

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Matt Jesick, Case Manager
JL Joel Lawson, Associate Director for Development Review

DATE: March 20, 2020

SUBJECT: BZA #20244 – 1767-1777 Columbia Road, NW – Request for special exception relief to construct an addition to a mixed use building

I. RECOMMENDATION

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

- C § 701 Parking, pursuant to C § 703.2 (31 spaces existing; 18 additional required for addition; no new parking proposed, for a total of 31 existing and proposed spaces).

II. LOCATION AND SITE DESCRIPTION

Applicant	1777 Bond Street Equities, LLC and Columbia Road of DC, LLC
Address	1767 – 1777 Columbia Road, NW
Legal Description	Square 2580, Lot 522
Ward / ANC	ANC 1C
Zone	MU-5A (moderate to medium density mixed use)
Historic District or Resource	None
Lot Characteristics	Rectangular lot with a variable width, but approximately 15’-wide alley to the north.
Existing Development	Existing mixed use apartment building on the west side of the lot; east side of the lot had 1-story retail storefronts.
Adjacent Properties and Neighborhood Character	Columbia Road has a mix of commercial, mixed use, and apartment buildings; Rowhouses across the alley to the north.
Proposal	Construct a mixed use addition to the existing mixed use building.

III. ZONING REQUIREMENTS AND RELIEF REQUESTED

Item	Regulation	Existing	Proposed	Relief
Lot Width	n/a	150'	No change	Conforming
Lot Depth	n/a	~160'	No change	Conforming
Lot Area	n/a	23,762 sf	No change	Conforming
FAR G 402	4.2	2.8	4.13	Conforming
Height G 403	70'	70'	70'	Conforming
Lot Occupancy G 404	80% residential 91% non-res.	Not provided	70% residential 91% non-res.	Conforming
Residential Units	n/a	80	40	Conforming
Retail Area	n/a	7,430 sf	7,275 sf	Conforming
Vehicle Parking C 701	RESIDENTIAL 1 per 3 dwelling units in excess of 4 units <hr/> RETAIL 1.33 per 1,000 sf in excess of 3,000 sf	25 <hr/> 6 <hr/> 31 total required and provided for existing building	12 required for addition; 0 proposed <hr/> 6 required for addition; 0 proposed <hr/> 18 total required for addition; 0 proposed	Requested – Special Exception – to provide 31 where 49 are required for existing and addition combined

IV. ANALYSIS

Relief from the parking requirements of C § 701 can be granted by the Board as a special exception, pursuant to C § 703.2. The relevant criteria of that section are reviewed below.

SUBTITLE C § 703 SPECIAL EXCEPTIONS FROM MINIMUM PARKING NUMBER REQUIREMENTS

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:*

...

- (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 application demonstrates that the project would meet two of the criteria for granting the requested parking relief. This area is particularly well served by transit and other modes of transportation. The site is approximately six tenths of a mile to the Woodley Park metro station and about two thirds of a mile to the Columbia Heights metro. A number of bus lines serve the area, as well as Capital Bikeshare stations. According to the application there are also Zipcar parking spaces nearby. The land use characteristics of the neighborhood would also minimize the need for vehicle parking. There is a grocery store nearby, as well as food and entertainment options. A number of civic facilities, including a post office, churches, and banks are also within walking distance.

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.

The applicant proposes to maintain the existing number of parking spaces, most of which would be in the existing cellar level of the existing mixed use building. Three of the spaces in the existing cellar would be replaced with new utility rooms, and three new replacement spaces would be created at the surface behind the addition, accessed directly from the alley. Therefore the total number of spaces on site would remain the same.

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 been in discussions with DDOT about a TDM plan. OP understands from DDOT that they will be submitting a report discussing their proposed TDM measures.

V. COMMENTS OF OTHER DISTRICT AGENCIES

As of this writing the record contains no reports from other District agencies.

VI. ANC COMMENTS

At Exhibit 29, the ANC submitted a resolution in support of the application.

VII. COMMUNITY COMMENTS

As of this writing the record contains no letters from members of the community.

VIII. VICINITY MAP

