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The Honorable Muriel Bowser

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The Honorable Phil Mendelson

Executive Director
Marcel Acosta

IN REPLY REFER TO:
NCPC File No. ZC 21-04

April 1, 2021

Zoning Commission of the District of Columbia
2nd Floor, Suite 210
441 4th Street, NW
Washington, DC 20001

Members of the Zoning Commission:

Pursuant to delegations of authority adopted by the Commission, I found that the proposed Text Amendment to Allow Special Exception Relief to Certain Vehicle Parking Dimensional Requirements located in Washington, DC is not inconsistent with the *Comprehensive Plan for the National Capital* and would not adversely impact any other identified federal interests. A copy of the Delegated Action of the Executive Director is enclosed and available online at www.ncpc.gov/review/archive/2021/4/ as part of the April 2021 meeting materials.

Sincerely,

Marcel Acosta
Executive Director

Enclosures

cc: Mr. Andrew Trueblood, Director, DC Office of Planning



Delegated Action of the Executive Director

PROJECT
**Text Amendment to Allow Special
Exception Relief to Certain Vehicle Parking
Dimensional Requirements**
District-wide

NCPC FILE NUMBER
ZC 21-04

NCPC MAP FILE NUMBER
00:00(06.00)45287

REFERRED BY
Zoning Commission of the District of Columbia

DETERMINATION
Approval of report to the Zoning
Commission of the District of
Columbia

REVIEW AUTHORITY
Advisory
per 40 U.S.C. § 8724(a) and DC Code § 2-
1006(a)

The Zoning Commission of the District of Columbia has submitted for comment a text amendment to allow Special Exception relief to certain vehicle parking dimensional requirements. The proposed amendment was prepared by the District of Columbia Office of Planning (DCOP) after internal discussions regarding the most appropriate form of relief for Board of Zoning Adjustment (BZA) applications seeking relief from parking space size requirements, specifically from the maximum number of permitted compact spaces. Currently, the zoning regulations provide for special exception relief from the total required number of spaces, but not from parking space and aisle dimensions. As such, relief is required to exceed the permitted number of compact spaces. The proposed amendment would provide a mechanism for special exception relief from the dimensional parking requirements, as there is for other vehicular parking standards such as parking number, location and screening. DCOP indicates that such relief is particularly appropriate for smaller development projects, typically on smaller lots, to have more flexibility in the ratio of full-sized spaces to compact spaces.

In summary, the proposed text amendment would permit special exception relief from specified vehicle parking dimensional requirements of Subtitle C § 712, and would permit developments with numerically small parking requirements to use higher ratios of compact spaces. DCOP also proposes an amendment to clarify when bumper guards or other devices are required at a property boundary.

Federal property is not subject to local zoning and the text amendment regarding parking dimensions and other parking requirements would not impact federal sites. The text amendment addresses the relief process for properties that are subject to local zoning review. As such, staff finds the proposed text amendment is not inconsistent with the federal elements of the *Comprehensive Plan for the National Capital* and would not adversely effect any identified federal interests.

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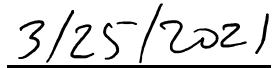
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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed Text Amendment to Allow Special Exception Relief to Certain Vehicle Parking Dimensional Requirements is not inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital* nor would it adversely effect any identified federal interest.



Marcel Acosta
Executive Director



Date