

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Matt Jesick, Case Manager
JL Joel Lawson, Associate Director Development Review

DATE: May 11, 2018

SUBJECT: BZA #19336A – 2405 Eye Street, NW – Request for a Minor Modification to a Special Exception approval permitting the conversion of office space to multifamily residential (3 units) within an existing apartment building

I. BACKGROUND AND RECOMMENDATION

On October 4, 2016, the Board approved application 19336, which permitted the replacement of one nonconforming use – office – with another nonconforming use – multifamily residential, as well as relief for the amount of parking. The Office of Planning (OP) recommends **approval** of the current proposal to amend the original application by relocating the entrance to one of the residential units and modifying the layout of the units. The application would not change the material facts upon which the Board based its original approval, so is appropriately considered a minor modification, and the revised design would continue to meet the special exception criteria for approval.

II. LOCATION AND SITE DESCRIPTION

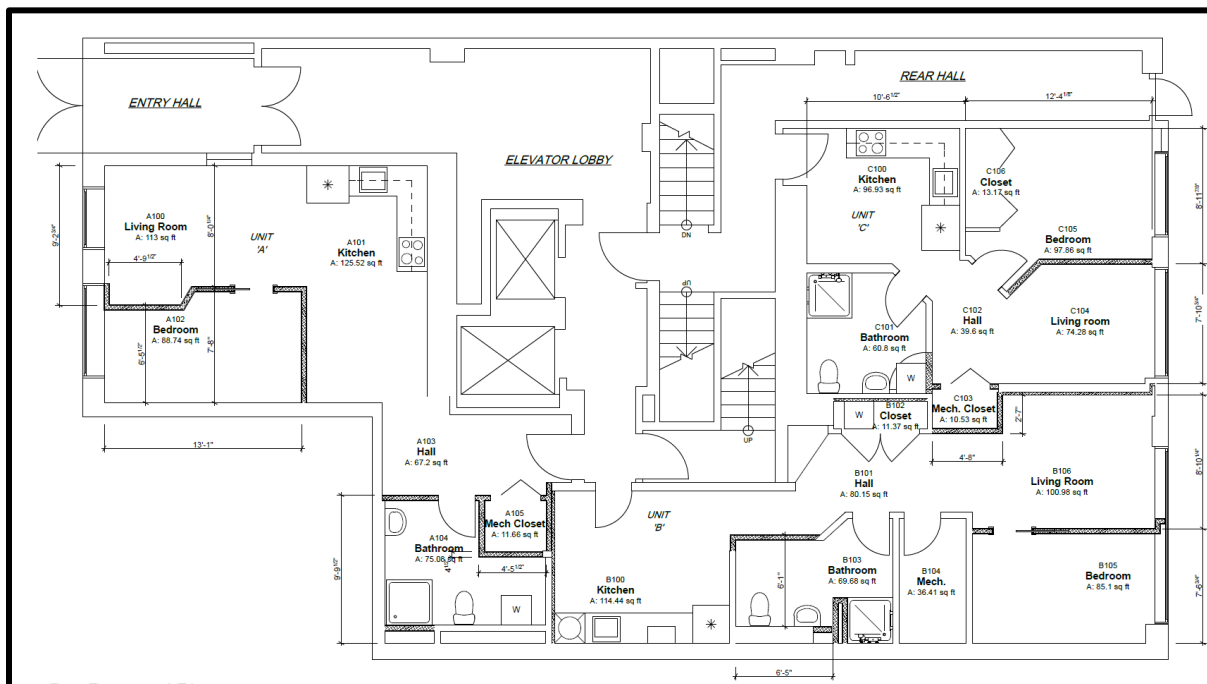
Address	2405 Eye Street, NW
Legal Description	Square 28, Lots 157
Zoning	R-17 (Foggy Bottom Residential House Zone)
Ward and ANC	2, 2A
Historic District	Foggy Bottom Historic District
Lot Characteristics and Existing Development	Approximately 40'-wide lot; Existing multistory apartment building with commercial office space on the first floor.
Adjacent Properties and Neighborhood Character	Rowhouse to the west; Smaller apartment building to the east; Neighborhood is a mix of rowhouses, apartment buildings and George Washington University buildings; George Washington University Hospital is to the east.

III. PROJECT DESCRIPTION IN BRIEF

In the original case the applicant received approval to convert nonconforming office space in an apartment building to three apartment units. The applicant now seeks to relocate the entrance to one of the units, and slightly reconfigure the units. Please refer to the approved and proposed floorplans below.



Approved Layout – Compiled from Exhibit 5 (does not include hallway and stairs)



Proposed Layout – Exhibit 6

IV. ANALYSIS

Subtitle Y § 703.3 defines “Minor Modifications” as “modifications that do not change the material facts upon which the Board based its original approval...”. The special exception criteria for changing one nonconforming use to another (C § 204.9) focus on the external impacts of the use and its impact on the character of the neighborhood, rather than on the internal layout. OP found, after a review of the Order and the transcript of the case, that the Board, in its discussion, focused on the impacts of the use, rather than the internal configuration. Changing the configuration now, therefore, would not change the facts upon which the Board based its original approval, and the application is rightfully made as a minor modification.

OP continues to find that the proposed use would meet the special exception criteria. The residential use should have no greater impact than the existing office use, nor would it adversely affect the character of the surrounding area. The residential use should not create negative external effects such as noise, traffic, loading or illumination. OP, therefore, recommends approval of the minor modification.

V. HISTORIC PRESERVATION

The subject property is within the Foggy Bottom Historic District, but because the proposal is for interior changes only, the Historic Preservation Review Board would not review the proposal.

VI. COMMUNITY COMMENTS

As of this writing OP has received no comments from the community, and the record contains no comments.

VII. ATTACHMENT

1. Vicinity Map

Attachment 1 Vicinity Map

