

OP Report

TO: District of Columbia Board of Zoning Adjustment

FROM: Crystal Myers, Case Manager
JL Joel Lawson, Associate Director for Development Review

DATE: September 10, 2021

SUBJECT: BZA #20488 – 52 Quincy Pl. NW – Parking relief for a daytime care business

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception, pursuant to C § 703.2 and X§ 900:

- C § 701.5- Parking Requirement (1 space required, 0 proposed)

II. LOCATION AND SITE DESCRIPTION

Applicant	LaShada Ham-Campbell
Address	52 Quincy Pl. NW
Legal Description	Square 3100, Lot 4
Ward / ANC	5/5E
Zone	MU-4
Historic District or Resource	Bloomingdale Historic District
Lot Characteristics	Triangular shaped corner lot at the intersection of Quincy Pl NW and Florida Ave. NW
Existing Development	Residential building with commercial space
Adjacent Properties and Neighborhood Character	The adjacent property is a single-dwelling rowhouse
Proposal	The proposal would relieve a daytime care business from being required to have parking on or within 600 feet of the site.

III. VICINITY MAP



IV. ZONING REQUIREMENTS AND RELIEF REQUESTED

MU Zone	Regulation	Existing	Proposed	Relief
Parking C § 701	1 space min.	N/A	0	Relief required

V. ANALYSIS

Parking Reduction Special Exception pursuant to C§ 703.2 (e):

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;

The site is a ground floor commercial space in a mixed-use building with no garage, and the building covers almost all of the site, as permitted in this zone. There is no available parking or space for parking that could be dedicated to this daytime care use. The only non-residential parking in the immediate area is metered street parking.

(b) The use or structure is particularly well served by mass transit, shared vehicle, or bicycle facilities;

The site is well-served by metro and bus. It is approximately 0.6 miles from NOMA-Gallaudet University Metro station, the Shaw-Howard University Metro station, and within 500 feet of the 90 and 92 bus routes. It is also within the North Capitol Street Metrobus Priority Network area.

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 is physically unable to provide parking on the site, or within 600 feet of the site because none of the parking spaces within that distance are available for leasing.

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.*

On September 7, 2021 DDOT informed OP that no transportation demand management plan would be necessary because relief from only one parking spot is required and the site is within the North Capitol Metrobus Priority Network.

Special Exception Relief pursuant to Y§ 901:

901.2 *The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:*

(a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;

The proposed relief would be in harmony with the general purpose and intent of the Zoning Regulation and the Zoning Maps. The Regulations intend for safe and accessible parking to be provided and to minimize negative impacts to the surrounding area. Relief for one space should not result in any significant negative impact to the surrounding area, because the area is well-served by public transit. Furthermore, the Applicant intends to lease parking spaces, albeit not within the 600 feet required by the regulations, for their staff at a public garage about 800 feet away, which is a safe and accessible location.

(b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;

The proposed parking relief should not adversely impact the neighborhood. The site is well-served by public transportation and there is metered parking available. The

Applicant is also planning to secure parking for their staff at a parking facility that is 800 feet away, which is within a 5-minute walk to the site.

VI. HISTORIC PRESERVATION AND DISTRICT AGENCIES

Historic Preservation

The requested relief would have no impact on the building's appearance, so Historic Preservation has no objection.

District Agencies

As of the writing of this report, no District Agencies have submitted a report on this case.

VII. ANC REPORT

ANC 5E submitted a report in support (Exhibit 35).

VIII. COMMUNITY COMMENTS

Over fifty people signed a letter in support (Exhibit 31).