

1724 H Street NE
Washington DC 20002

Application for Special Exception for Parking Relief

1724 H Street NE

Square: 4494

Lot: 0140

Zone District: MU-7B

Relief Sought: Special Exception pursuant to Subtitle C § 703.2 and Subtitle X § 901

Narrative

Pursuant to Subtitle C § 703.2 and Subtitle X § 901.2 the Applicant seeks a Special Exception from the Board of Zoning Adjustment for parking relief at the property located at 1724 H St NE in the MU-7B.

The property is improved with an 8-unit apartment house, permitted in 2021 and is now fully constructed. Due to shifting market conditions and interest rates, the Applicant proposes to convert the building's use to Short Term Inn/Lodging use. This change of use requires an ADA-Compliant entrance, via lift or ramp. An application was submitted to DDOT for a lift at the front, and while still on private property it would be located within the Building Restriction Line (BRL). DDOT denied the application, leaving the only location possible for the ADA lift at the rear, where the current parking space currently occupied. Thus, parking relief is needed to locate the ADA lift to access the first floor.

Compliance with Subtitle C § 703.2

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:

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

The subject property is very well served by mass transit (see Exhibit 1 of this document for a diagram)

C43 Bus line to the north, C41 to the west, the H St/Benning Street Car to the south, and the C57, D2X and D20 bus lines to the south.

(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;

The proposed change of use will be short term rentals. It is expected that occupants spending a weekend for a few days in the city would not require a vehicle, and rely on mass transit, walking or Uber/Lift, thus not increasing the demand for parking.

Compliance with Special Exception Standards (Subtitle X § 901.2)

1. Will be in Harmony with the General Purpose and Intent of the Zoning Regulations and Maps

The proposed parking relief proposes no major changes to the existing constructed building, which was approved and permitted under the zoning regulations, entirely by right. The existing building remains in harmony with the general purpose and intent of the Zoning Regulations.

2. Will Not Tend to Adversely Affect the Use of Neighboring Property

The relief sought is for a single parking space to allow for an ADA-compliant access, which DDOT has denied at the front within the Building restriction line. As there is only 1 parking space being removed, this would not have a significant adverse affect on the use of neighboring properties.

3. Will Meet Any Special Conditions Specified in the Zoning Regulations

The proposal complies with all applicable provisions of Subtitle U § 253, including limits on the size of the accessory apartment, restriction to a single unit, and provision of safe pedestrian access from the street.

Conclusion

The Applicant respectfully requests that the Board grant the requested special exception to allow the relief of the single required parking space so that an ADA lift may be located in its place.

The application meets all applicable zoning standards, is consistent with the goals of the Zoning Regulations, and will not adversely affect surrounding properties.

Respectfully submitted,

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Exhibit 1: Transit map

