

# BZA Application No. 20116

Elee & Joseph Wakim  
2705 11<sup>th</sup> Street, NW  
(Square 2858 Lot 18)

712.3 At least fifty percent (50%) of the required parking spaces must meet the minimum full-sized parking space standards of Subtitle C § 712.5. All other spaces must meet the minimum compact parking space standards in Subtitle C § 712.6.

712.4 Parking spaces provided on the same lot as a historic resource shall meet the minimum dimensional requirements of Subtitle C § 712.6.

712.5 The minimum dimensions for full-sized parking spaces and aisles are as follows:

**TABLE C § 712.5: MINIMUM DIMENSIONS FOR FULL-SIZED PARKING SPACES AND AISLES**

Parking Angle	Stall Width	Depth of Stalls Perpendicular to Aisle	One-Way Drive Aisle Width	Two-Way Drive Aisle Width
45°	9 ft.	17.5 ft.	17 ft.	N/A
60°	9 ft.	19 ft.	17 ft.	N/A
90°	9 ft.	18 ft.	20 ft.	20 ft.
Parallel	22 ft.	8 ft.	12 ft.	20 ft.





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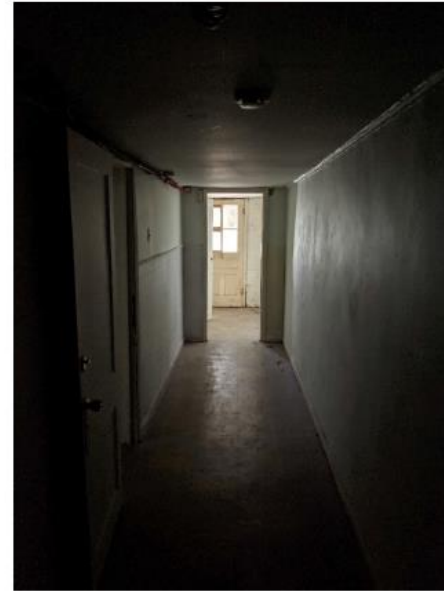
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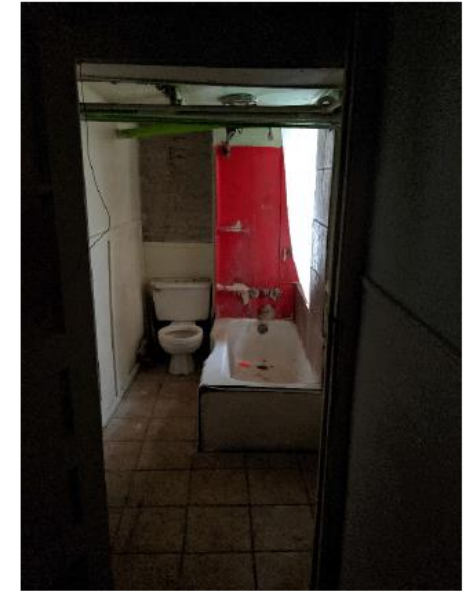
1 (Main Hall – View toward rear)



2 (Kitchen – Sink and gas line)



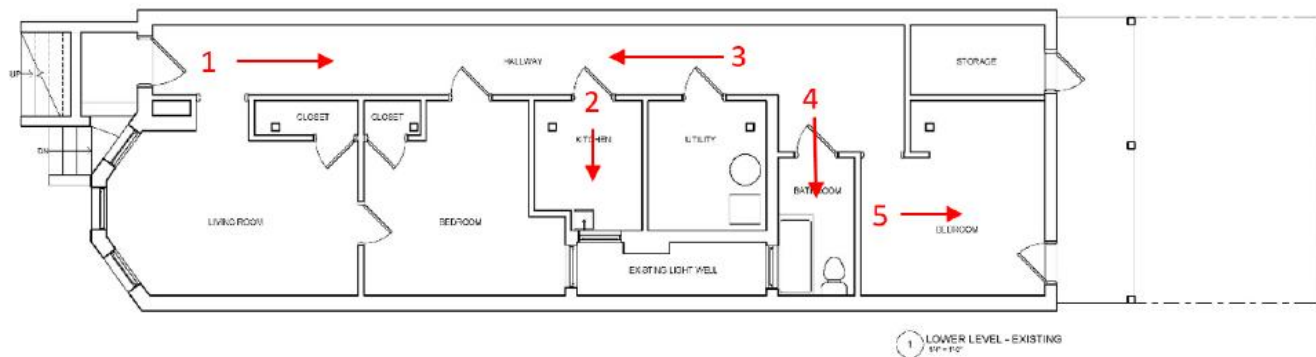
3 (Main Hall – View toward front entrance)



4 (Full bathroom)



5 (View toward rear entrance)



EXISTING LOWER LEVEL

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1 (Main Hall – View toward front entrance)



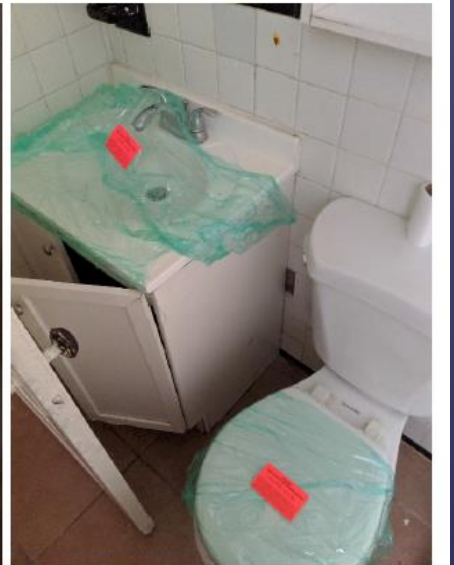
2 (Main Hall – View toward front entrance)



3 (Main Hall – View toward front entrance)



4 (Full bathroom)



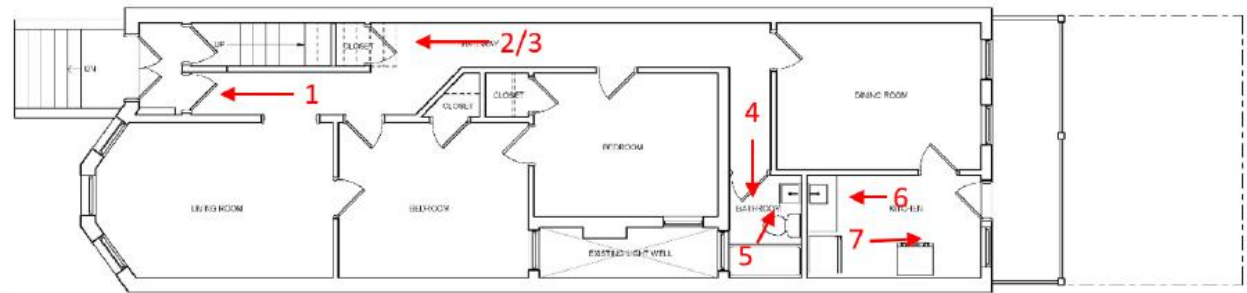
5 (Full bathroom)



6 (Full kitchen)



6 (Full kitchen View toward rear entrance)



2 FIRST FLOOR - EXISTING  
1/4" = 1'-0"

EXISTING FIRST FLOOR



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1 (Main Hall – View toward front entrance)



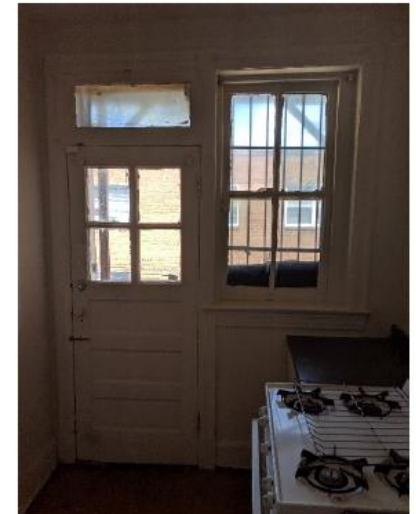
2 (Full bathroom)



3 (Full bathroom)



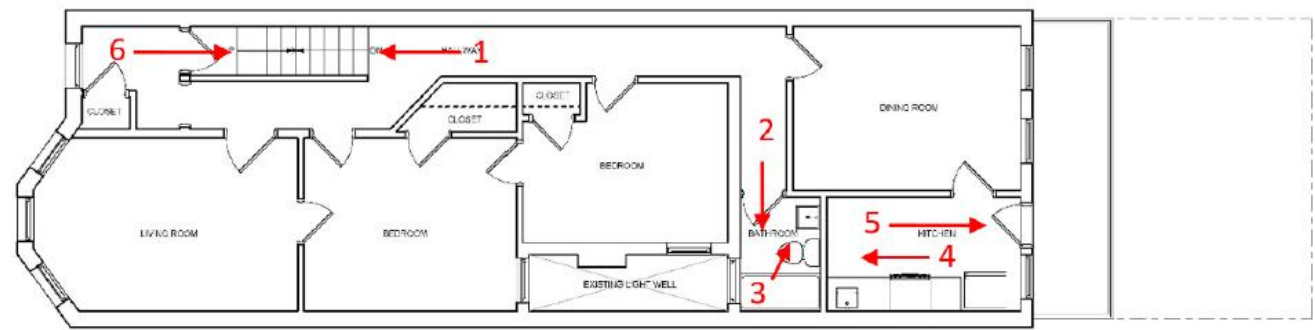
4 (Full kitchen)



5 (Full kitchen View toward rear entrance)



6 (View toward stair to third floor)



1 SECOND FLOOR - EXISTING  
SCALE 1/8" = 1'-0"

EXISTING SECOND FLOOR

## *REQUESTED RELIEF*

- Area Variance
  - 900 square feet land area per dwelling unit (U-320.2(d))
  - Minimum vehicle parking size requirement (C-712.3)
- Special Exception
  - Conversion of a residential building to a three-unit apartment building (U-320.2)



*The Board is authorized to grant [area] variance relief where it finds that three conditions exist:*

1. The property is affected by exceptional size, shape or topography or other extraordinary or exceptional situation or condition;
2. The owner would encounter practical difficulties if the zoning regulations were strictly applied; and
3. The variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

*(X § 1000.1)*

*The Board is authorized to grant [area] variance relief where it finds that three conditions exist:*

1. The property is affected by exceptional size, shape or topography or other extraordinary or exceptional situation or condition;
  - Small size lot (1,465 sf)
  - Shallow depth (78.13 ft)
  - Large footprint (84%)
  - Existing structure already configured with three separate dwelling units
  - Existing structure in severely dilapidated and unsafe condition

*The Board is authorized to grant [area] variance relief where it finds that three conditions exist:*

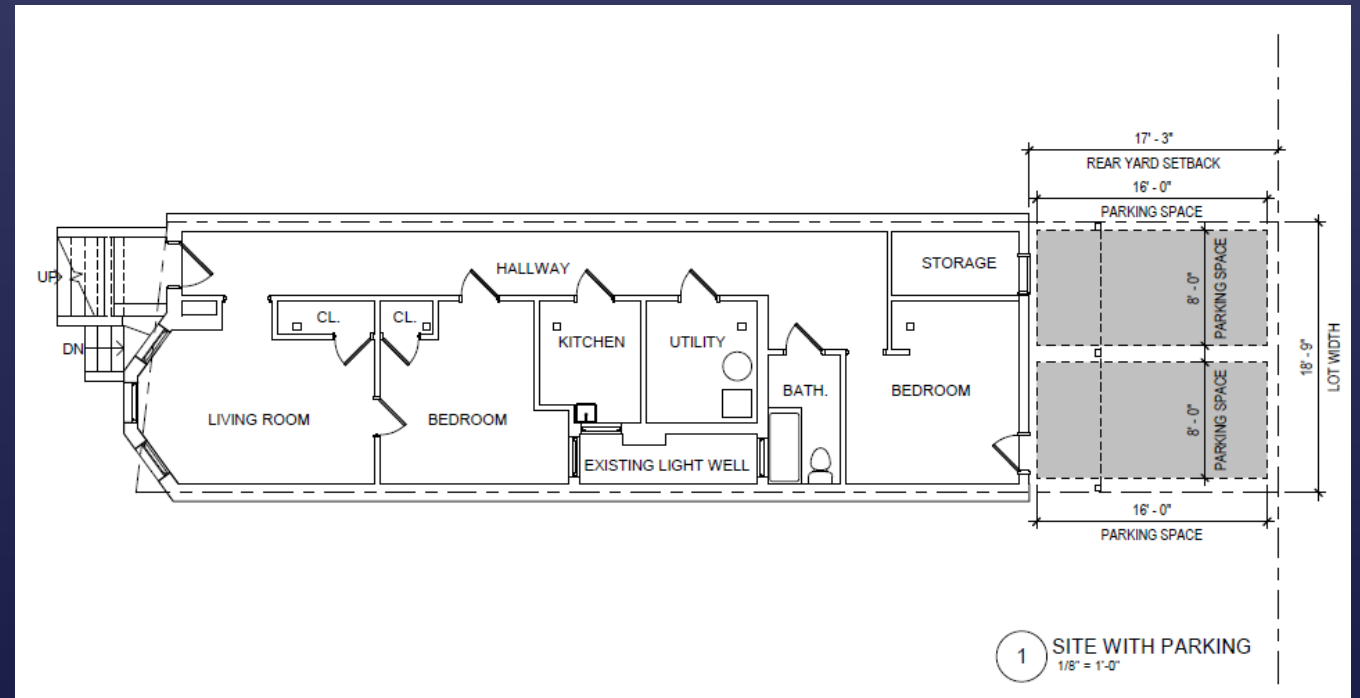
2. The owner would encounter practical difficulties if the zoning regulations were strictly applied; and
  - Applicant unable to reside at subject property due to severe debt to income imbalance caused by existing condition of the structure and cost to bring structure up to code with only two units.



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*The Board is authorized to grant [area] variance relief where it finds that three conditions exist:*

2. The owner would encounter practical difficulties if the zoning regulations were strictly applied; and
- Shallow depth of the site and large footprint of the structure makes it impossible to provide any full-size vehicle parking spaces. Partial demolition would be required to comply.



*The Board is authorized to grant [area] variance relief where it finds that three conditions exist:*

3. The variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.
  - The site has been used in the past as a three-unit apartment building.
  - No perceptible increase in density.
  - No expansion proposed.
  - Surrounding area contains several apartment buildings and commercial uses.
  - Several transit options and neighborhood serving amenities.

*The Board is authorized to grant [area] variance relief where it finds that three conditions exist:*

3. The variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.
  - No parking currently provided.
  - Will meet minimum parking requirement.



*U § 320.2(a) - The maximum height of the residential building and any additions thereto shall not exceed thirty-five feet (35 ft.), except that the Board of Zoning Adjustment may grant a special exception from this limit to a maximum height of forty feet (40 ft.) provided the additional five feet (5 ft.) is consistent with Subtitle U §§ 320.2(f) through 320.2(i);*

- Height of existing building is 34'-9"
- No additions proposed.

*U § 320.2(b) - The fourth (4th) dwelling unit and every additional even number dwelling unit thereafter shall be subject to the requirements of Subtitle C, Chapter 10, Inclusionary Zoning, including the set aside requirement set forth at Subtitle C § 1003.6;*

- Only three units proposed.

*U § 320.2(c) - There must be an existing residential building on the property at the time of filing an application for a building permit;*

- Existing residential building on the Subject Property.

*U § 320.2(d) - There shall be a minimum of nine hundred square feet (900 sq. ft.) of land area per dwelling unit;*

- Variance requested.

*U § 320.2(e) - An addition shall not extend farther than ten feet (10 ft.) past the farthest rear wall of any adjoining principal residential building on any adjacent property;*

- No additions are proposed.

*U § 320.2(f) - Any addition, including a roof structure or penthouse, shall not block or impede the functioning of a chimney or other external vent compliant with any District of Columbia municipal code on an adjacent property. A chimney or other external vent must be existing and operative at the date of the building permit application for the addition;;*

- No additions are proposed.

*U § 320.2(g) - Any addition, including a roof structure or penthouse, shall not significantly interfere with the operation of an existing solar energy system of at least 2kW on an adjacent property unless agreed to by the owner of the adjacent solar energy system. [Remainder of this provision omitted as this provision is not applicable to this application].;*

- No additions are proposed.



*U § 320.2(h) - A roof top architectural element original to the house such as cornices, porch roofs, a turret, tower, or dormers shall not be removed or significantly altered, including shifting its location, changing its shape or increasing its height, elevation, or size. For interior lots, not including through lots, the roof top architectural elements shall not include identified roof top architectural elements facing the structure's rear lot line. For all other lots, the roof top architectural elements shall include identified rooftop architectural elements on all sides of the structure;*

- No additions or modifications are proposed to roof top architectural elements.

*U § 320.2(i) - Any addition shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property [remainder of this provision omitted as this provision is not applicable to this application]*

- No additions are proposed.

*U § 320.2(j) - In demonstrating compliance with Subtitle U § 320.2(i) the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the conversion and any associated addition to adjacent buildings and views from public ways;*

- Not applicable.

*U § 320.2(k) - The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent or nearby properties, or to maintain the general character of a block;*

- No additions proposed. No special treatment necessary.

*U § 320.2(l) - The Board of Zoning Adjustment may modify or waive not more than three (3) of the requirements specified in Subtitle U §§ 320.2(e) through § 320.2(h) provided, that any modification or waiver granted pursuant to this section shall not be in conflict with Subtitle U § 320.2(i); and*

- Applicant not requesting to waive these provisions.

*U § 320.2(m) - An apartment house in an RF-1, RF-2 or RF-3 zone, converted from a residential building prior to June 26, 2015, or converted pursuant to Subtitle A §§ 301.9, 301.10, or 301.11 shall be considered a conforming use and structure, but shall not be permitted to expand either structurally or through increasing the number of units, unless approved by the Board of Zoning Adjustment pursuant to Subtitle X, Chapter 9, and this section.*

- Not applicable.

*X § 901.2(a) - Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.*

- Will promote public health, safety, convenience, and the general welfare through full rehabilitation and occupancy of a structure that has been vacant since at least 2016.
- Will result in three new dwelling units.
- No additions proposed...No impact on light and air.
- History of use as a three-unit apartment...no increase in density, undue concentration of population, or overcrowding of land.
- Overall, will create favorable conditions.

*X § 901.2(b)- Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.*

- Located in an area that is already somewhat of a “denser” RF-1 neighborhood .
- Surrounding area contains single-family dwellings, flats, 3- to 5-story apartment buildings, institutional, and smaller neighborhood serving retail and service uses.
- Access to transit and walkability.
- No additions proposed...no impact to light and air.
- Required parking provided.
- Support from adjacent neighbor to the south.
- Several other letters in support from nearby property owners.