

Exhibit A-1
One-Page Summary of BZA Application for 1110 Hamlin Street, NE

Basic Information about the Project		
Applicant	Washington Area Bicyclist Association (“WABA”)	
Application	(i) Special Exception to extend the office use permitted in the MU-3A portion of the Property 35 feet into the R-2 portion of the Property per 11-A DCMR § 207 (ii) Area Variance to exceed, by 0.045 (102.6 sf), the 1.0 max. floor area ratio (“FAR”) in the MU-3A zone	
Property	1110 Hamlin Street, NE (Sq. 3876, Lot 0047) in ANC 5B; land area = 2,300 sf1, 1,600 sf in the R-2 zone and 700 sf in the MU-3A zone	
Existing Use	Two-floor, detached flat permitted per BZA Case No. 2818	
Dimensions	2,402.6 sf of GFA (FAR = 1.045); 28 feet building height; 1 existing parking space	
Proposed Use	Office space for not-for-profit bicycle advocacy organization No proposed change to the footprint or dimensions of the existing building on the Property	
Project and Surrounding Uses <i>See Ex. B</i>	The Project involves converting to office use a single detached vacant building with a pedestrianized setback zone between street and building and all loading access from existing curb cut along Hamlin Street, NE. Surrounding uses include mix of 1- and 2-story commercial buildings along 12 th Street, NE and Hamlin Street, NE with attached residential uses to the west of the subject property and Metrorail lines one block further west	
Evaluation Criteria		
Special Exception Standards	35-Feet 11-A § 207.2(a)	Per the Subdivision Plat that created Lot 47, the Property is 50 ft wide: 15 ft are in the MU-3A today and 35 ft in the R-2. The relief extends the MU-3A across the 35 ft in the R-2.
	N/A FAR Limits 11-A § 207.2(b)	Per BZA Case Nos. 20095 and 20638, the requirement of 11-A DCMR § 207.2(b) applies only when the R-2 zone is the less restrictive zone, whereas here the R-2 zone is the <u>more</u> restrictive zone, so Section 207.2(b) is not applicable here. <i>See Exhibit C2 and C3.</i>
	No Adverse Effects 11-A § 207.2(c)	The Project has no adverse effects on the surrounding neighborhood given (i) the existing mixed-use nature and zoning of the neighborhood and (ii) the mixed-use Future Land Use Map (i.e., the Property is designated Mixed-Use on the FLUM), policies in the Area Element (e.g., those calling for community organizations to be located in Brookland), and Small Area Plan policies for the Property and the 12 th Street, NE corridor more generally.
	Board-Imposed Requirements 11-A § 207.2(d)	None are necessary, but the Applicant will comply with reasonable requirements of the Board. No parking is needed given WABA’s cycling advocacy mission. WABA operates as a conventional, quiet office use during normal business/weekday hours and does not regularly receive visitors or customers on site. Metro and the MBT are within 0.5 miles.
	Harmony w. Zoning Regs. 11-X § 901.2(a)	The MU zone applies to a portion of the Property, and the MU zones expressly call for a mix of uses. The Property is smaller than what is allowed in the R-2 zone today, so the Property as it exists is inconsistent with the R-2 zone and more consistent with the MU-3A zone.
	No adverse affects 11-X § 901.2(b)	The requested relief permits small-scale office use and enhances the surrounding residential neighborhood by allowing an otherwise vacant building to be utilized by a low-density community-oriented organization in a mixed-use neighborhood.
Variance Standards	Exceptional Conditions	These include: the location of the zone boundary line; the Property’s small size; the alley adjacent to the Property; the lack of rear yard; the lack of detached single-family homes in the vicinity of the Property; and WABA’s mission under <i>Monaco-McDonald</i> cases
	Practical Difficulty	All of the excess FAR (0.045) is in a partially-below grade level that is currently unfinished and would not be used for employees but instead for WABA’s mission-serving storage. It would be difficult to remove to cause the building to comply with the FAR limit.
	No Detriment to Zone Plan	The excess FAR is de minimis (0.045 or 102.6 sf above the 1.0 limit) and would not adversely affect the plan for the 12 th Street, NE corridor or Hamlin Street, NE generally.