



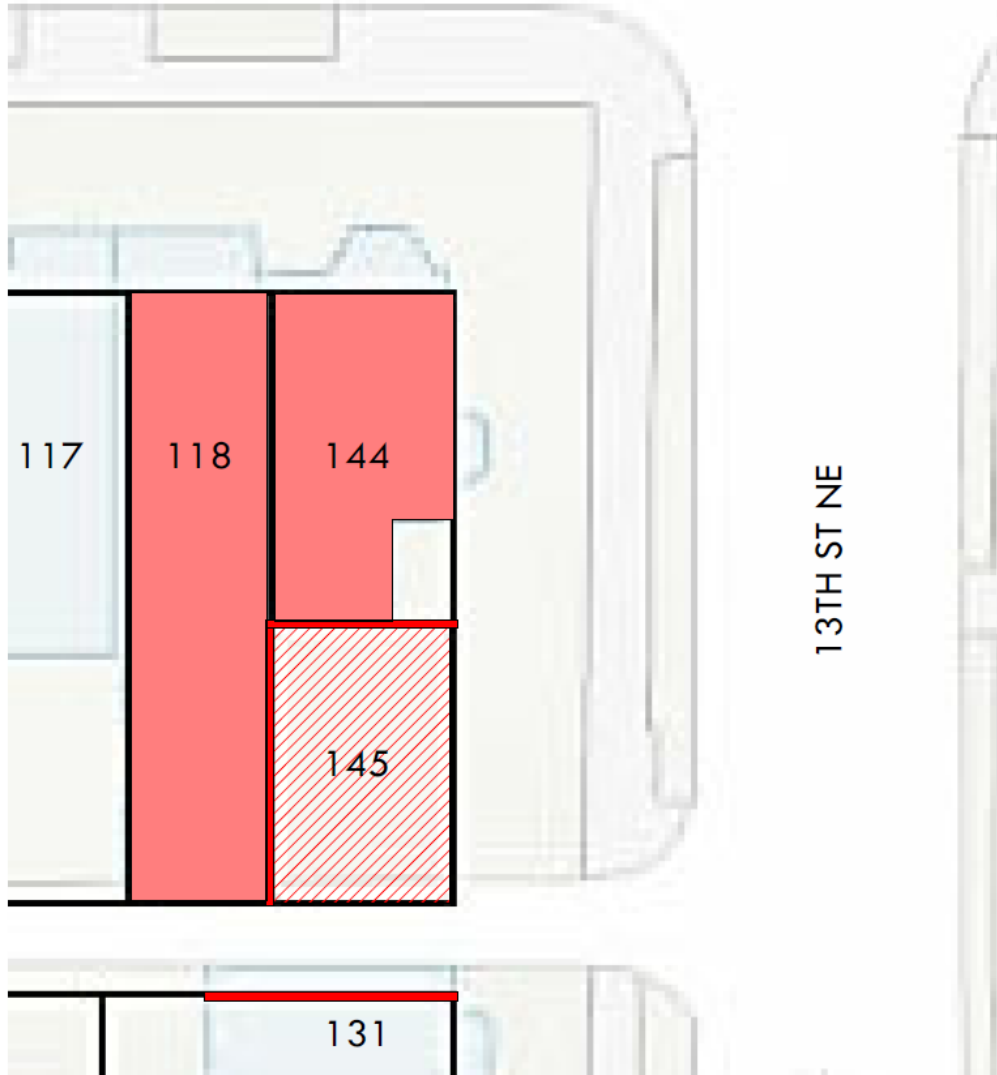
BZA CASE NO. 19854
OF
824 13TH STREET LLC
824 13TH STREET, NE
NOVEMBER 7, 2018

Overview

- Applicant is proposing to construct a new three-story flat
- Due to the small lot size and depth and other potential difficulties with the very narrow open areas between buildings, the Applicant is proposing to occupy 100% of the lot
- Accordingly, the Applicant seeks area variance relief from the lot occupancy requirements of Section E-304.1; rear yard requirements from Section E-306.1; and side yard requirements from Section 307.1
- The Applicant is also seeking special exception relief from the parking requirements of Section C-703.2

Background

- Located in the RF-1 Zone
- Extremely small, shallow lot measuring only 693 square feet, with a depth of only twenty-one feet (21 ft.)
- Lot was created in 1888 (See original subdivision plat, Exhibit 8)
- Subject Property is currently unimproved but was previously improved with a two-story single-family dwelling
- The previous structure was condemned numerous times, as demonstrated in the “Condemnation Orders” (Exhibit 9) and finally demolished approximately 20 years ago



Subject Property



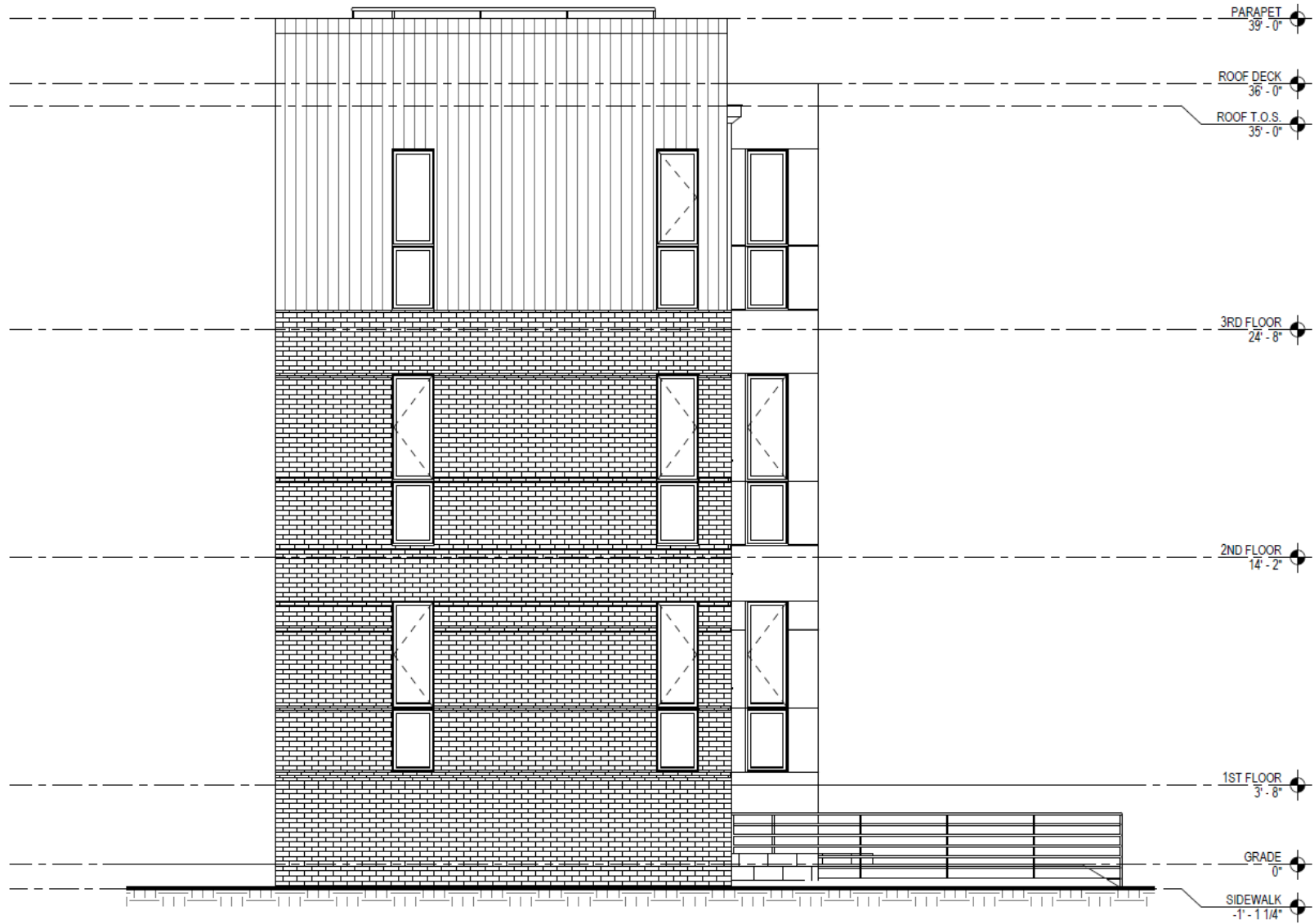
Existing Lot



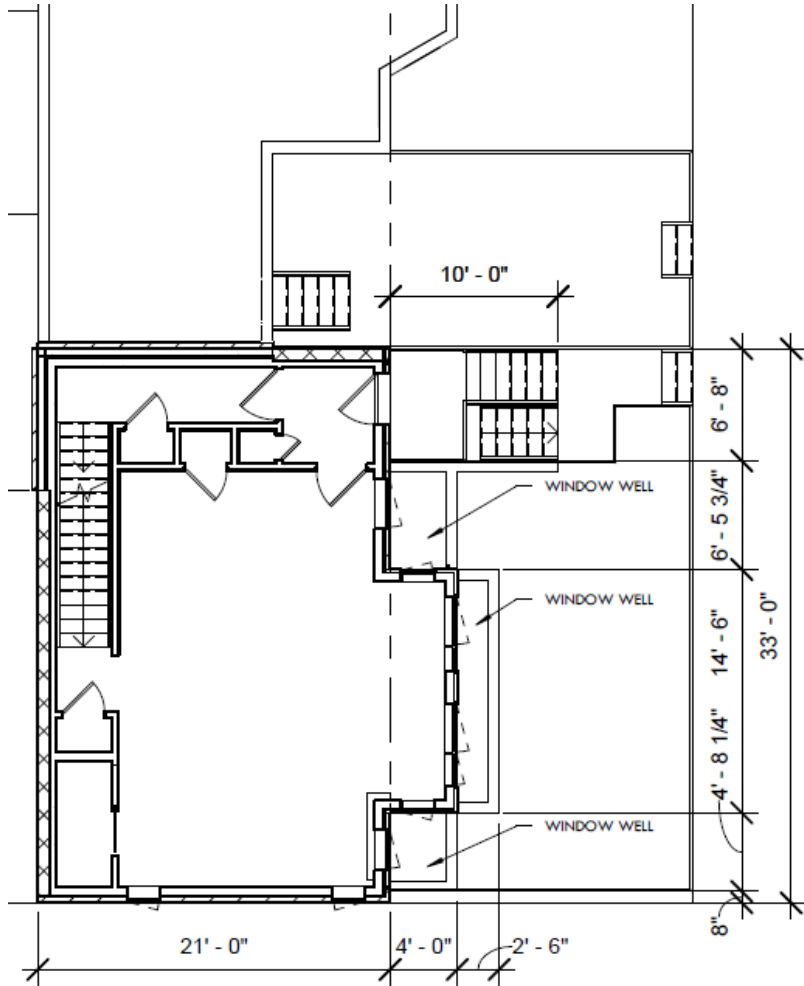
Plans



ELEVATION - EAST
 3/16" = 1'-0"

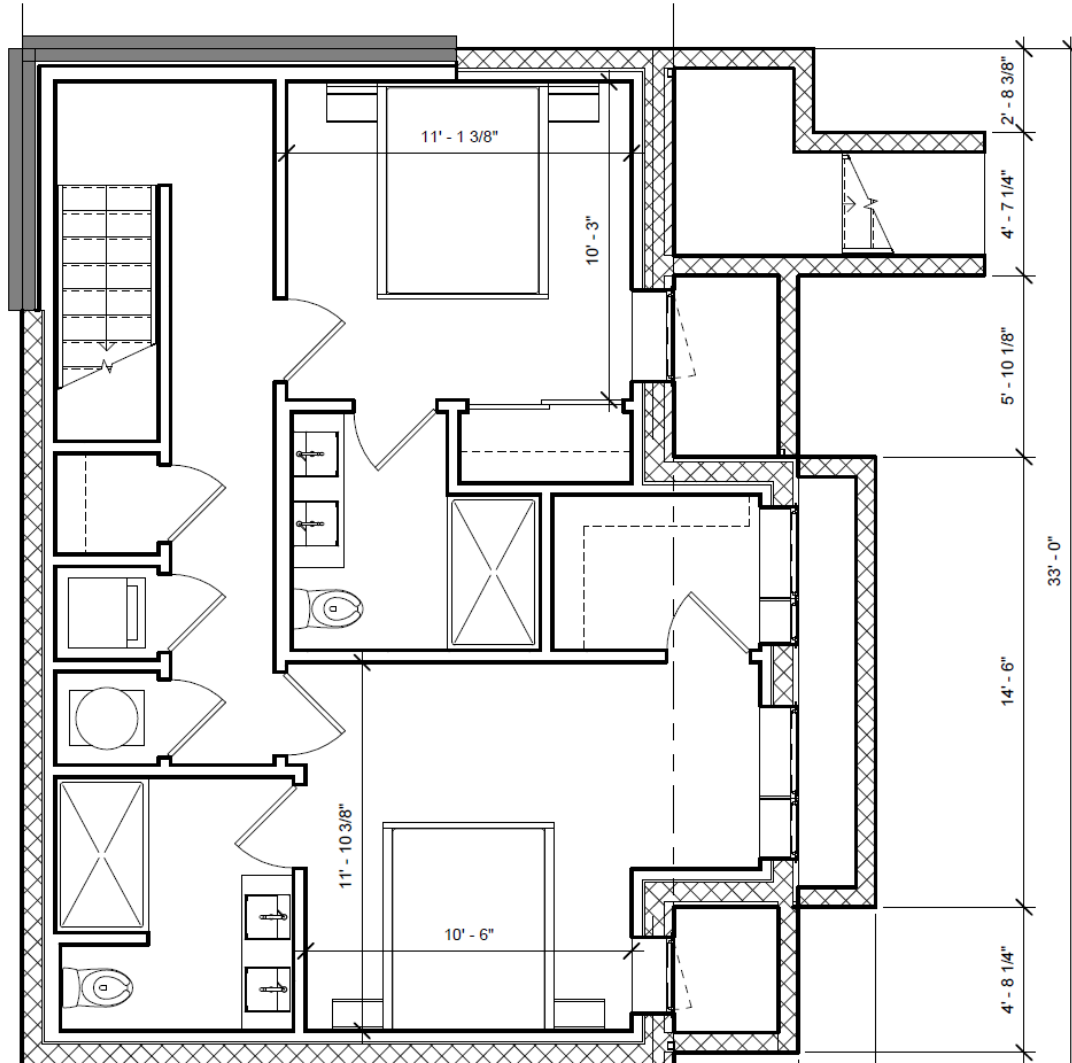


ELEVATION- SOUTH
 3/16" = 1'-0"

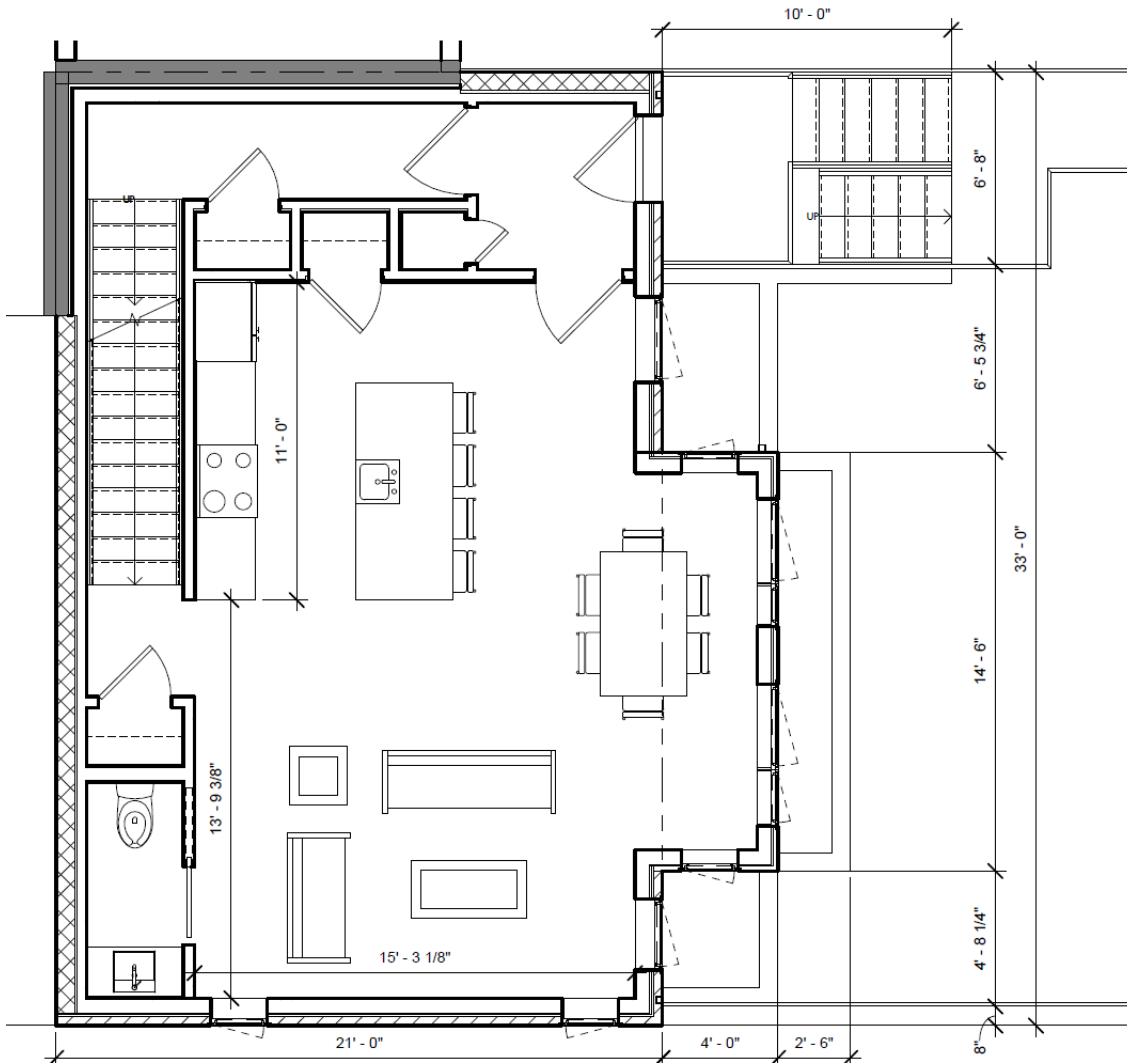


13TH STREET NE

Site Plan

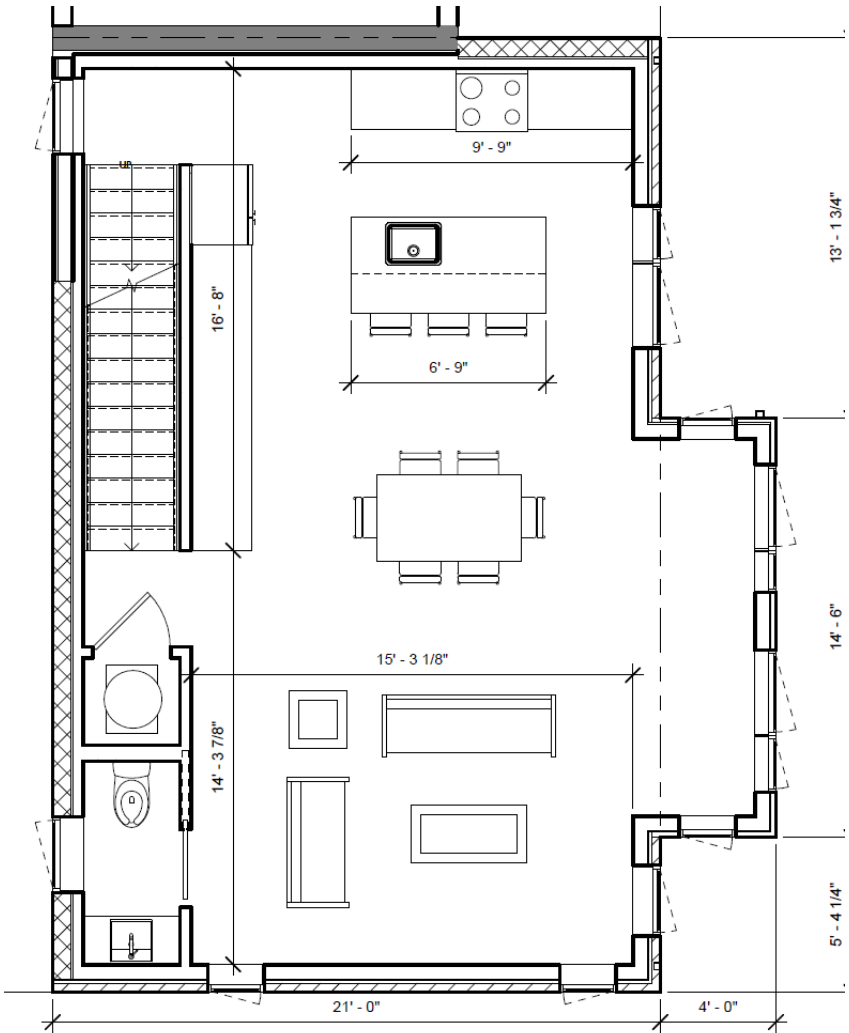


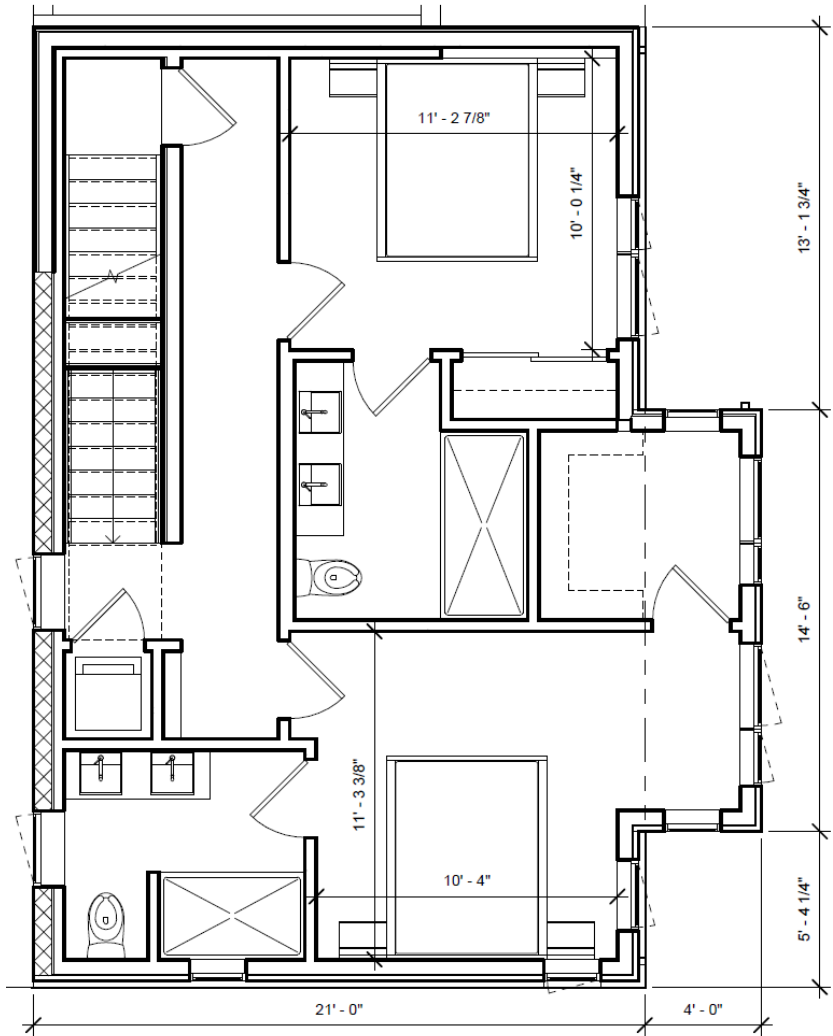
Cellar Floor Plan



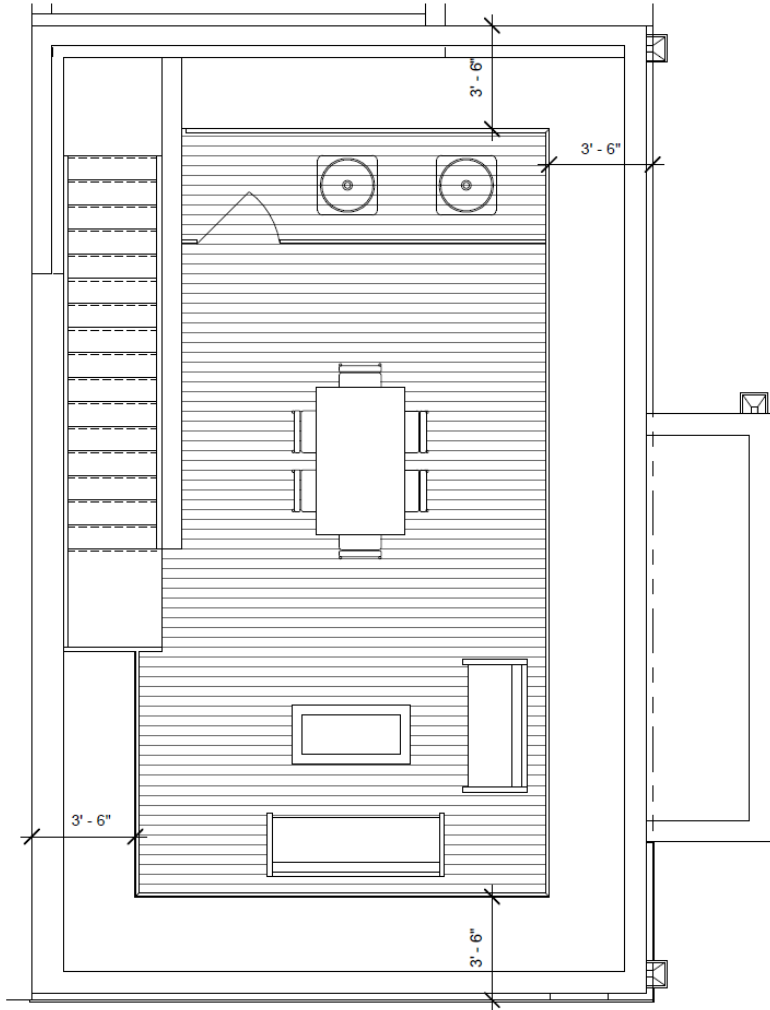
First Floor Plan

Second Floor Plan





Third Floor Plan



Roof Plan

Special Exception C-703.2

The Board of Zoning Adjustment may grant a full or partial reduction in number of required parking spaces, subject to the general special exception requirements of Subtitle X, and the applicant's demonstration of at least one (1) of the following:

(a) Due to the physical constraints of the property, the required parking spaces cannot be provided either on the lot or within six hundred feet (600 ft.) of the lot in accordance with Subtitle C § 701.8;

Property is small, parking space cannot be provided on the lot or within 600 ft. as the only parking lots within six hundred feet (600 ft.) of the Subject Property are in use as part of other residential apartment buildings

Continued...

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

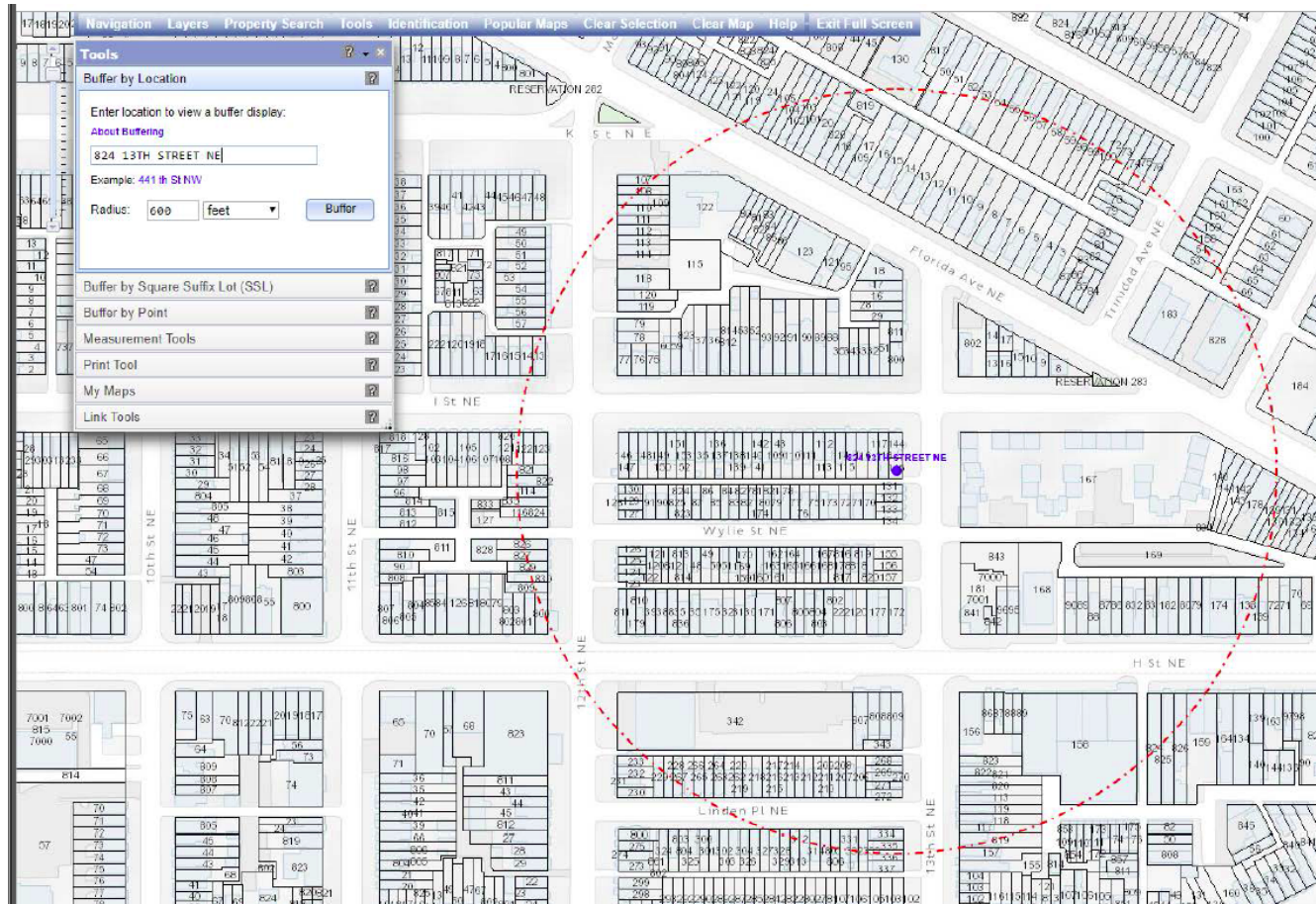
- The Subject Property is particularly well served by mass transit, shared vehicle, and bike facilities
- Property is 377 ft. from the Florida Avenue and 13th Street bus stop, only 390 ft. from the H Street Streetcar, 0.3 mi. from the nearest Capital BikeShare station, and 0.2 mi. from the nearest ZipCar location on 11th and H Streets, NE (see the following slides)

(c) Land use or transportation characteristics of the neighborhood minimize the need for required parking spaces;

As described in detail above, the land use and transportation characteristic of the neighborhood minimize the need for required spaces

(d) Amount of traffic congestion existing or which the parking for the building or structure would reasonably be expected to create in the neighborhood;

Two (2) additional units are unlikely to create additional traffic congestion in the neighborhood



Proximity to Mass Transit

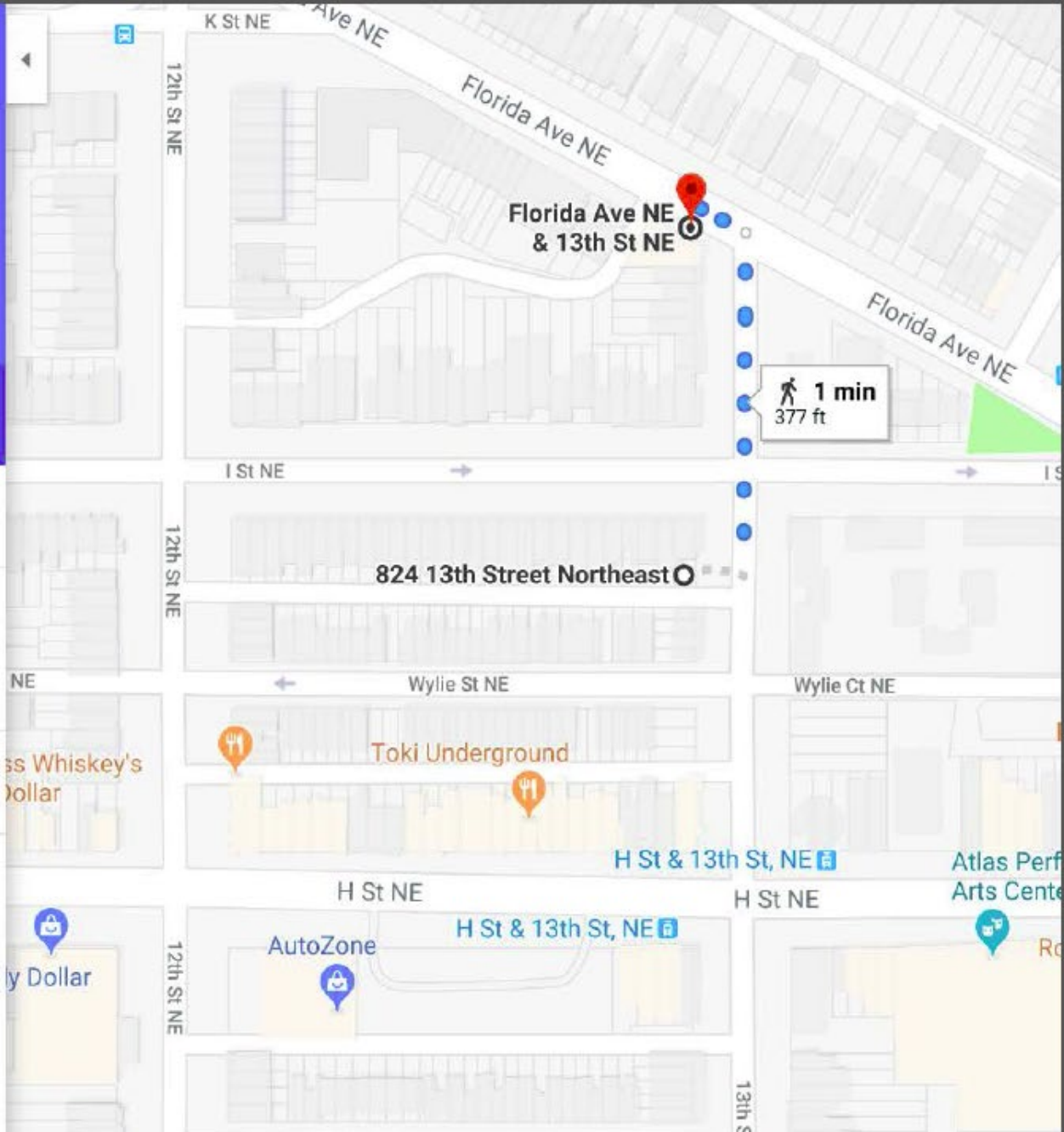
824 13th St NE, Washington, DC 20002
 Florida Ave NE & 13th St NE, Washingto
 Add destination

OPTIONS

Send directions to your phone

via 13th St NE 1 min
377 ft
[DETAILS](#)

Mostly flat ▼



824 13th St NE, Washington, DC 20002

H St & 13th St, NE, Washington, DC 200

Add destination

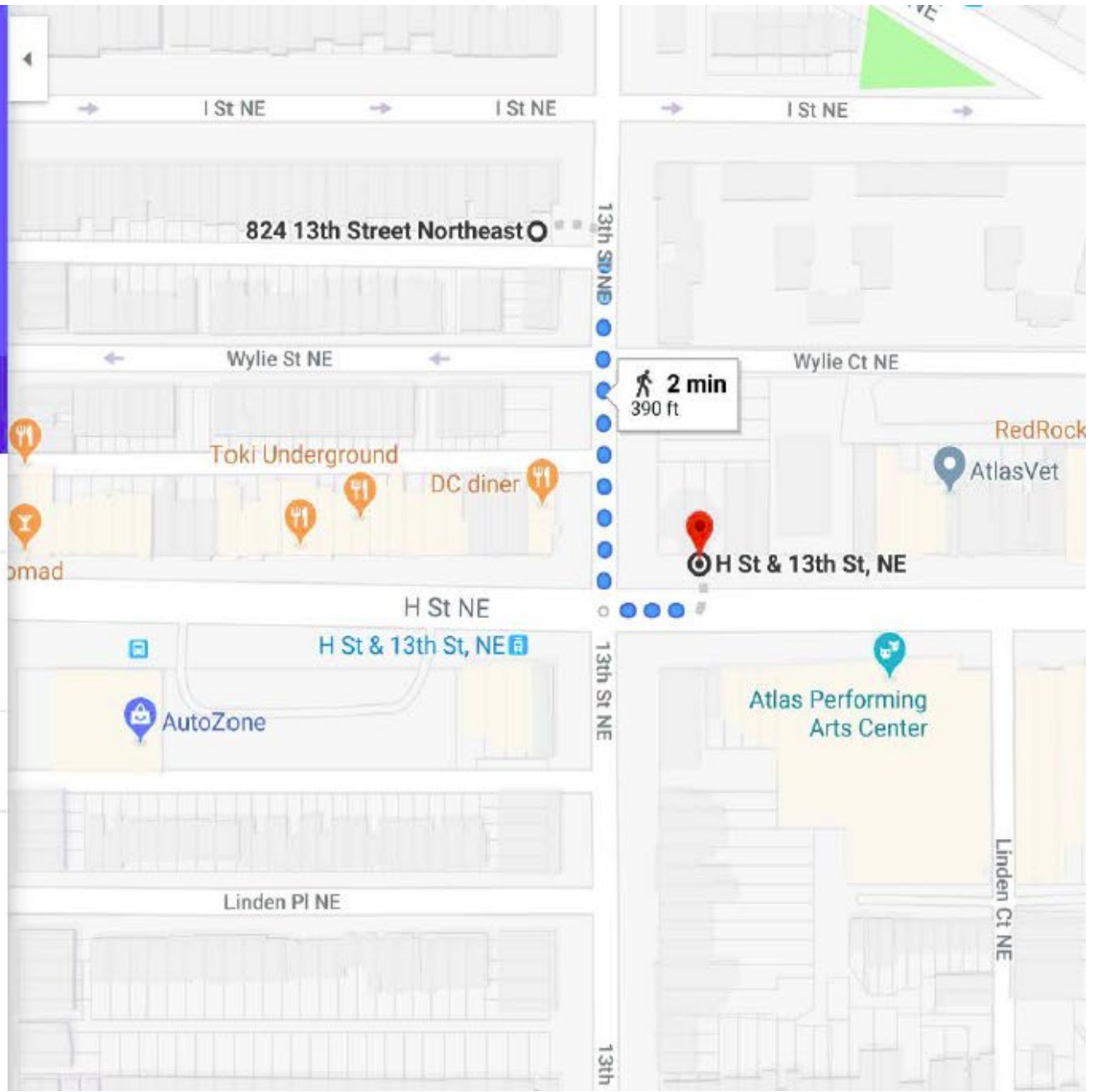
OPTIONS

Send directions to your phone

via 13th St NE 2 min
390 ft

[DETAILS](#)

Mostly flat ▼



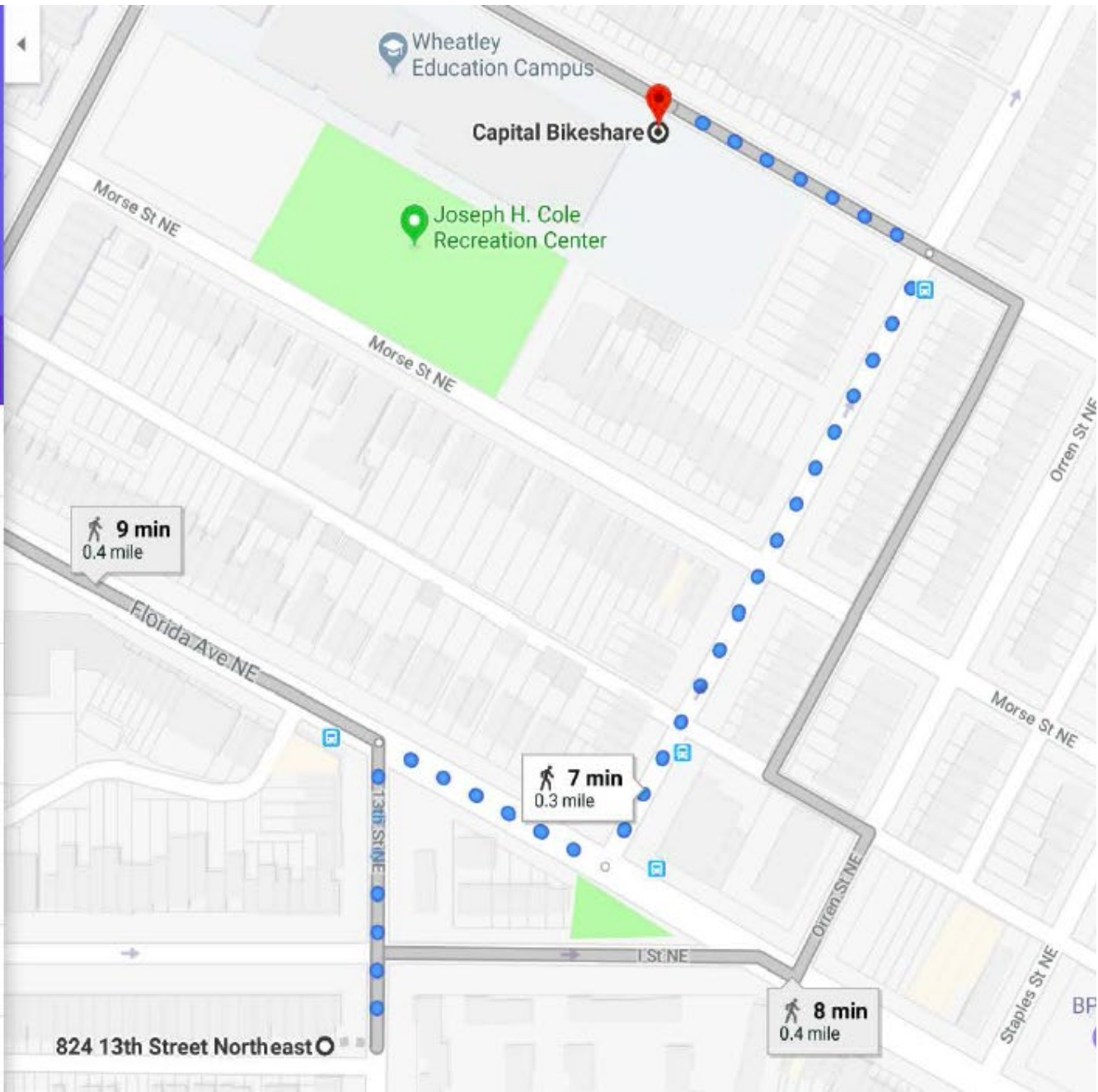
824 13th St NE, Washington, DC 20002

Capital Bikeshare, 1201-, 1299 Neal St

Add destination

OPTIONS

- Send directions to your phone
- via Trinidad Ave NE 7 min
0.3 mile
[DETAILS](#)
 - via Neal St NE 8 min
0.4 mile
 - via Florida Ave NE, Montello Ave NE and Neal St NE 9 min
0.4 mile
- All routes are mostly flat



824 13th St NE, Washington, DC 20002
 H St NE & 11th St NE, Washington, DC 2

Add destination

OPTIONS

- Send directions to your phone
- via 13th St NE and H St NE

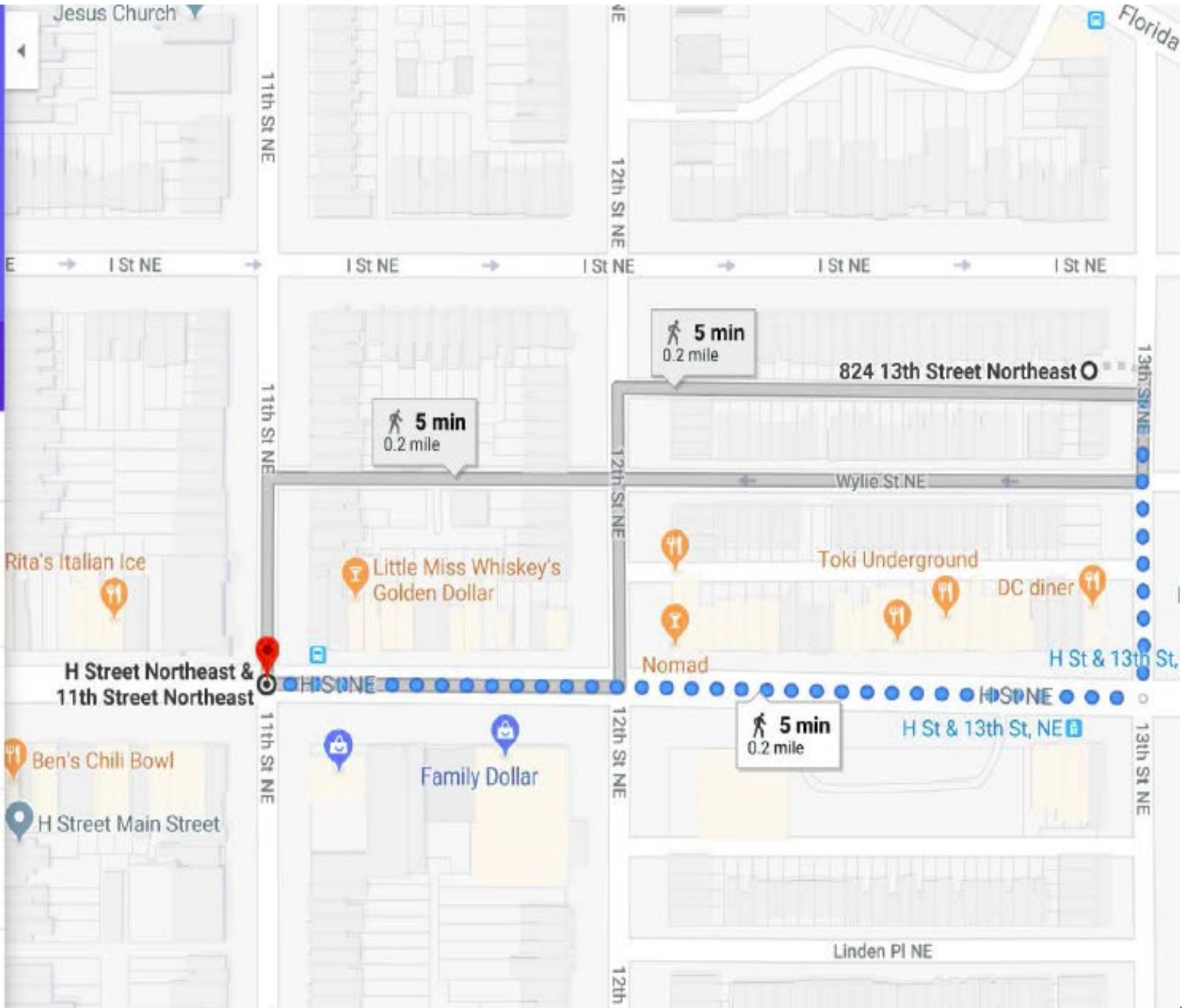
5 min
0.2 mile

[DETAILS](#)
 - via H St NE

5 min
0.2 mile
 - via Wylie St NE and Atlas Ct NE

5 min
0.2 mile

All routes are mostly flat







Address, neighborhood, or zip

Vehicle Type

11th & H St NE (On Street)

	
Honda CR-V	Ford Fiesta Hatchback

Areas of Variance Relief

- Lot occupancy

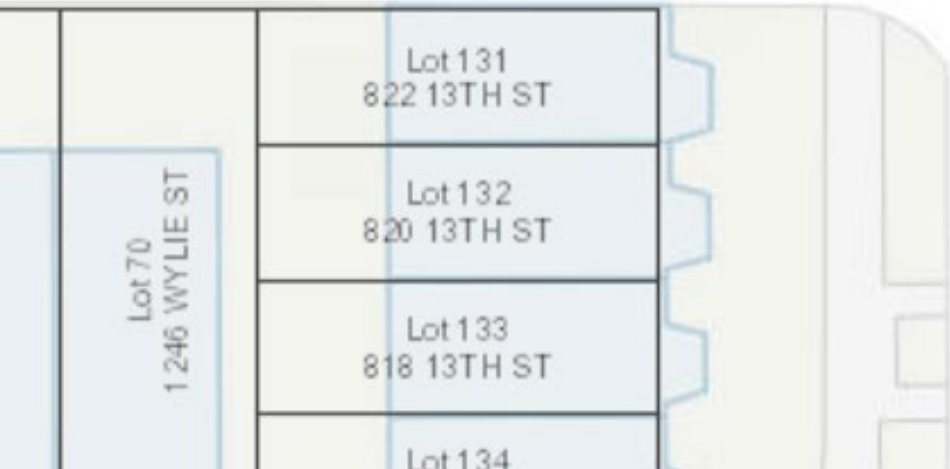
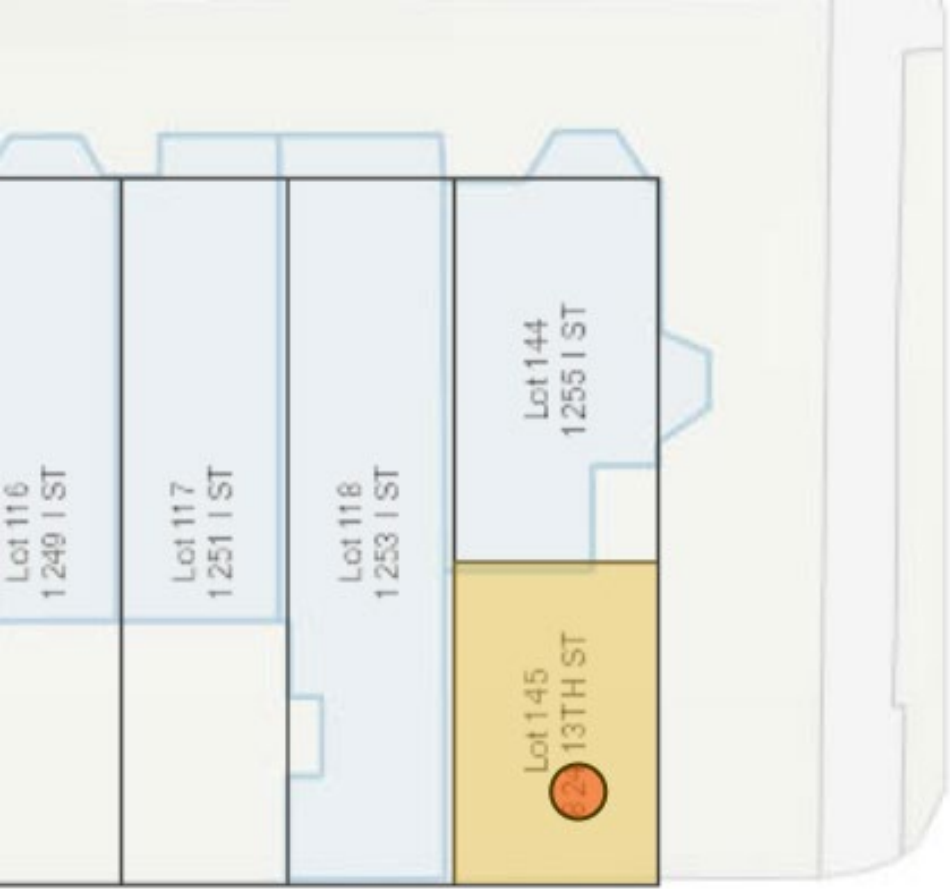
- Limited to 60%; lot is only 693 square feet
- Due to the small lot size, and other potential difficulties associated with very narrow open areas between buildings, the Applicant is proposing to occupy one-hundred percent (100%)

- Rear Yard

- 20 ft. minimum; lot is only twenty-one feet (21 ft.) deep
- A compliant rear yard would limit the Building to only thirty-three square feet (33 sq. ft.)
- Applicant is not proposing to have a rear yard

- Side Yard

- Applicant is constructing a new flat; the building to the north of the Subject Property extends to the common lot line and will share a common division wall; however, the Subject Property's southern lot line abuts an alley
- Applicant is required to provide a five-foot (5 ft.) side yard on its southern lot line
- Side yard would serve no purpose, as the building to the south is separated by a ten-foot (10 ft.) wide alley and would significantly impact the already small Building footprint



13th St NE

Subject Property

Area Variance Test:

(1) Extraordinary or exceptional condition affecting the property;

- Affected by its exceptional shallowness and size
- It has 693 square feet of land area, is thirty-three (33 ft.) wide, and twenty-one feet (21 ft.) deep
- Unlike adjacent property, can only front on 13th Street
- The history of the Subject Property is also unique in that it was previously improved by an existing non-conforming two-story structure
- The structure was condemned numerous times, as demonstrated in the “Condemnation Orders” included with this Application
- At some point in the last seventeen (17) years, the structure was finally demolished
- This presents a unique situation in that the demolition eliminated an existing non-conforming structure, and a lot that is impossible to improve without BZA relief
- Had the structure been renovated instead of razed, it is possible that relief may not have been necessary

Area Variance Test: (2) Practical Difficulty

- With regards to the rear yard, the lot is only 21 ft. deep which would limit a matter of right building footprint to only 33 ft.
- If the lot occupancy were limited to only sixty percent (60%), the Applicant would be limited to a building footprint of approximately 415.8 square feet.
- Subject Property is only thirty-three feet (33 ft.) in width and a five-foot (5 ft.) side yard would reduce the available width to twenty-eight feet (28 ft.). If the Applicant were to provide a compliant side yard, the building footprint would be limited to 588 square feet
- Accordingly, it would be a practical difficulty to provide a residential building that both complies with the Zoning Regulations and which is also suitable for human habitation
- The requested relief will still only allow for a building footprint of 693 feet; therefore, anything less than the requested relief would still result in an extremely small and inefficient living space
- Trying to reduce the degree of relief by providing tiny side or rear yards presents other problems of having small, difficult to maintain, open spaces

Area Variance Test:

(3) Relief Can be Granted without Substantial Detriment to the Public Good and without Impairing the Intent, Purpose, and Integrity of the Zone Plan.

- A building existed on the Subject Property as recently as 2001 and the infill project provides continuity on the block and will ameliorate any negative effects a vacant lot may pose
- Three letters in support from the adjacent neighbors
- A petition in support from 11 nearby neighbors

Conclusion

- ANC 6E is in support
- OP is recommending approval
- Letters in support from adjacent neighbors
- Petition in support from 11 neighbors