



BZA Application

Application # B2504028
BZATmp5510

Re: Statement of review standards and Burden of proof

To: Board of Zoning Adjustment

SSL 1051 0113

From: Ileana Schinder, Architect
ile@ileanaschinder.com

Project location:
628 15th Street NE
Washington DC

Date: June 10, 2025

BURDEN OF PROOF

Subtitle C-701.10

Standard: The number of required parking spaces shall not be reduced below the minimum required as long as the use that generated that requirement remains in existence.

Applicant Comment: based on the existing limited rear area of the lot, the proposed accessory structure prevents the allowance for parking.

Subtitle C-701.14

Standard: Required parking spaces shall be provided and maintained so long as the structure that the parking spaces are designed to serve exists

Applicant comment: Based on the existing limited depth of the property along with the variety of public transit available on site, we respect an exception on the parking requirement for this project. Enforcing this requirement will prevent the homeowner from implementing this accessory structure.

On a positive note, this project will provide "eyes on the alley" after years of complaint about illegal activities developing on this alley.

Subtitle C-702.2

Standard: Any applicant claiming a reduction in required parking in accordance with Subtitle C 702.1 shall provide evidence to the Zoning Administrator that meets at least one (1) of the locational requirements of Subtitle X 702.1(a), (b) or (c)

Applicant Comment: See below for a detailed location of transit options from site

	Standard Requirement	Station Name	Distance from site (in Miles)
a	Within ½ mile of a metrorail station	Stadium Armory	1.0
b	Within ¼ mile of a streetcar line	Benning Road & 15 th St NE	0.12
c	Within 1/4 mile of 1 Priority Corridor Network Metrobus Routes	X line	0.10

Subtitle C703.2

Standard: 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.

	Requirement	Compliance
a	Due to the physical constraints of the property, the required parking spaces cannot be provided either on the lot or within 600'-0" of the lot in accordance to Subtitle C-701.8	The shallow lot prevents the implementation of an accessory structure and surface parking
b	The use or structure is particularly well served by mass transit, shared vehicle or bicycle facilities	See answer to C-702.2. The property is also served by a multitude of shared vehicle and bicycle facilities within walking distance.
c	Land use or transportation characteristics of the neighborhood minimize the need for required parking spaces	The lot is served by transportation, retail and services within walking distance reducing the need for privately owned vehicles
d	Amount of traffic congestion existing or which the parking for the building or structure would reasonably be expected to create in the neighborhood	This project is requesting an exception for parking for a single car, which is not expected to contribute to traffic congestion in the area.
e	The nature of the use or structure or the number of residents 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	The proposed building is expected to be used by a maximum of 2 adults. Based on the compact size of the building, the occupants are expected to own just 1 vehicle.
f	All or a significant proportion of dwelling units are dedicated as affordable housing units	The compact size of the building is expected to rent at a lower cost than surrounding residences.
g	Quantity of existing public, commercial, or private parking, other than on-street parking, on the property or in the neighborhood, that can be reasonably be expected to be available when the building is in use	The property is well served by retail, services, education and transit, making car usage not necessary.
h	The property does not have access to an open public alley	The property does have access to an alley.

Subtitle U-301.1(c) (f)

Standard: The following uses shall be permitted as a matter of right in an RF zone subject to any applicable conditions.

	Requirement	Compliance
(c)(1)	The accessory building was in existence on January 1, 2013.	The proposed project is new construction on an current empty lot.
(e)	An Accessory building constructed as a matter of right after January 1, 2013 and that is located within a required setback shall not be used, nor converted to, a dwelling unit for a period of 5 years after the approval of the building permit for the accessory building, unless approved as a special exception	The building will be occupied as a dwelling upon its completion

Applicant's Comment: the conditional existence and use of the building along with the proposed project does not constitute a negative impact to the current use of the alley and adjoining structures. A delay in the implementation of the use as a dwelling will have a positive contribution to the public space.



Subtitle X 901.2 (a), (b), and (c)

Standard: The Board of Zoning Adjustment is authorized under #8 of the Zoning Act, DC Official Code 6-641.07(g)(2), to grant special exceptions, as provided in this title where, in the judgment of the BZA, the special exceptions:

a	Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps	The proposed building complies with massing regulations except the parking requirement
b	Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and	The proposed building will not interfere with the privacy, access to natural light or security of adjoining properties.
c	Will meet such special conditions as may be specified in this title	The proposed project complies with all other requirements except surface parking.

Applicant's Conclusion

Based on the existing lot conditions, its surroundings, neighboring properties -including a multi-story building and surface parking- only by granting the variances the project is feasible. The combination of all requirements will put the homeowner in a material disadvantage compared to similar properties in the area. Moreover, the granting of the variances will not adversely affect neighboring properties, the neighborhood or the public way.