

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Ron Barron, Case Manager
JS for
 Joel Lawson, Associate Director Development Review

DATE: January 10, 2025

SUBJECT: BZA Case 21210: Request for special exception relief to allow an outdoor kitchen addition to a detached accessory structure, in the rear of an existing, detached, two-story with basement, principal dwelling unit in the R-1B zone at 4505 Warren Street, NW Washington D.C. 20016.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception pursuant to Subtitle D § 5201 and Subtitle X § 901:

- Subtitle C § 701, minimum vehicle parking requirements (1 parking space required, 1 existing, 0 proposed)

II. LOCATION AND SITE DESCRIPTION

Address	4505 Warren Street, NW Washington D.C. 20016
Applicants	Sean C. Staples, Wain Staples, and Mary-Frances Staples
Legal Description	Square 1563, Lot 39
Ward, ANC	Ward 3; ANC 3E
Zone	R-1B
Historic Districts	None
Lot Characteristics	Regular lot; 33 ft. front and rear; 98.6 ft. side lot lines
Existing Development	2-story single family detached home
Adjacent Properties	Warrant street to the south, 4509 WARREN ST NW to the west, public alley to the north, 4501 WARREN ST NW to the east.
Surrounding Neighborhood Character	Predominately detached single family homes on moderately sized lots.
Proposed Development	Replace an existing accessory structure (garage) with a smaller storage space with outdoor cooking area.

III. ZONING REQUIREMENTS and RELIEF REQUESTED

The applicant is proposing changes to an existing accessory structure only. The principal unit would remain unaltered. The Zoning Administrator's memo ([Ex. 10](#)) therefore included only information relevant to the requested relief.

R Zone	Regulation	Existing	Proposed	Relief
Lot Width D § 202	50 ft. min.	33 ft.	No Change	None requested
Lot Area D § 202	4,000 sq.ft. min.	3,646 sq.ft.	No Change	None requested
Height D § 203	40 ft. max.	Not Provided	No Change	None requested
Front Setback D § 206	In-line with neighboring properties	Not Provided	No Change	None requested
Rear Yard D § 207	20 ft. min.	Not Provided	No Change	None requested
Side Yard D § 207	8 ft. min.	Not Provided	No Change	None requested
Lot Occupancy D § 210	40% max. by right max by sp.ex.	Not Provided	No Change	None requested
Parking C § 701	1 min.	1 Space	0 spaces	Sp. Ex. Relief Requested

IV. OP ANALYSIS

The applicant is proposing to convert an existing single-vehicle garage to a storage space with outdoor kitchen. The conversion would remove the only existing off-street parking space from the property. The applicant is requesting relief from the need to replace the space for the reasons stated in the analysis below (relevant sections of the zoning regulations are highlighted in **bold**).

Subtitle C Section 703 SPECIAL EXCEPTIONS FROM MINIMUM PARKING NUMBER REQUIREMENTS

703.2 *The Board of Zoning Adjustment may grant a full or partial reduction in the number of required parking spaces, as a special exception pursuant to Subtitle X, Chapter 9, and subject to the applicant's demonstration to the Board's satisfaction 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;*
- (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;***
- (d) *Amount of traffic congestion existing or which the parking for the building or structure would reasonably be expected to create in the neighborhood;*
- (e) ***The nature of the use or structure or the number of residents, employees, guests, customers, or clients who would reasonably be expected to use the proposed building or structure at one time would generate demand for less parking than the minimum parking standards;***
- (f) *All or a significant proportion of dwelling units are dedicated as affordable housing units;*
- (g) *Quantity of existing public, commercial, or private parking, other than on-street parking, on the property or in the neighborhood, that can reasonably be expected to be available when the building or structure is in use;*
- (h) *The property does not have access to an open public alley, resulting in the only means by which a motor vehicle could access the lot is from an improved public street and either:*
 - (1) *A curb cut permit for the property has been denied by the Public Space Committee; or*
 - (2) *Any driveway that could access an improved public street from the property would violate any regulation of this chapter, of the parking provisions of any other subtitle in the Zoning Regulations, or of Chapters 6 or 11 of Title 24 DCMR;*
 - (i) *The presence of healthy and mature canopy trees on or directly adjacent to the property; or*
 - (j) *The nature or location of an Historic Resource precludes the provision of the number of parking spaces required by this chapter; or providing the required number of parking spaces would result in significant architectural or structural difficulty in maintaining the integrity and appearance of the Historic Resource.*

The property is located in a transit rich neighborhood. It is approximately one-half mile from the Tenleytown/AU metro stations and within easy access of several major bus routes. The applicant has also stated that the garage has not been used for parking at any time in the 16 years they have lived at the property and they do not anticipate a future need.

703.3 *Any reduction in the required number of parking spaces granted under Subtitle C § 703.2 shall be:*

- (a) *Proportionate to the reduction in parking demand demonstrated by the applicant;*

The subject property is a single-family home, which, under the zoning regulations requires one off-street parking space. The existing parking space has not been used by the applicant for the 16 years

they have lived at the property and there is on-street parking along Warren Street. The requested relief is therefore proportionate to the parking demand demonstrated by the applicant.

- (b) *Limited to the number of spaces that the applicant demonstrates cannot reasonably be provided on the site as proposed to be developed in the application; and*

The applicant is requesting relief from the need to replace the single extant parking space. They do not argue that the space cannot reasonably be provided, but rather argue there is sufficient lack of demand for parking in the immediate neighborhood to otherwise meet the standards of this section.

- (c) *Limited to relief from the minimum number of parking spaces required by this section and shall not provide relief from the location, access, size or layout, screening, or other requirements of this chapter.*

Approval of the requested relief would be limited to the single parking space otherwise required by the zoning regulations. No other relief from the location, access, size or layout, screening, or other requirements of this chapter has been requested.

Subtitle X Section 901 SPECIAL EXCEPTION REVIEW STANDARDS

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 general purpose and intent of the R zone is to provide for low- to moderate-density residential development, predominately detached houses on moderately size-lots. The principal use and structure of the subject property is a detached single-family home. This use would be unaffected by approval of the requested relief.

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

The applicant states that the parking space has never been used in the 16 years they have resided at this address. It is reasonable to assume that granting the requested relief will have no effect on the existing conditions in the neighborhood and will therefore be unlikely to have an adverse effect on the use of neighboring property.

V. OTHER DISTRICT AGENCIES

No other District agencies have provided comment to record at this time.

VI. ADVISORY NEIGHBORHOOD COMMISSION

ANC 3E has not submitted a report to the record at this time.

VII. COMMUNITY COMMENTS

There have been no community comments submitted to the record at this time.

Attachment: Location Map

Location Map:

