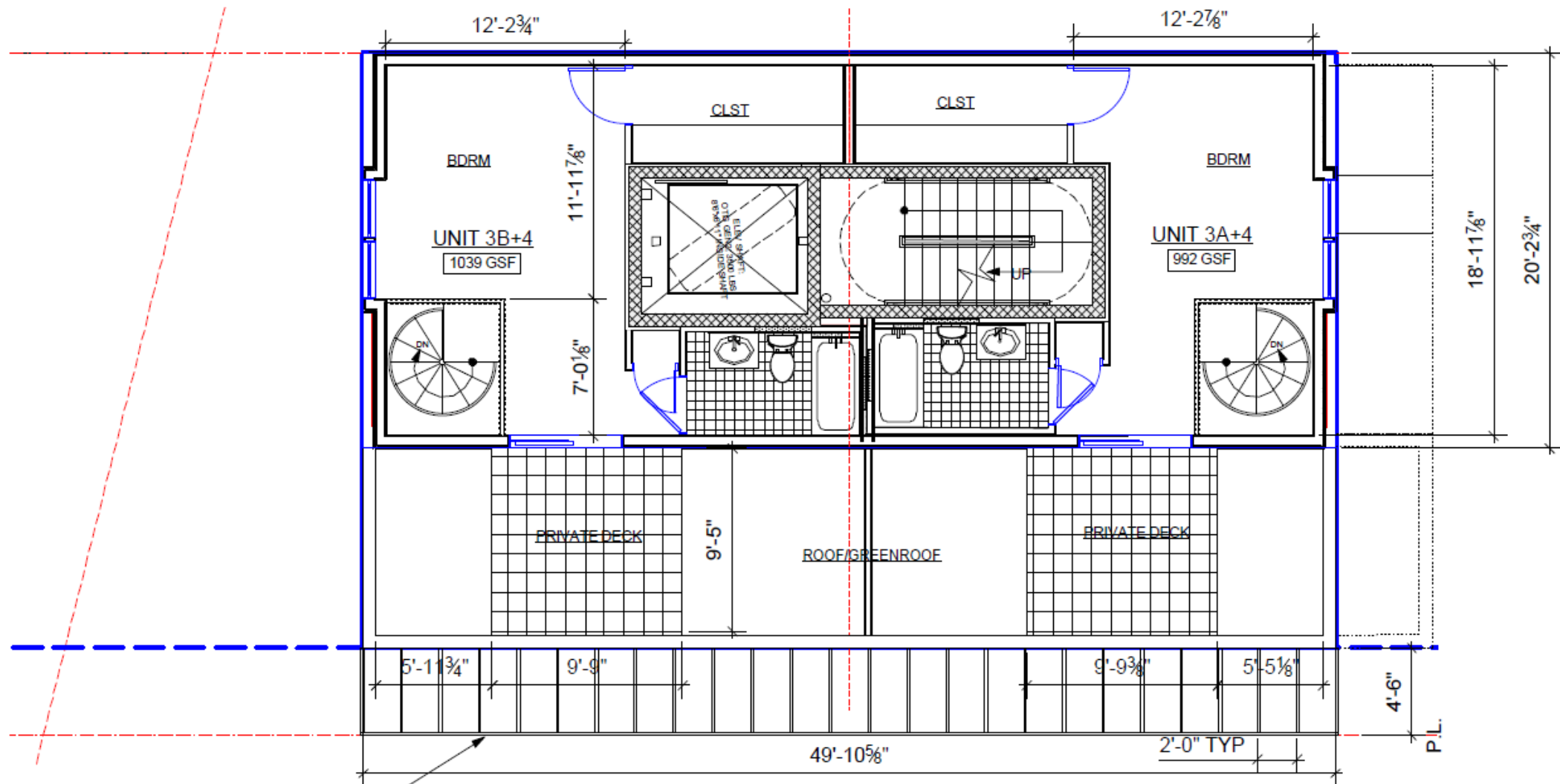




TRELLIS MEMBERS FROM EXTR RATED, PNTD  
 2X10 FRTW LUMBER, CUT TO SLOPE AS  
 SHOWN, SPACED 24" OC AND CONNECTED  
 WITH APPROX 2X4 FRTW MEMBER ACROSS  
 WEST CUT ENDS

1 ARCH PLAN LEVEL 3  
 A301.1 Scale: 3/16" = 1'-0"





TRELLIS MEMBERS FROM EXTR RATED, PNTD  
 2X10 FRTW LUMBER, CUT TO SLOPE AS  
 SHOWN, SPACED 24" OC AND CONNECTED  
 WITH APPROX 2X4 FRTW MEMBER ACROSS  
 WEST CUT ENDS

3 ARCH PLAN PARTIAL LEVEL 4  
 A301 Scale: 3/16" = 1'-0"











# General Special Exception Requirements of Subtitle X § 901.2

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*1) Granting relief will be in Harmony with the General Purpose and Intent of the Zoning Regulations and Zoning Maps*

*2) Granting relief will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps*

- This is the MU-4 mixed-use zone and the provision of an 8-unit apartment building is consistent with the purposes of the MU Zone
- Even though the Applicant cannot technically meet the requirements for parking access and horizontal bike spaces, the Project does in fact provide 2 parking spaces and 5 bicycle spaces

# Parking-Requirements of Subtitle C § 703.2

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Section 703.2 “The Board of Zoning Adjustment may grant a full or partial reduction in number of required parking spaces, subject to the general special exception requirements of Subtitle X, and the applicant’s demonstration of at least one (1) of the following:

- (a) Due to the physical constraints of the property, the required parking spaces cannot be provided either on the lot or within six hundred feet (600 ft.) of the lot in accordance with Subtitle C § 701.8*
- Due to the fact that the Subject Property has no alley access, the required parking space cannot be provided on the Subject Property and the space cannot be provided within 600 ft. of the Subject Property
- From the Applicant’s investigation, the only parking lots within 600 ft. of the Subject Property are in use by commercial or religious establishments
- The existing 7 ft. wide access cannot be widened without causing significant impact to an existing retaining wall in public space and removing an existing telephone pole



# Parking-Requirements of Subtitle C § 703.2

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- b) The use or structure is particularly well served by mass transit, shared vehicle, or bicycle facilities;*
  - c) Land use or transportation characteristics of the neighborhood minimize the need for required parking spaces;*
- The Subject Property is particularly well served by mass transit, shared vehicle, and bike facilities
  - The Subject Property is only 371 ft. from the Rhode Island Avenue & 18th Street, NE bus stop, 0.1 mi. from the nearest Capital BikeShare station, 0.9 mi. from the nearest rental car location, and 1.2 mi. from the Rhode Island Avenue Metro Station

# Parking-Requirements of Subtitle C § 703.2

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- d) Amount of traffic congestion existing or which the parking for the building or structure would reasonably be expected to create in the neighborhood*
- The additional residential units are unlikely to create additional traffic congestion in the neighborhood
  - The Applicant is still providing 2 parking spaces which are reasonably accessible by an existing driveway, albeit 1 foot narrower than required

# Parking-Requirements of Subtitle C § 703.2

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**Section 703.3 “Any reduction in the required number of parking spaces shall be only for the amount that the applicant is physically unable to provide and shall be proportionate to the reduction in parking demand demonstrated by the applicant.”**

As the Applicant does not have any access to the alley, the reduction in the number of parking spaces is only for the amount that the Applicant is unable to provide.

**Section 703.4 “Any request for a reduction in the minimum required parking shall include a transportation demand management plan approved by the District Department of Transportation, the implementation of which shall be a condition of the Board of Zoning Adjustment’s approval.”**

The Applicant has provided a transportation demand management plan.



# Special Exception Relief Pursuant to C § 807.2 for the bicycle spaces due to C § 805.9

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- a) *Due to the physical constraints of the property, the required bicycle parking spaces cannot be provided on the lot or, in the case of short-term bicycle parking spaces, on abutting public space*
- The physical constraints of the Property make it so the Applicant is unable to provide at least 2 horizontal bicycle parking spaces and why it must instead provide 3 vertical bicycle parking spaces
  - 2 horizontal spaces would require approximately 100 square feet of space on the entry level
  - If the Applicant were to provide 2 horizontal spaces, it would have to reduce 1 of the entry level units by about 100 square feet and it would no longer be big enough to be considered a residential unit
  - Accordingly, the Applicant would lose 1 dwelling unit, at which point bicycle parking would not even be required because the building would only have 7 units and bicycle parking starts at 8 units

# Conclusion

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- The Applicant has worked and will continue to work with DDOT to meet their requirements
- The Applicant re-designed the proposed Building so that it does not encroach on the shared easement with the building to the east and the easement is being maintained
- The Applicant has filed the prehearing documents as requested by the Office of Planning