



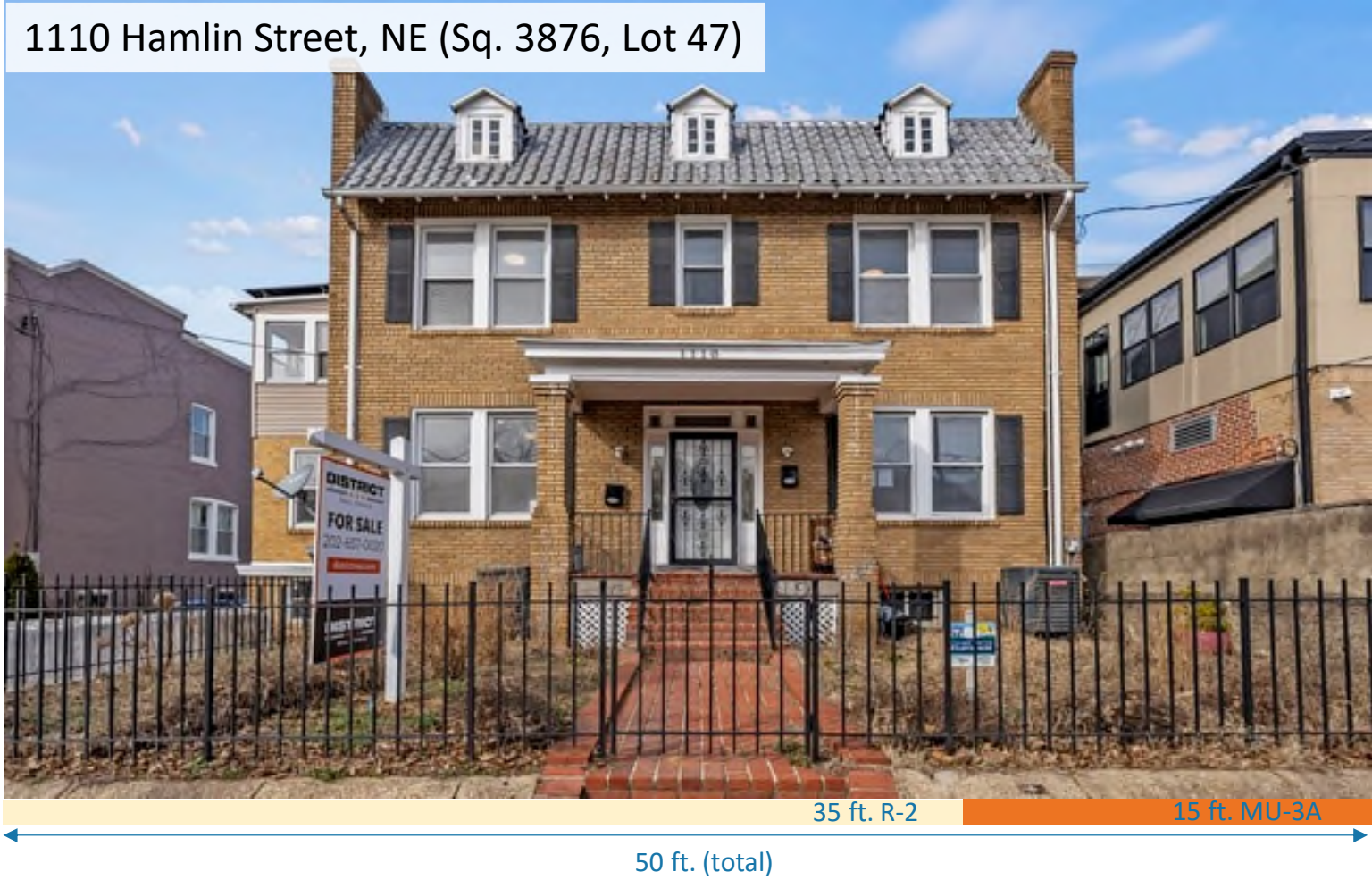
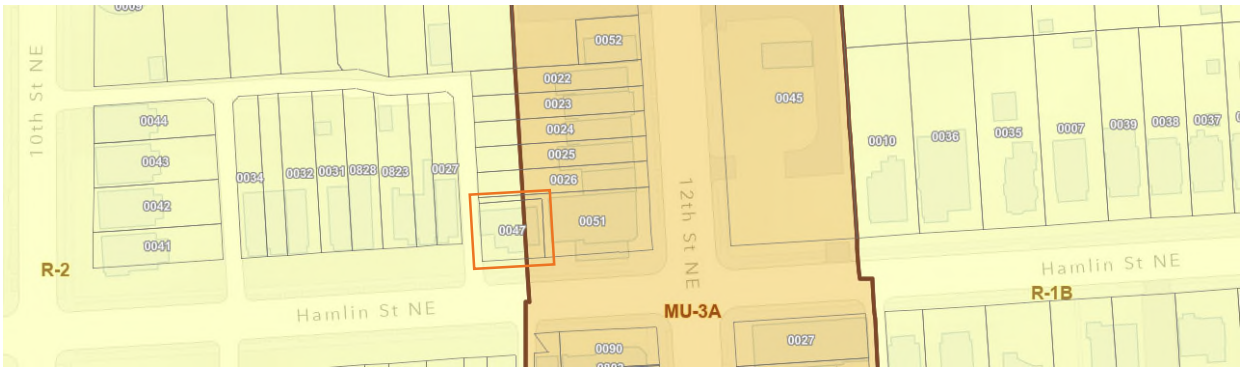
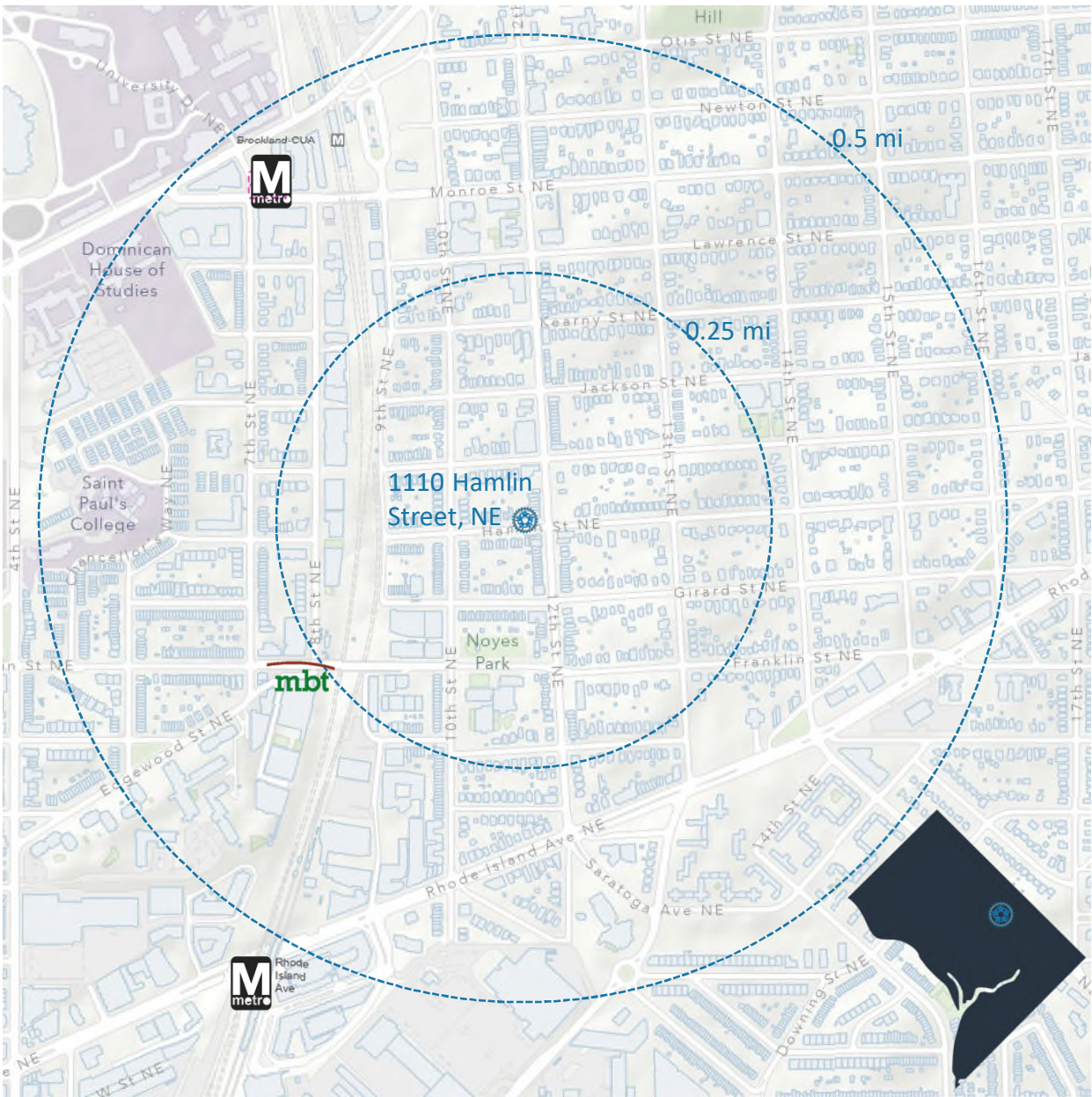
WABA

**WASHINGTON AREA
BICYCLIST ASSOCIATION**

**APPLICATION TO DC BOARD OF ZONING
ADJUSTMENT FOR ZONING RELIEF RE.**

1110 HAMLIN STREET, NE | OCT. 25, 2024

Property and Project Overview



Applicant and Property: The Washington Area Bicyclist Association (“WABA”) seeks to convert the existing building at 1110 Hamlin Street, NE from its current permitted use as two flats to office use.

Project: WABA intends to use the property as its office headquarters. WABA does not seek to expand or modify the exterior footprint of the Existing Building except to potentially add an ADA ramp. The Project entails modest amounts of interior reconfiguration to the Existing Building to make it appropriate for office use.

Existing Building: The Existing Building is 2,406.6 sf, and the lot area is 2,300 sf.

Relief Requested: The conversion of the Existing Building requires and this application seeks:

1. a special exception to extend the MU-3A portion of the Property 35 feet to the west to cover the entire Property (11-A DCMR § 207.2), and
2. a minor FAR variance to use the entire existing building for office use in excess of the non-residential FAR maximum of 1.0 in the MU-3A zone (11-G DCMR § 201.1). The FAR variance is for 0.045 (102.6 sf) of additional FAR, all of which is located in a partially finished, partially below-grade lower level of the Existing Building.

About WABA



WABA is a 501(c)(3) public interest organization that serves the public need for sustainable transportation advocacy, cycling education, job training, repaired bicycle sales and services, and community building.

WABA's Public Interest Mission: WABA empowers people to ride bikes, build connections, and transform places. WABA envisions a just and sustainable transportation system where walking, biking, and transit are the best ways to get around.

Riding bikes helps people see the need for safe places to ride: multi-use trails and low-stress protected bike lanes that get them where they want to go. When cities and counties and states build safer places to ride, more people will get on a bike. And then, when more people ride, demand for better streets and connected trails rises too.

WABA steps in at two key places along that spectrum:

1. WABA gives people the tools and resources to have a great ride, from teaching someone to ride for the very first time to helping them navigate a tricky multi-modal commute.
2. WABA organizes community members who demand better places to ride and who ensure that our region's leaders respond to our pressure and build better places to bike.

WABA is simultaneously building demand and the physical space we need to make the District and the DC region more just and sustainable.

WABA's public-interest work includes:

1. **Advocacy:** WABA advocates for a regional trail network and for low-stress, on street cycling infrastructure throughout the DC region among other sustainable and equitable transportation goals.



3. **Events:** WABA organizes and hosts cycling events throughout the year to bring cyclists together and to take advantage of the region's cycling resources. Some events raise money for charity and others celebrate cycling.



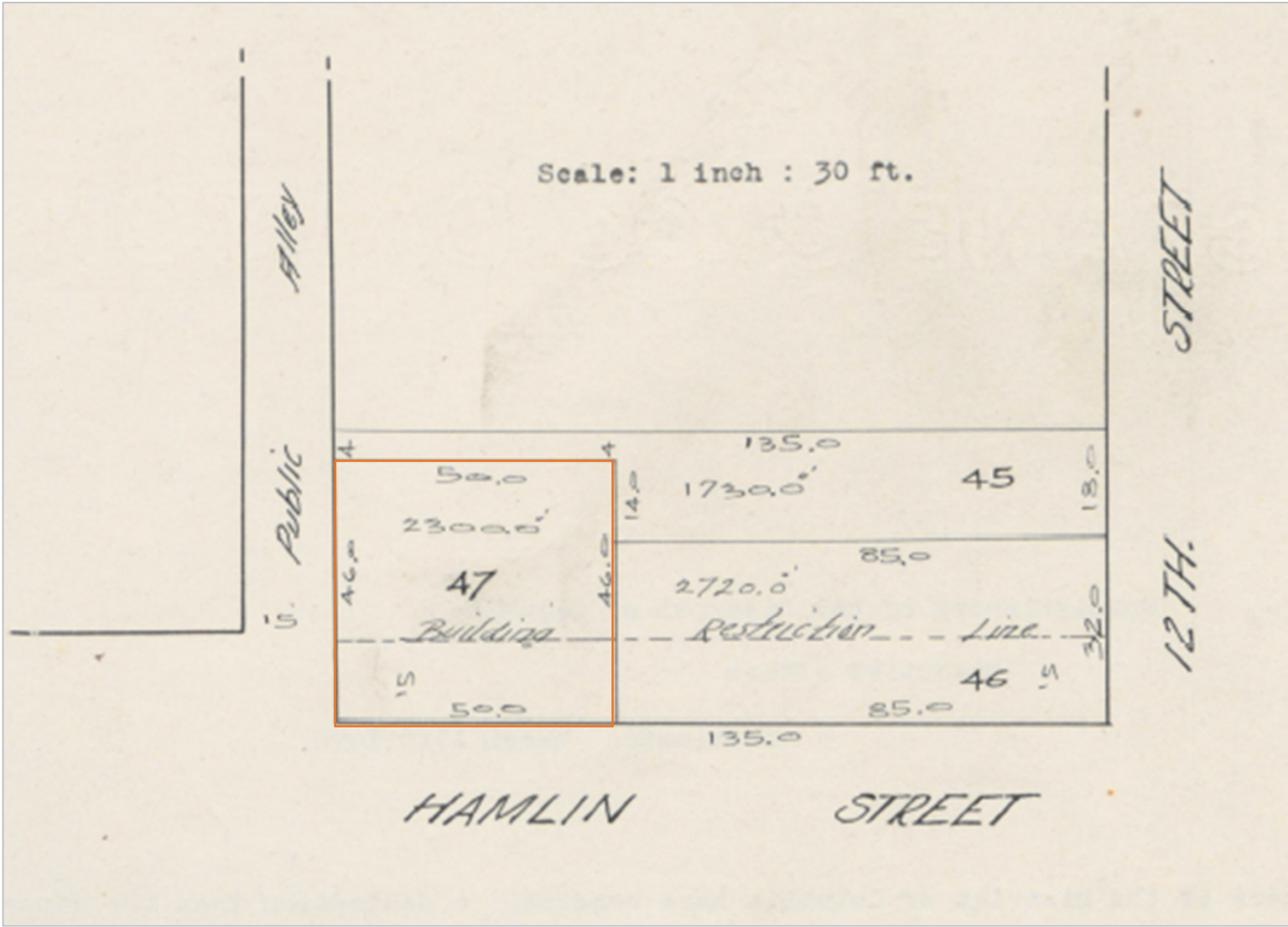
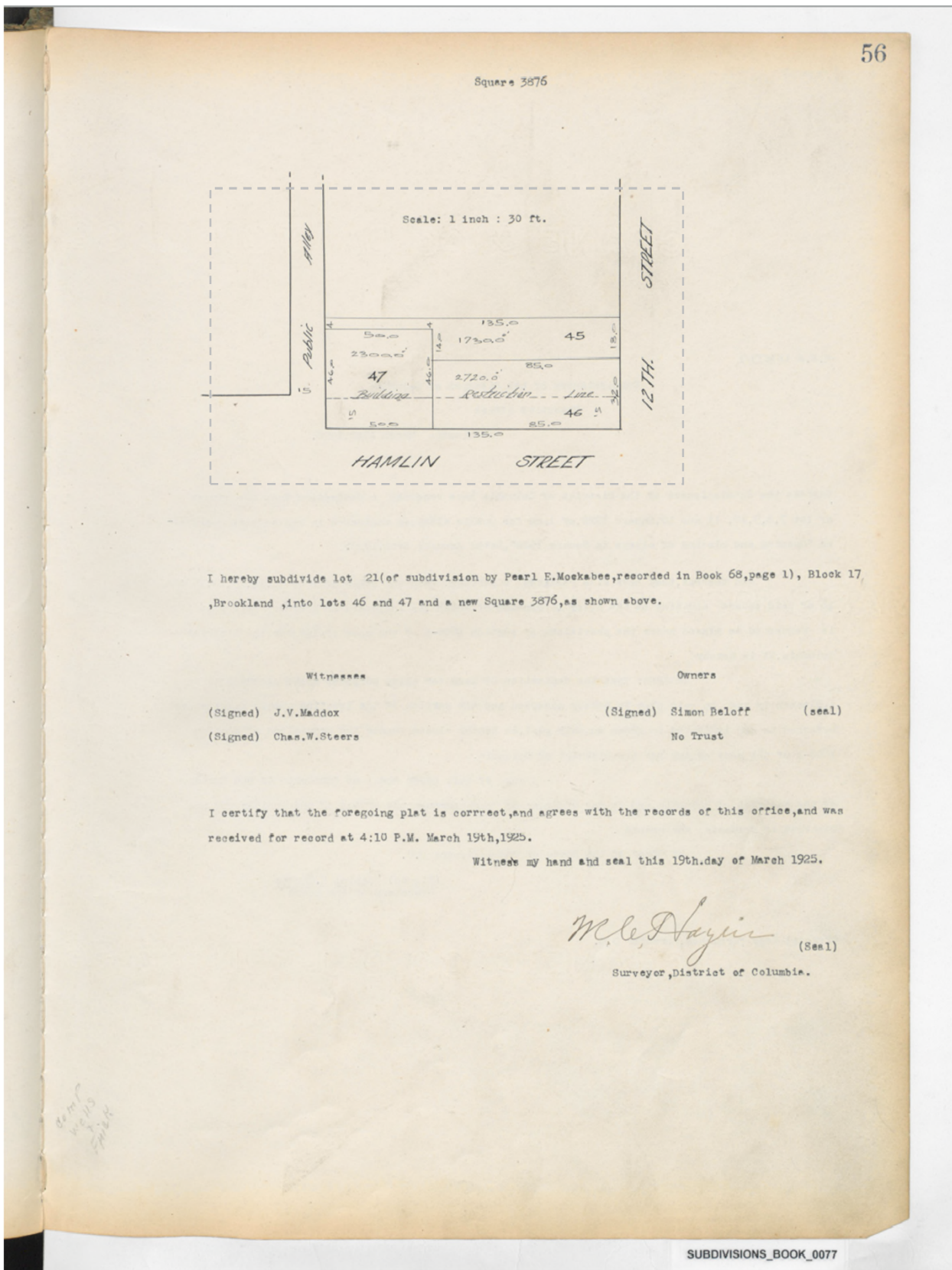
2. **Classes:** WABA provides classes for youth, adults, and community groups. WABA's classes include learn to ride programs for beginners and advanced training for those who would like to develop skills on trails or on streets.



4. **Programs/Gearin' Up:** WABA runs programs such as the DC Trail Rangers, Women & Bicycles, and most recently, Gearin' Up, which provides youth jobs, bicycle repair services, and low cost repaired bicycles.



Subdivision Plat for Square 3876, Lot 47



Per the 1925 subdivision plat shown here, the distance from 12th Street, NE to the public alley in Square 3876 is 135 ft. Lot 46 (today known as Lot 51) occupies 85 ft. Lot 47 (the subject property) occupies the remaining 50 ft.

Per 11-A DCMR § 206.4, the zone boundary between the MU-3A and R-2 zones extends 100 ft from the edge of the right of way between Lot 46 and 12th Street, NE ("Whenever a portion of any zone is indicated as a strip paralleling an opened or unopened street, the width of this strip, unless delimited by lot lines or otherwise dimensioned, shall be assumed to be one hundred feet (100 ft.) measured at a right angle from the nearest street to which it is parallel and adjacent."). See also historical excerpts from the Zoning Map shown on the next page.

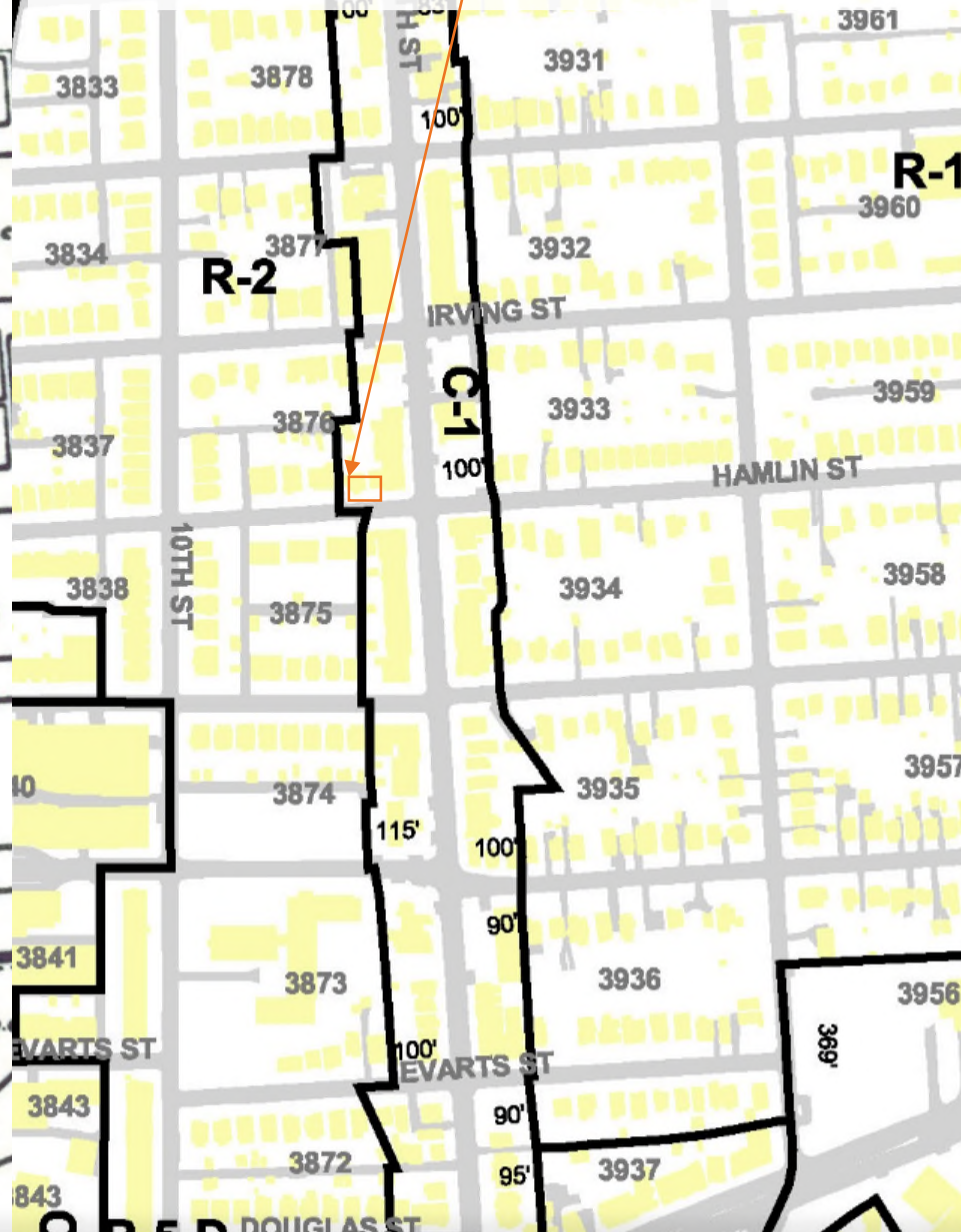
In summary: the MU-3A zone extends 100 ft from 12th Street NE into the middle of Lot 47. The MU-3A zone occupies 85 ft of Lot 46 and 15 ft of Lot 47. The balance of Lot 47, the portion in the R-2 zone, is 35 ft wide, which is exactly the distance a zone crossing a boundary line may be extended per 11-A DCMR § 207.1.

Zoning Map – Changes Over Time

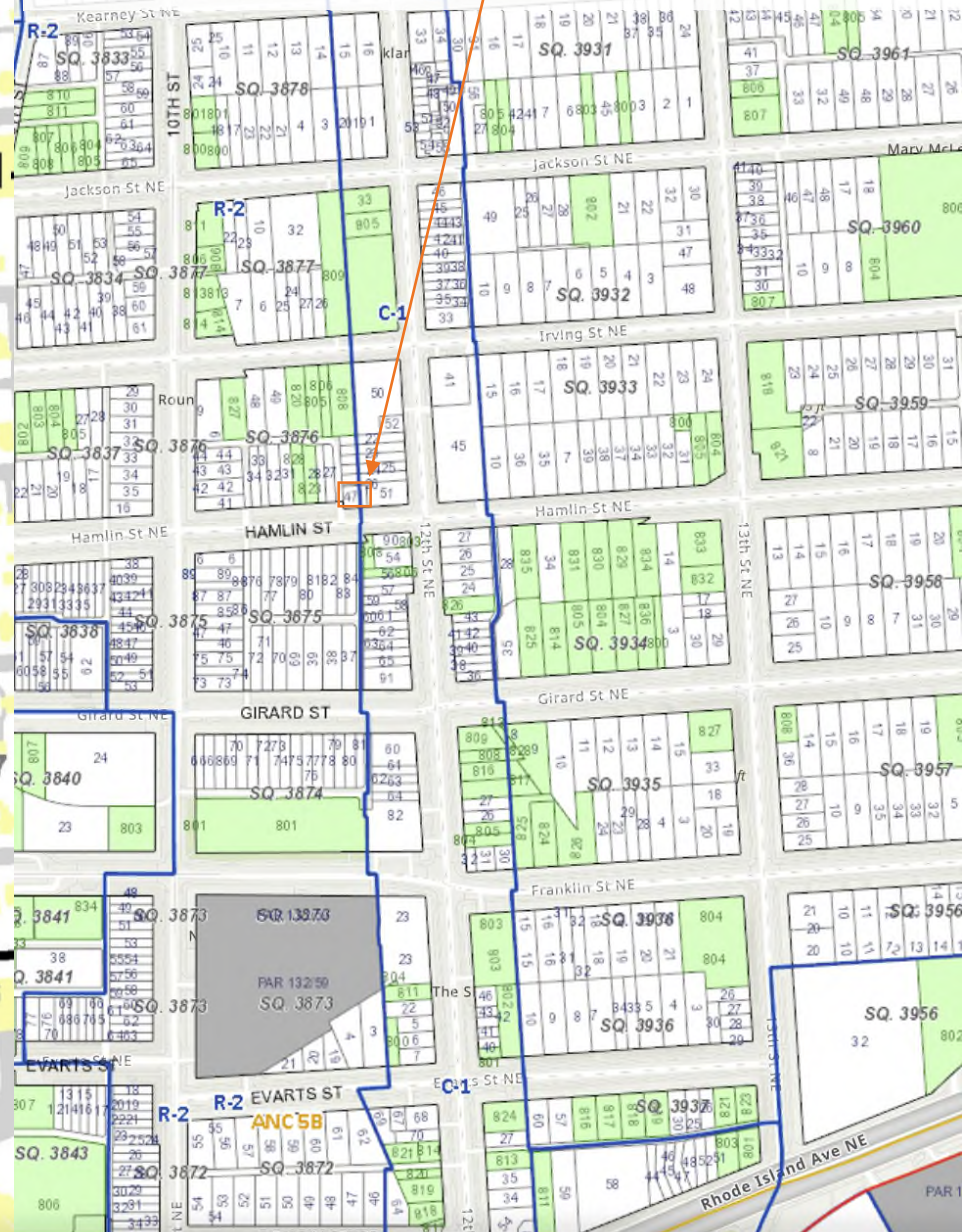
Per the 1958 version of the Zoning Map, the MU-3A zone (then the C-1 zone) was described as 100 ft wide along 12th Street, NE in the vicinity of Hamlin Street, NE.



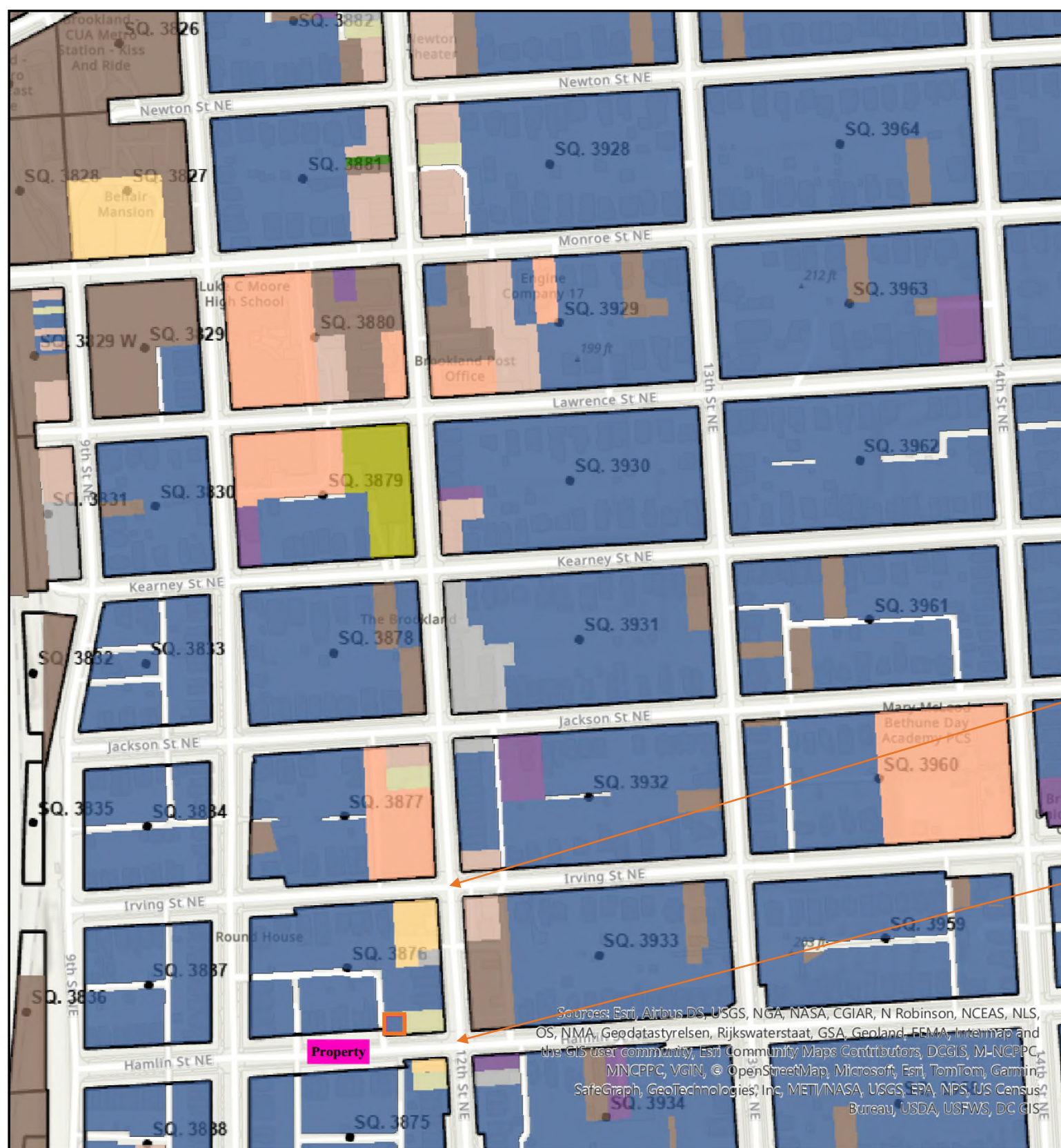
In the 2003 version of the Zoning Map, the MU-3A zone (then the C-1 zone) had expanded (albeit without Zoning Commission action and perhaps inadvertently) to include the subject property.



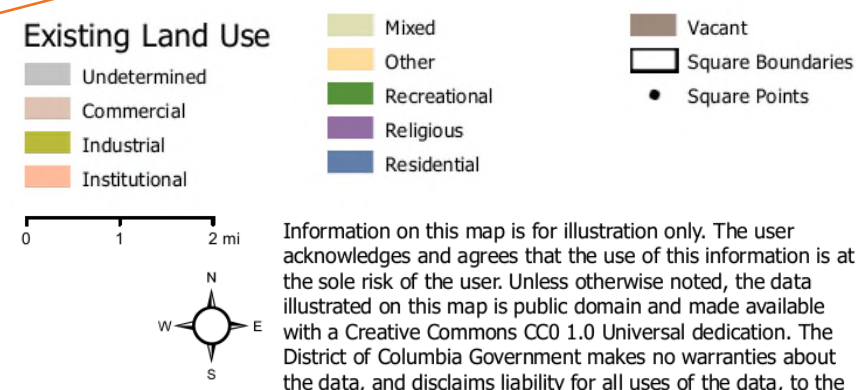
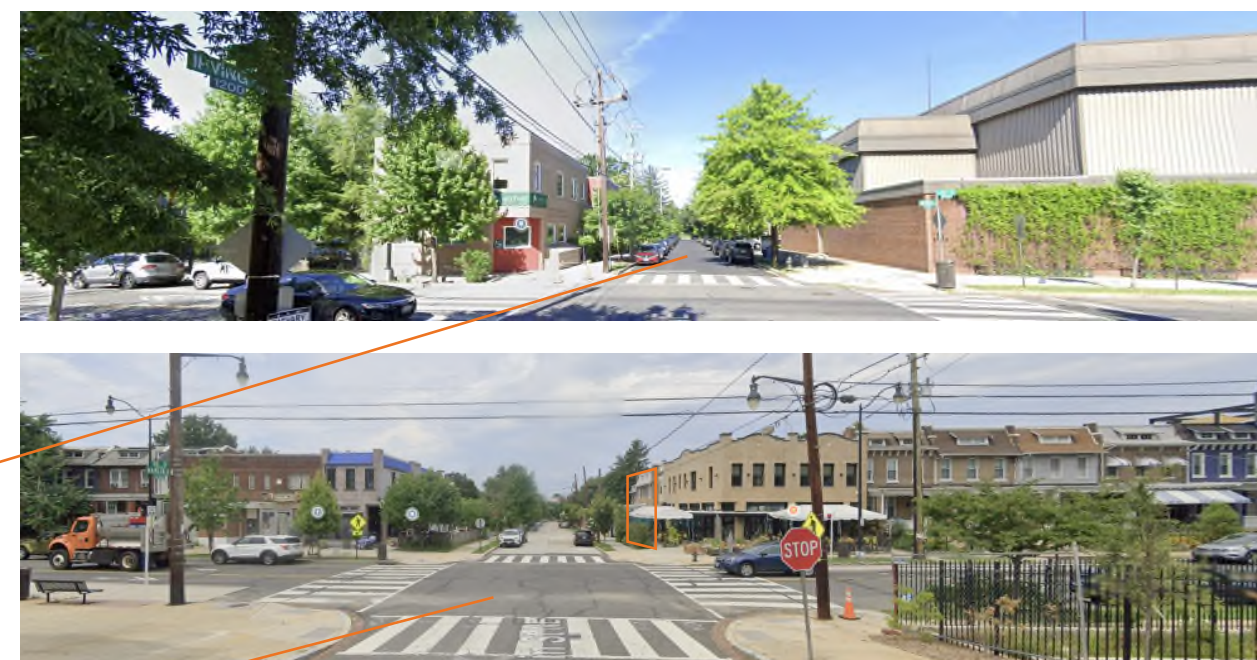
By the 2016 version of the Zoning Map, the MU-3A zone had returned to its original geometry along 12th Street, NE in the vicinity of the subject property, a 100 ft corridor width per 11-A DCMR § 206.4.



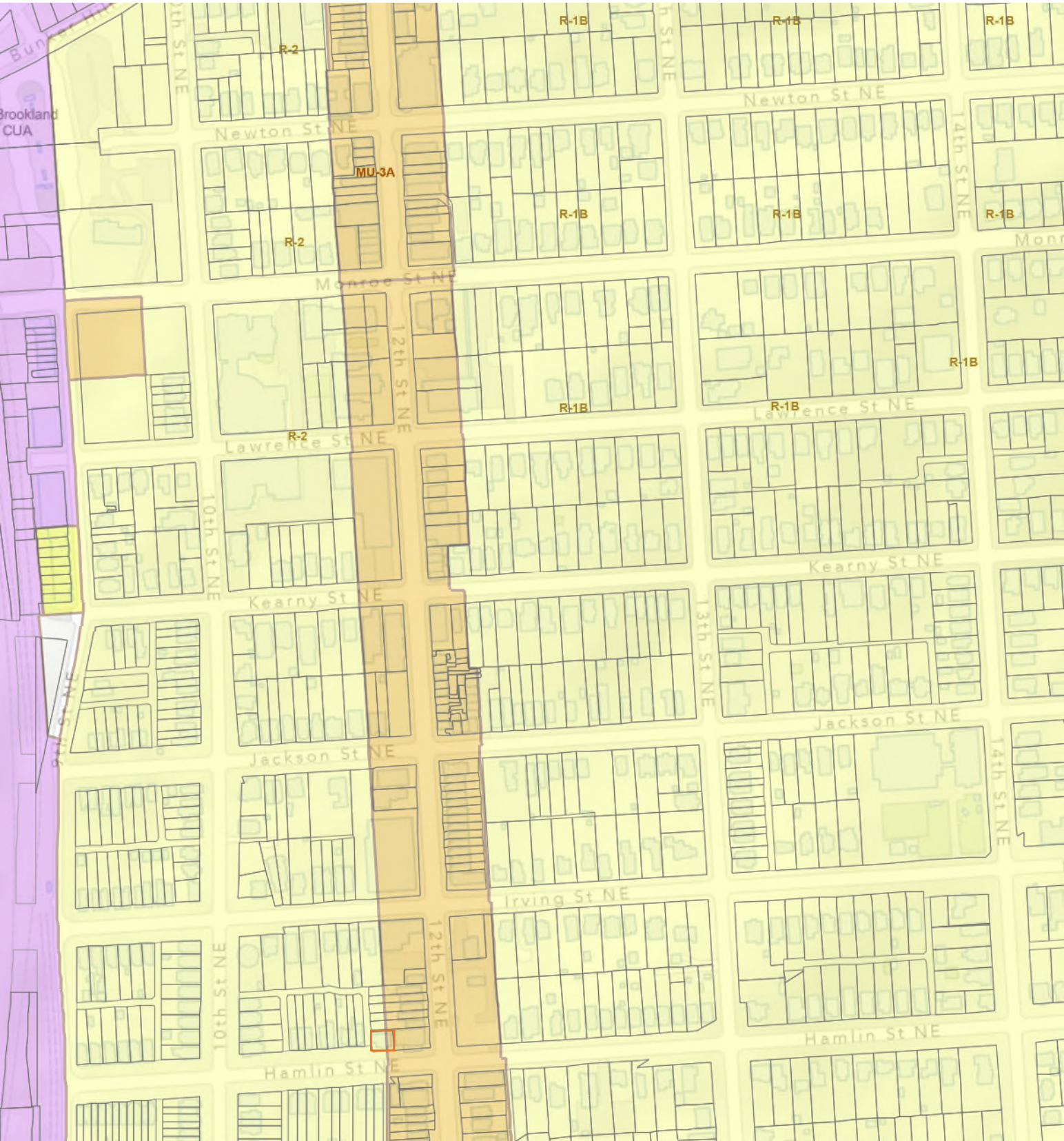
Existing Land Uses



The existing land uses in the neighborhood around the subject property are characterized as a mix of uses. The north-south 12th Street, NE corridor includes a fabric of interwoven commercial and residential uses. Some of the non-residential uses “wrap” along the east-west cross streets for part of the block of the cross street, or in some cases, the entirety of the east-west block. The extension of commercial uses onto the Property fits that mixed-use character of the east-west cross streets and 12th Street, NE more generally.



Existing Zoning Map and Zoning Requirements



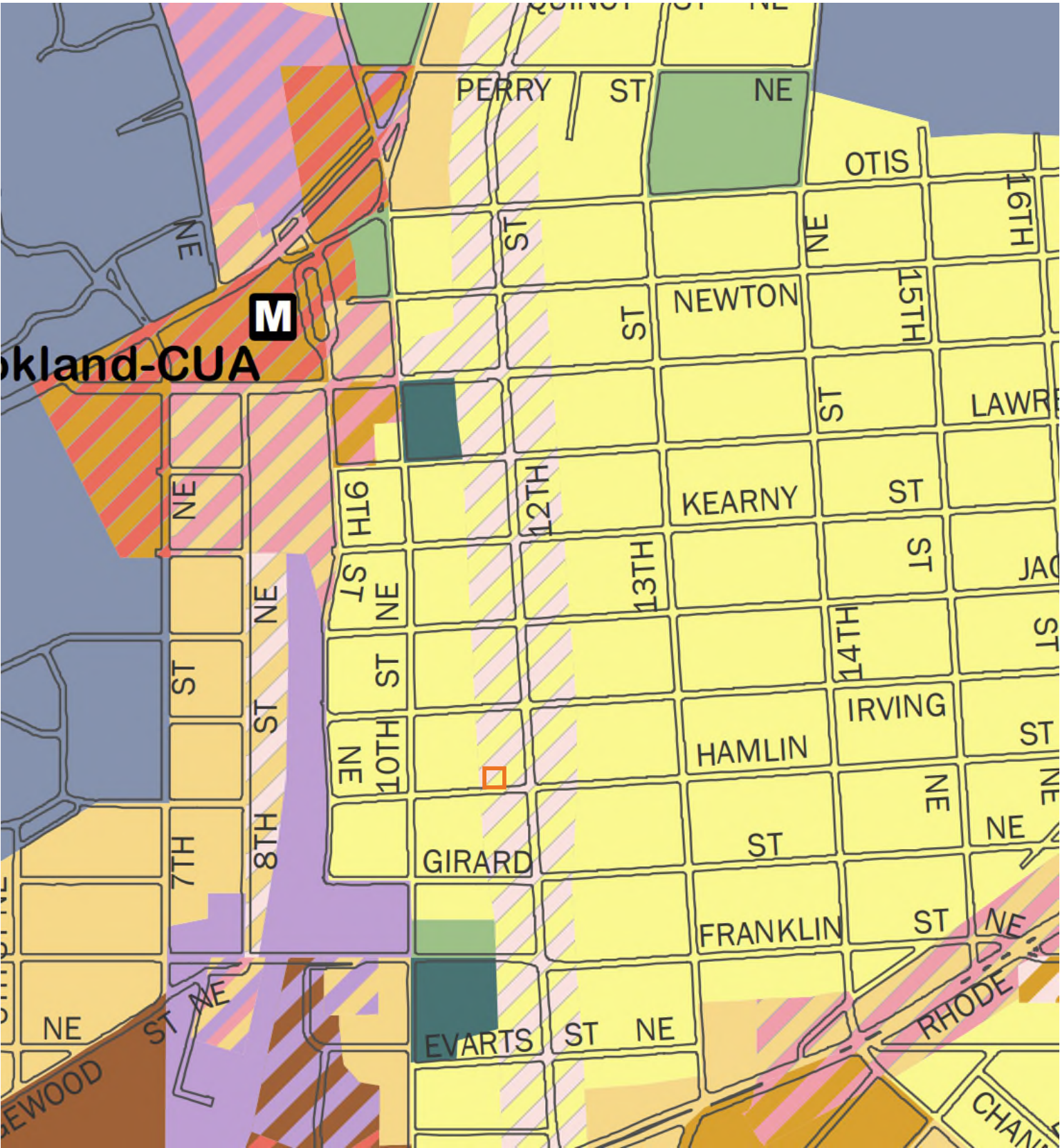
The existing zoning for the subject Property is split between R-2 and MU-3A zones, the character for much of the 12th Street, NE corridor. Below are the parameters for those two zones.



| | R-2 | MU-3A (non-res.) | Existing Building |
|------------------|-----------------------|--|---------------------------------|
| Min. Lot Area | 4,000 sf (detached) | N/A | 2,300* |
| Min. Lot Width | 40 ft. | N/A | 50 ft. |
| FAR | N/A (effectively 1.2) | 1.0 | 1.045 |
| Height | 40 ft./3 stories | 40 ft./3 stories | 28 ft. |
| Rear Yard | 20 ft. | 20 ft. | 3.1 ft.* |
| Side Yard | 8 ft. | 8 ft. | 0 ft. west*/6 ft. east* |
| Lot Occupancy | 40% | 60% | 48.6%* |
| Pervious Surface | 30% | N/A | <20%* |
| GAR | N/A | 0.3 | <0.1* |
| Vehicle Parking | 1 | 0.5 per 1,000 sf >3,000 sf | 1* |
| Bicycle Parking | N/A | Long: 1 per 2,500 sf Short: 1 per 40,000 sf | Long: at least 1 Short: None |
| Loading | N/A | None required | None provided |

*Existing non-conforming condition

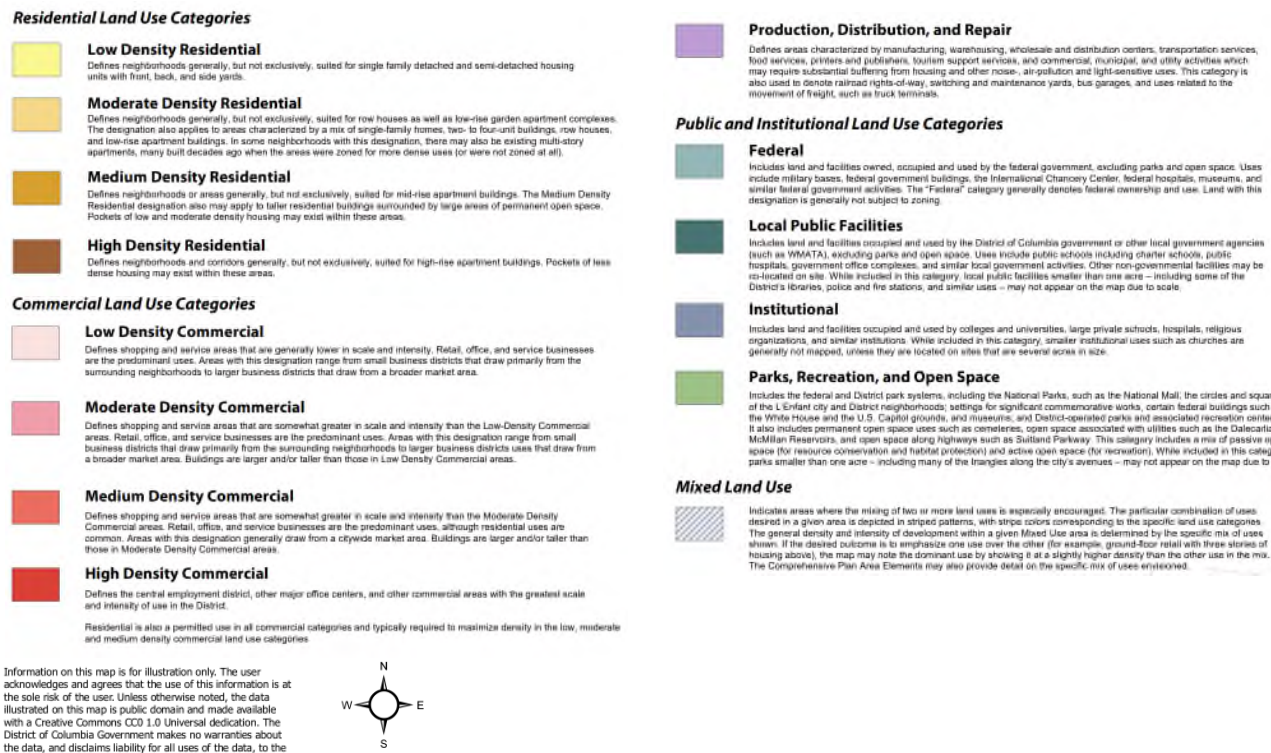
Comprehensive Plan Future Land Use Map



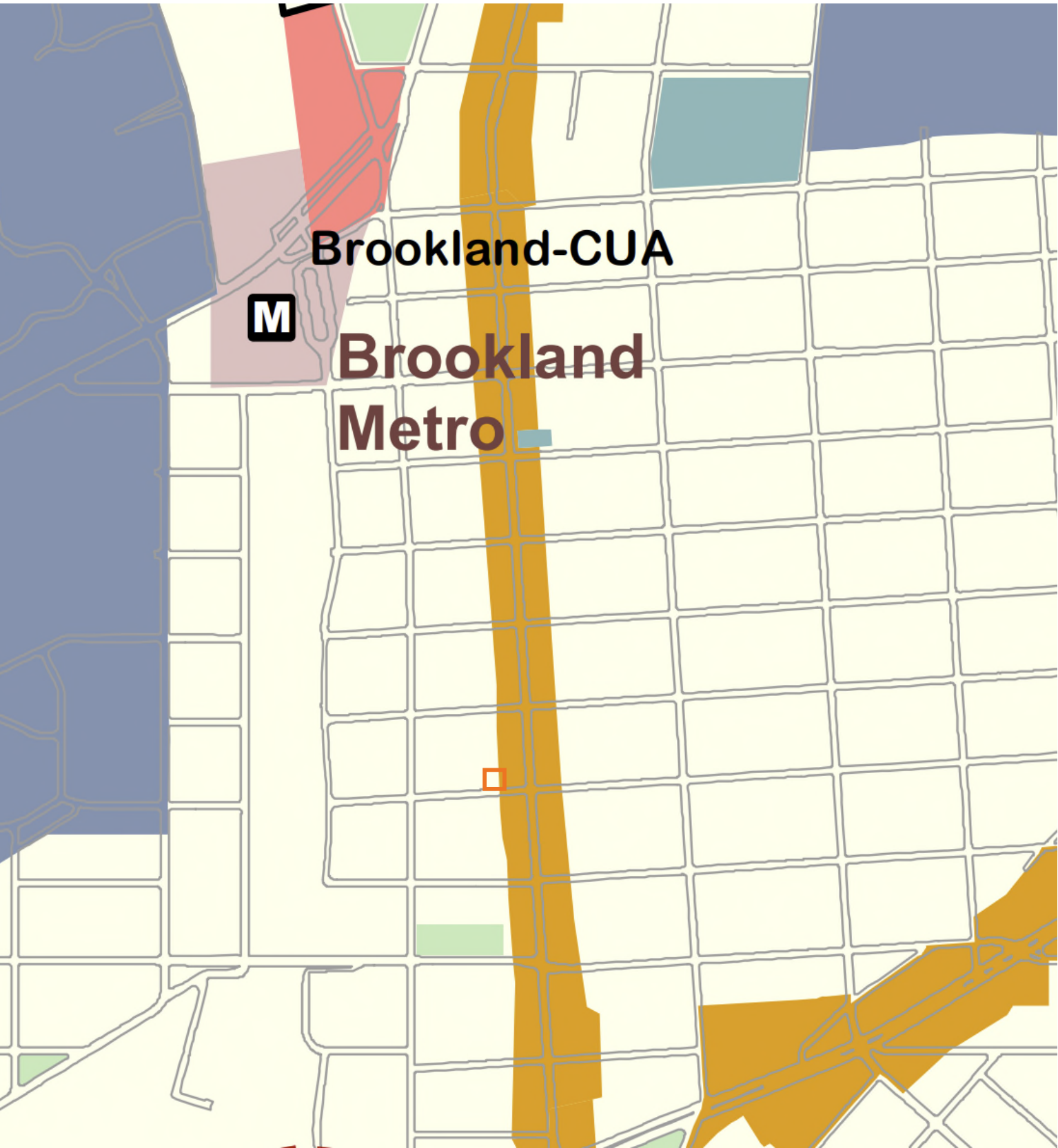
The Property is designated Mixed-Use “Low Density Commercial” and “Low Density Residential” on the Future Land Use Map.

These areas are defined as follows:

- **Low Density Commercial:** This designation is used to define shopping and service areas that are generally lower in scale and intensity. *Retail, office, and service businesses are the predominant uses.* Areas with this designation range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts that draw from a broader market area. Their common feature is that they are *comprised primarily of commercial and mixed-use buildings that range in density generally up to a FAR of 2.5*, with greater density possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The MU-3 and MU-4 Zone Districts are consistent with the Low Density category, and other zones may also apply. 10-A DCMR § 227.10.
- **Low Density Residential:** This designation is used to define neighborhoods generally, but not exclusively, suited for single family detached and semi-detached housing units with front, back, and side yards. The R-1 and R-2 Zone Districts are consistent with the Low Density Residential category, and other zones may also apply. *Id.* § 227.5.



Comprehensive Plan Generalized Policy Map



The Property is split between the “Main Street Mixed Use Corridor” and the “Neighborhood Conservation Area”.

These areas are defined as follows:

- **Main Street Mixed Use Corridors**: : These are traditional commercial business corridors with a concentration of older storefronts along the street. The area served can vary from one neighborhood (e.g., 14th Street Heights or Barracks Row) to multiple neighborhoods (e.g., Dupont Circle, H Street, or Adams Morgan). **Their common feature is that they have a pedestrian-oriented environment with traditional storefronts.** Many have upper-story residential or office uses. Some corridors are underutilized, with capacity for redevelopment. Conservation and enhancement of these corridors is desired to foster economic and housing opportunities and serve neighborhood needs. **Any development or redevelopment that occurs should support transit use and enhance the pedestrian environment.** 10-A DCMR § 225.14.
- **Neighborhood Conservation Areas**: Neighborhood Conservation areas have little vacant or underutilized land. They are generally residential in character. Maintenance of existing land uses and community character is anticipated over the next 20 years. Where change occurs, it will typically be modest in scale and will consist primarily of infill housing, public facilities, and institutional uses. Major changes in density over current (2017) conditions are not expected but **some new development and reuse opportunities are anticipated, and these can support conservation of neighborhood character where guided by Comprehensive Plan policies and the Future Land Use Map.** . . . The guiding philosophy in Neighborhood Conservation Areas is to conserve and enhance established neighborhoods, but not preclude development, particularly to address city-wide housing needs. **Limited development and redevelopment opportunities do exist within these areas. The diversity of land uses and building types in these areas should be maintained and new development, redevelopment, and alterations should be compatible with the existing scale, natural features, and character of each area.** Densities in Neighborhood Conservation Areas are guided by the Future Land Use Map and Comprehensive Plan policies . . . *Id.* §§ 225.4-225.5

Neighborhood Conservation Areas

Neighborhood Enhancement Areas

Main Street Mixed Use Corridors

Neighborhood Commercial Centers

Federal Lands

Parks - Federal and District-owned

Land Use Change Areas

Information on this map is for illustration only. The user acknowledges and agrees that the use of this information is at the sole risk of the user. Unless otherwise noted, the data illustrated on this map is public domain and made available with a Creative Commons CC0 1.0 Universal dedication. The District of Columbia Government makes no warranties about the data, and disclaims liability for all uses of the data, to the

N

W

E

S

Small Area Plan Excerpts re. 12th Street Sub Area

12th Street Sub-Area

Vision:

12th Street as Brookland's revitalized and strengthened Historic Main Street.

Framework Plan:

- Improved connectivity to western part of Brookland and Metro station along Newton and Monroe Streets;
- New streetscape, landscape, lighting, and storefront improvements;
- Infill, redevelopment and revitalization opportunities for retail, office, and residential.

Recommendations:

1. Develop mix of uses including retail, office, residential and cultural uses as redevelopment and infill development along 12th Street.
2. Enliven the intersection at 12th and Monroe Street. Create an authentic community gathering spot that blends the main street feel from 12th street, surrounding residential and institutional uses on Monroe Street. Consider uses that compliment existing retail.



Fig. 5.14 - 12th Street sub-area existing Conditions plan



Retail along corner of 12th St. and Monroe St.



Institutions along corner of 12th Street



Brookland Hardware store



Streetscape along 12th Street

- Legend
- Recreation Center
 - Wooded/Grass Area
 - Street Trees
 - Sidewalk
 - Roads
 - Institutional Uses
 - Commercial Uses
 - Low Density Res.
 - Low Medium Res.
 - Medium Density Res.
 - Industrial
 - Mixed Use
 - Transpt., Utilit., Comm.
 - Local Public
 - Pub. Quasi-Public Instit.

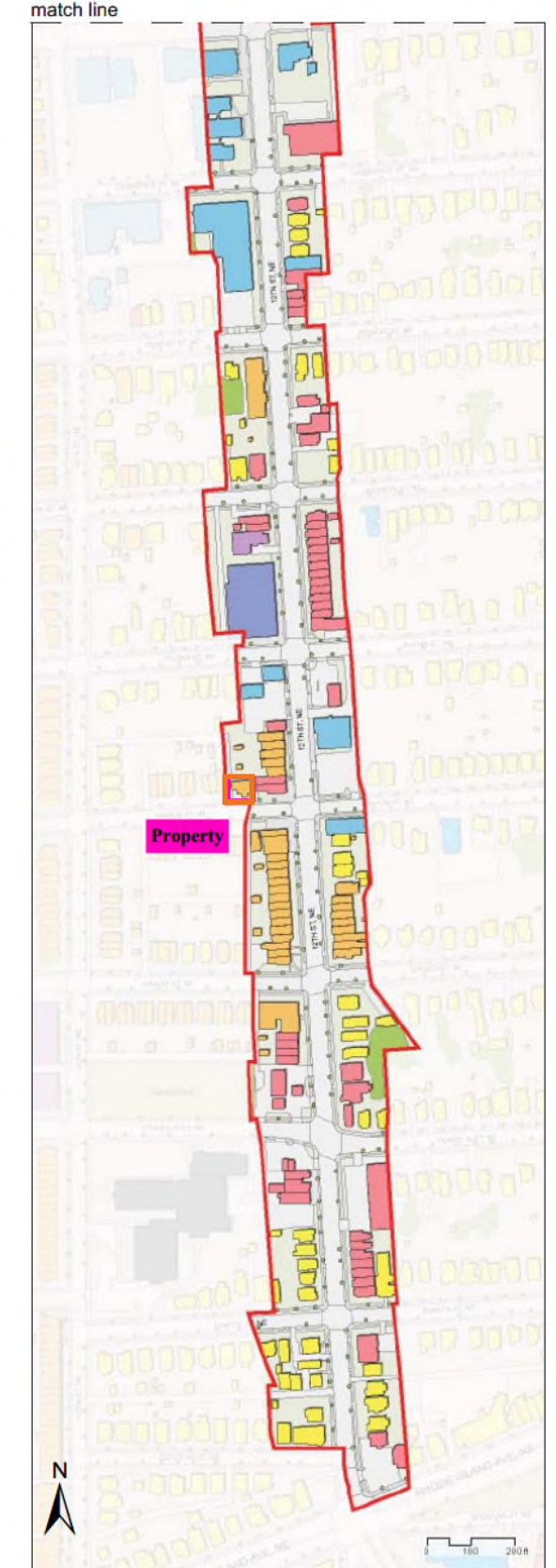
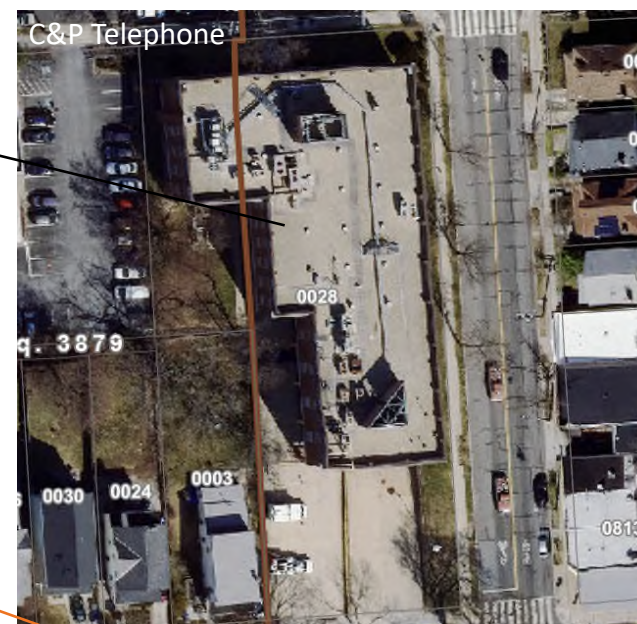
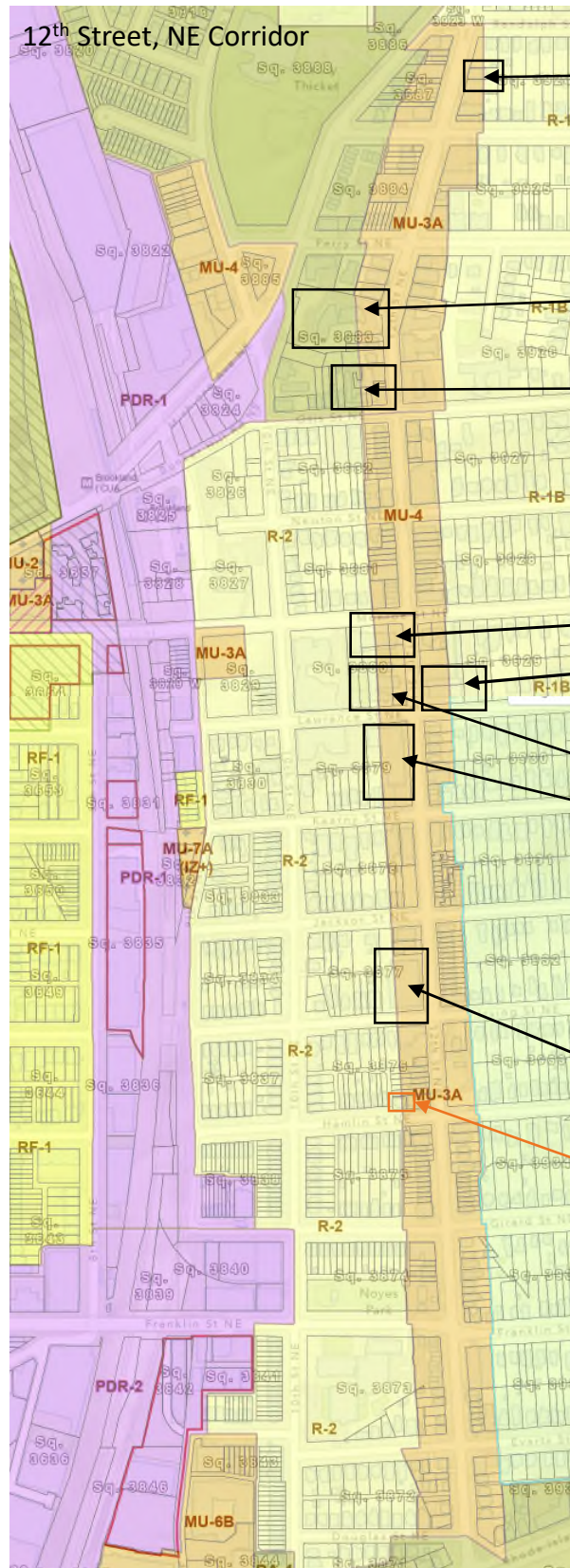


Fig. 2.13 - 12th Street existing conditions plan (cont'd)

Existing Buildings Split by Zone Boundaries



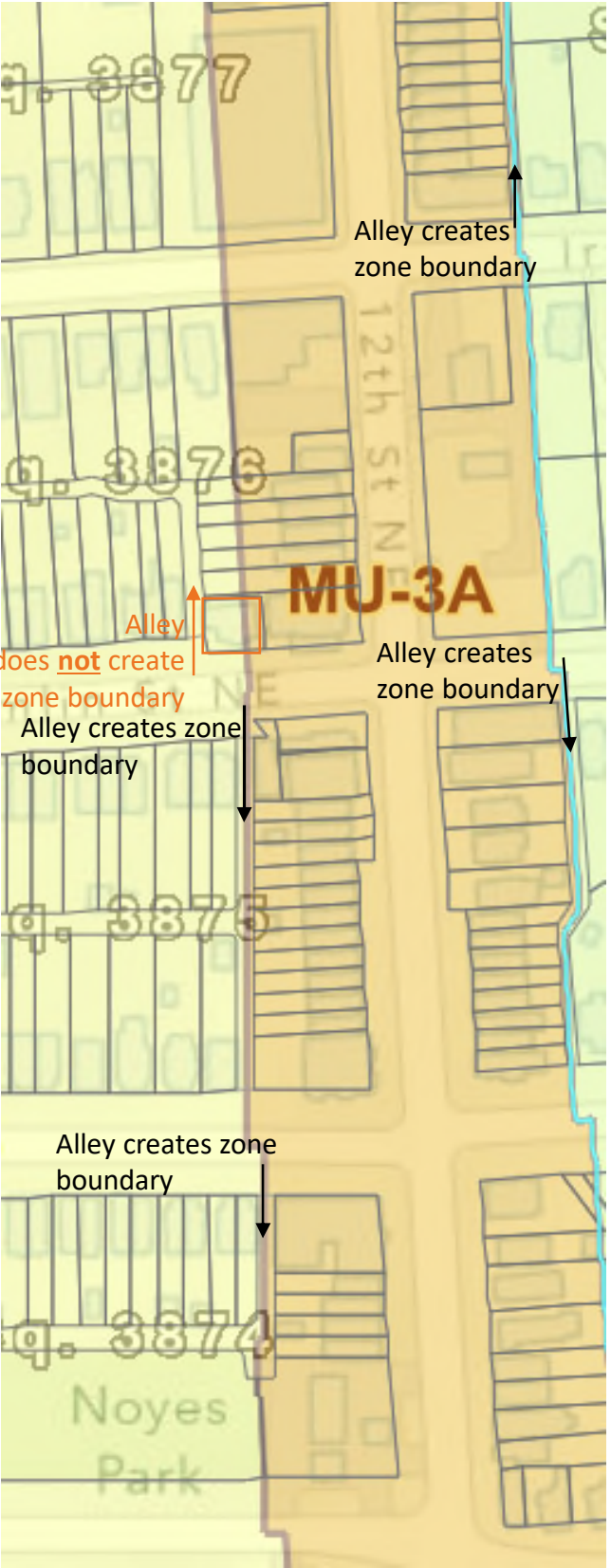
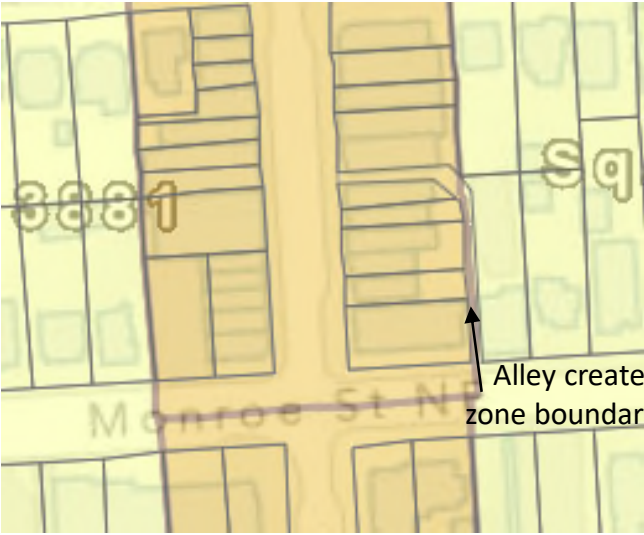
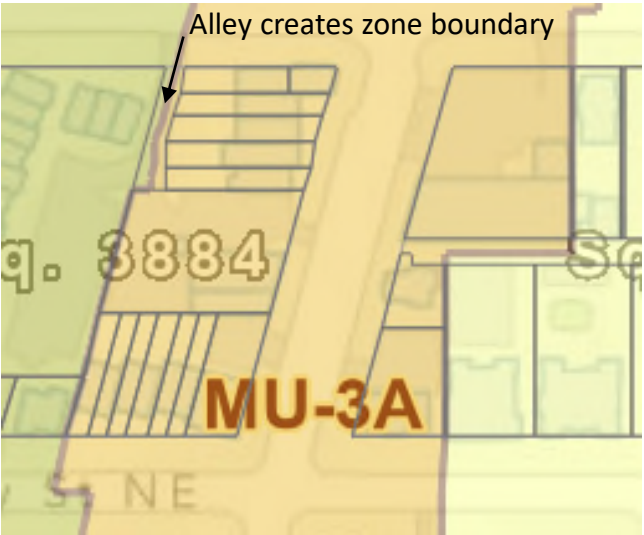
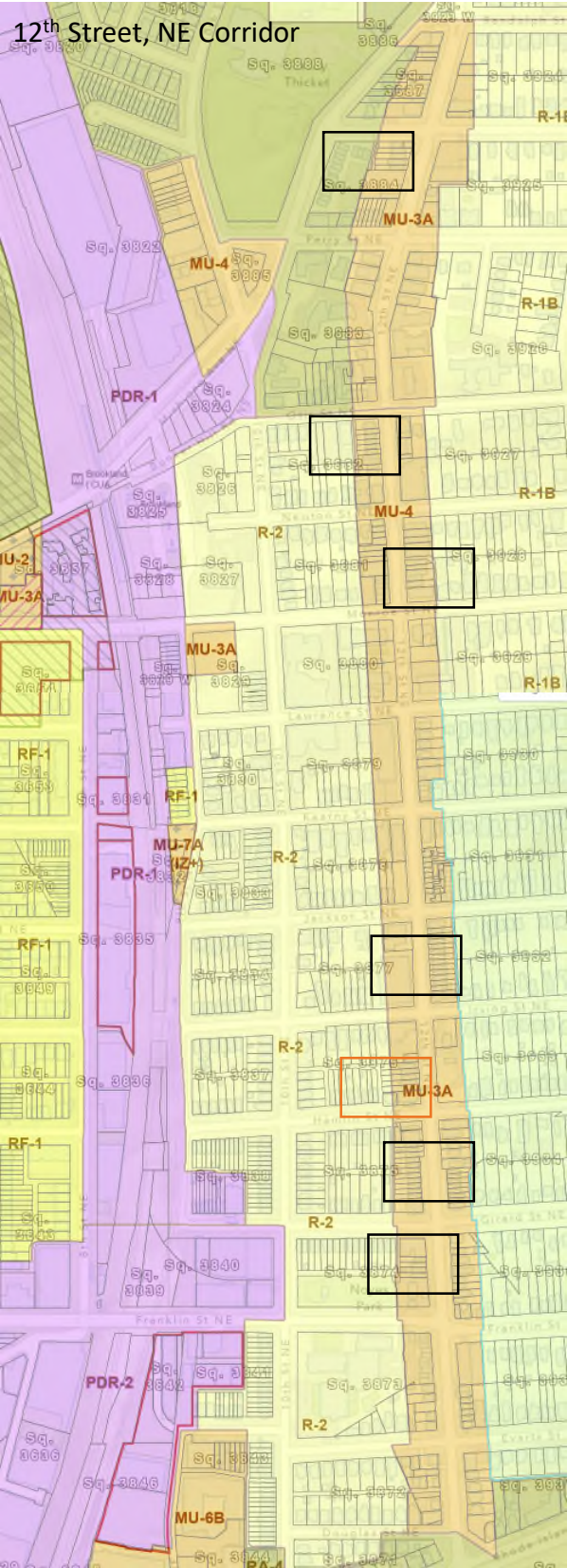
Nine (9) existing buildings along the 12th Street, NE corridor are split between the MU-3A and R-2 zones.

Aside from the subject Property, all but one of the other existing buildings that is split between two zones is a non-residential use.

The subject property is the only split zoned *building* along the 12th Street, NE corridor that does not have frontage directly on 12th Street, NE, putting it in a class of its own.

(In the aerial photos to the left, the brown line depicts the boundary between the MU zone and the R-2 zone.)

Existing Public Alleys Form Zone Boundaries



The 12th Street, NE corridor includes eight blocks with a north-south public alley that parallels 12th Street, NE.

Seven of those eight public alleys form the boundary between the MU zone and the adjacent R-2 zone.

The public alley adjacent to the subject Property is the only one of the eight alleys along the entire corridor that does not form the MU zone/R-2 zone boundary.

Blocks with public alleys creating the zone boundary include the block immediately to the south of the block containing the subject Property, the block two blocks south of the subject Property, and the block southeast of the subject Property.

Subject Property

Map of Square 3876/1100 Block of Hamlin Street, NE



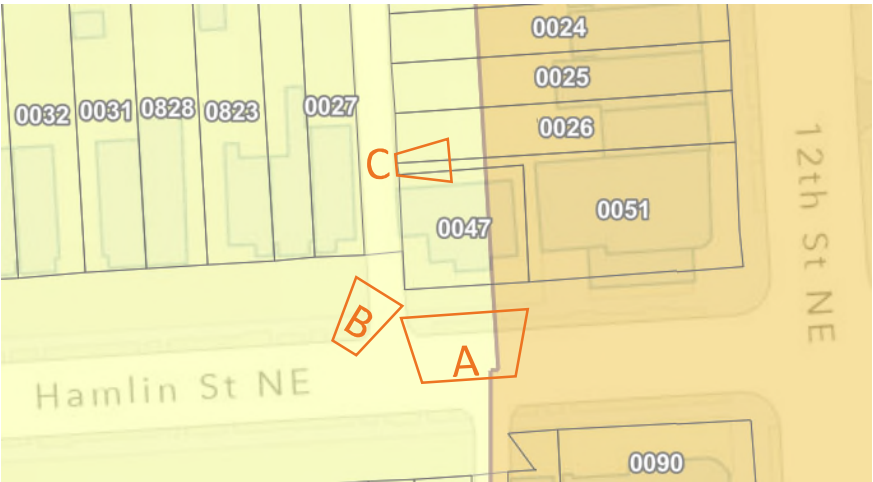
Photographs of Existing Building



As shown at above, the Existing Building includes an existing curb cut and driveway which will allow for easy access to bicycle storage in the partially-finished/partially below-grade level of the Existing Building. The partially below-grade level will also be used for storing equipment essential to WABA’s cycle advocacy public interest mission.



As shown at left, the Property does not have a meaningful rear yard, making it difficult to market as a single-family detached structure. The lack of a rear yard also distinguishes it from the other residential properties in Square 3876 and elsewhere near the 12th Street, NE corridor, most of which other properties have rear yards.



Surveyor's Plat

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., September 26, 2024

Plat for Building Permit of :

SQUARE 3876 LOT 47

Scale: 1 inch = 20 feet

Recorded in Book 77 Page 56

Receipt No. 24-05520

Drawn by: R.O.L.

Furnished to: DIANA HENDERSON

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Patrick J. Sweeney
For Surveyor, D.C.



I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application; and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

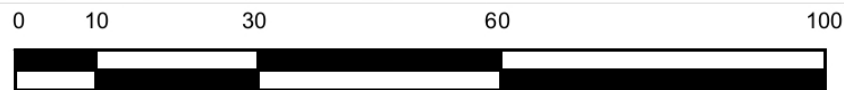
- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
 - 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
 - 3) I have ~~have not~~ (circle one) filed a subdivision application with the Office of the Surveyor;
 - 4) I have ~~have not~~ (circle one) filed a subdivision application with the Office of Tax & Revenue; and
 - 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
- The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.
- I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature:

Date: 10/24/2024

Printed Name: Patrick J. Sweeney
Relationship to Lot Owner: None

If a registered design professional, provide license number PE40001209 and include stamp below.

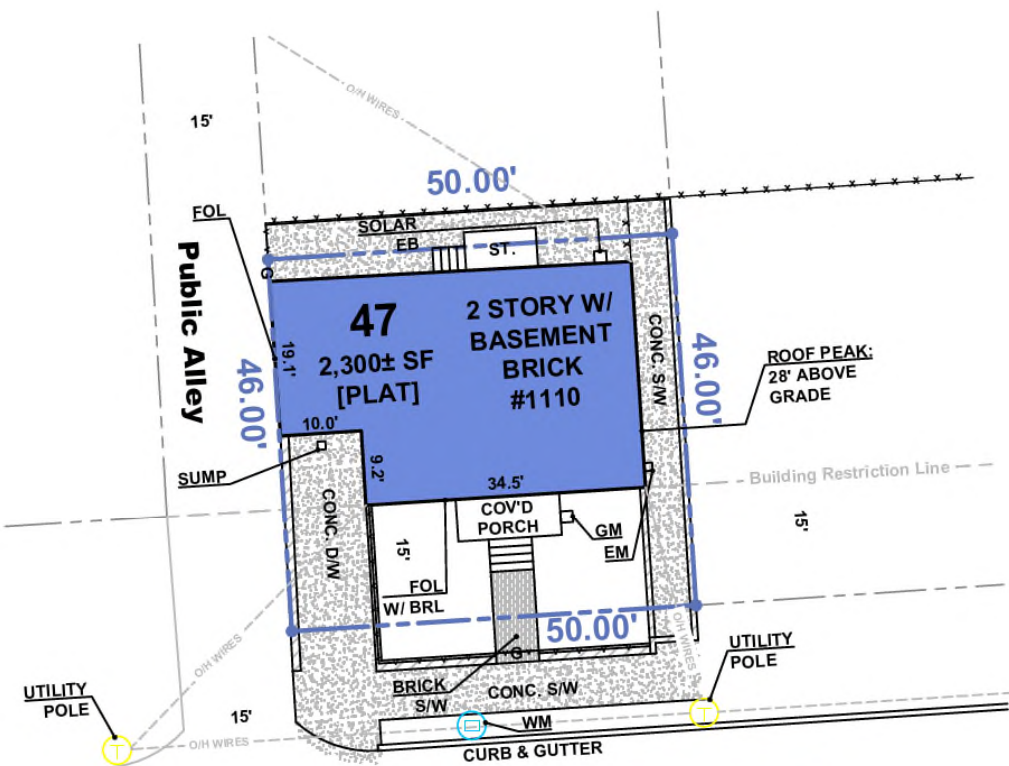


SCALE: 1:20

SR-24-05520(2024)

SHEET 1 OF 2

SQUARE 3876



Hamlin Street, N.E.

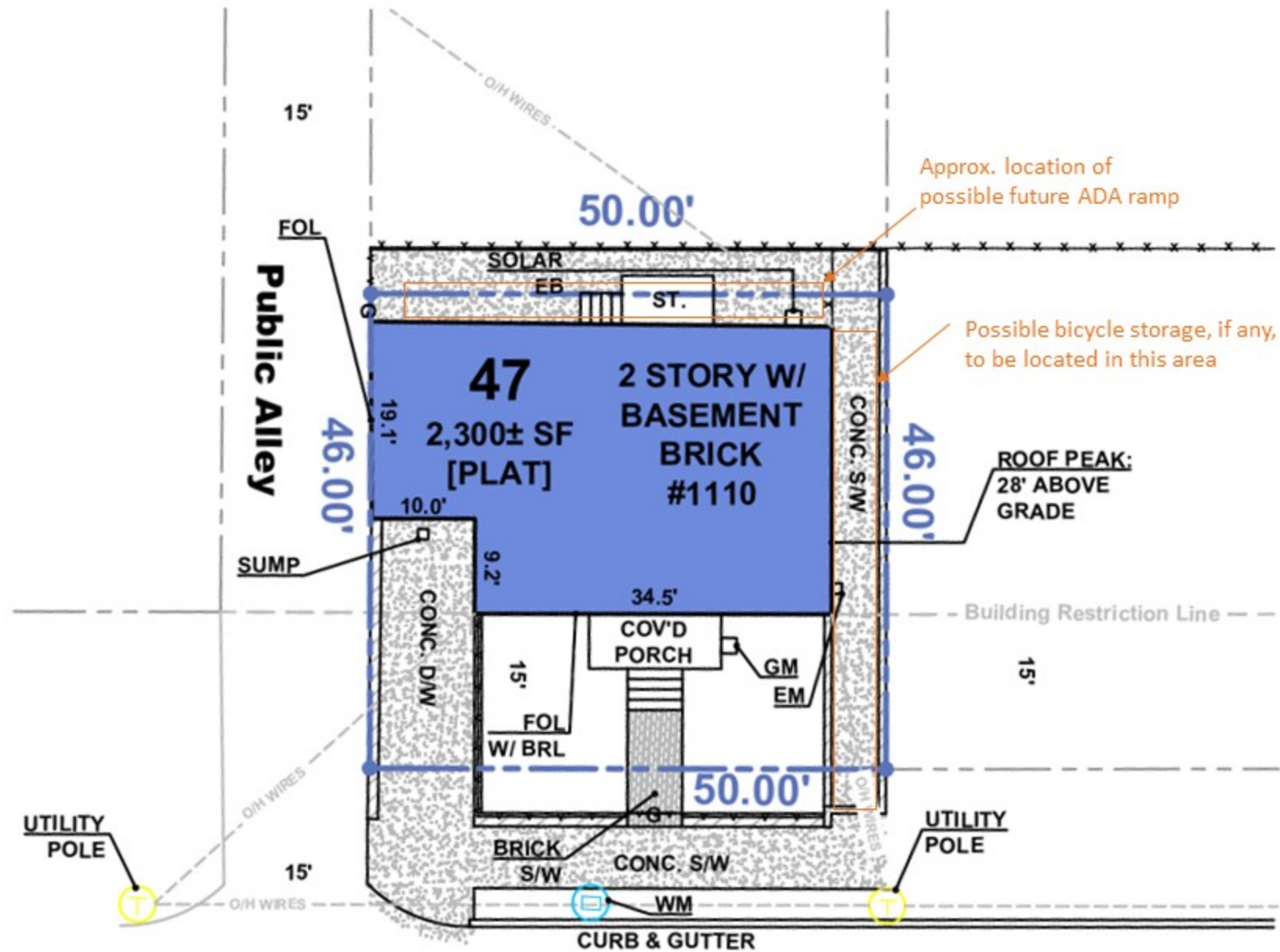
SR-24-05520(2024)

SHEET 2 OF 2

Architectural Plans

No changes proposed to the exterior of the Existing Building except:

1. Possible addition of ADA ramp at rear of Property
2. Possible bicycle storage at front/side of Property



PLANS ARE CONCEPTUAL IN NATURE. LOCATIONS, DIMENSIONS, AND LAYOUT OF ALL INTERIOR DEMISING AND OUTDOOR AMENITY AREA(S) MAY ADJUST IN FINAL PLANS.
LANDSCAPE AND STREETScape SHOWN FOR ILLUSTRATIVE PURPOSES ONLY; FINAL DESIGN AND CONFIGURATION ARE SUBJECT TO CHANGE PRIOR TO PERMITTING BASED ON USE, TENANT NEEDS, LOCATION OF VAULTS, AND DDOT APPROVAL OF PUBLIC SPACE PERMITS

Hand-drawn site plan of a residential development with 12 lots. The plan includes dimensions, bearings, and area calculations for each lot and the overall site. Lot 12 is highlighted with a red rectangle.

Lot Data:

| Lot | House | Lot No. | Area (sq. ft.) | Area (sq. m.) | Area (ac.) |
|-----|----------|---------|----------------|---------------|------------|
| 1 | House 1 | 1 | 2856 | 102.9 | 0.28 |
| 2 | House 2 | 2 | 3499 | 101.1 | 0.33 |
| 3 | House 3 | 3 | 3421 | 98.86 | 0.35 |
| 4 | House 4 | 4 | 2810 | 96.62 | 0.35 |
| 5 | House 5 | 5 | 3507 | 101.5 | 0.35 |
| 6 | House 6 | 6 | 3507 | 101.5 | 0.35 |
| 7 | House 7 | 7 | 3507 | 101.5 | 0.35 |
| 8 | House 8 | 8 | 3507 | 101.5 | 0.35 |
| 9 | House 9 | 9 | 3507 | 101.5 | 0.35 |
| 10 | House 10 | 10 | 3507 | 101.5 | 0.35 |
| 11 | House 11 | 11 | 3507 | 101.5 | 0.35 |
| 12 | House 12 | 12 | 3507 | 101.5 | 0.35 |

Overall Site Data:

| Area | Area (sq. ft.) | Area (sq. m.) | Area (ac.) |
|--------------|----------------|---------------|------------|
| Overall Site | 42,000 | 12,140 | 3.5 |