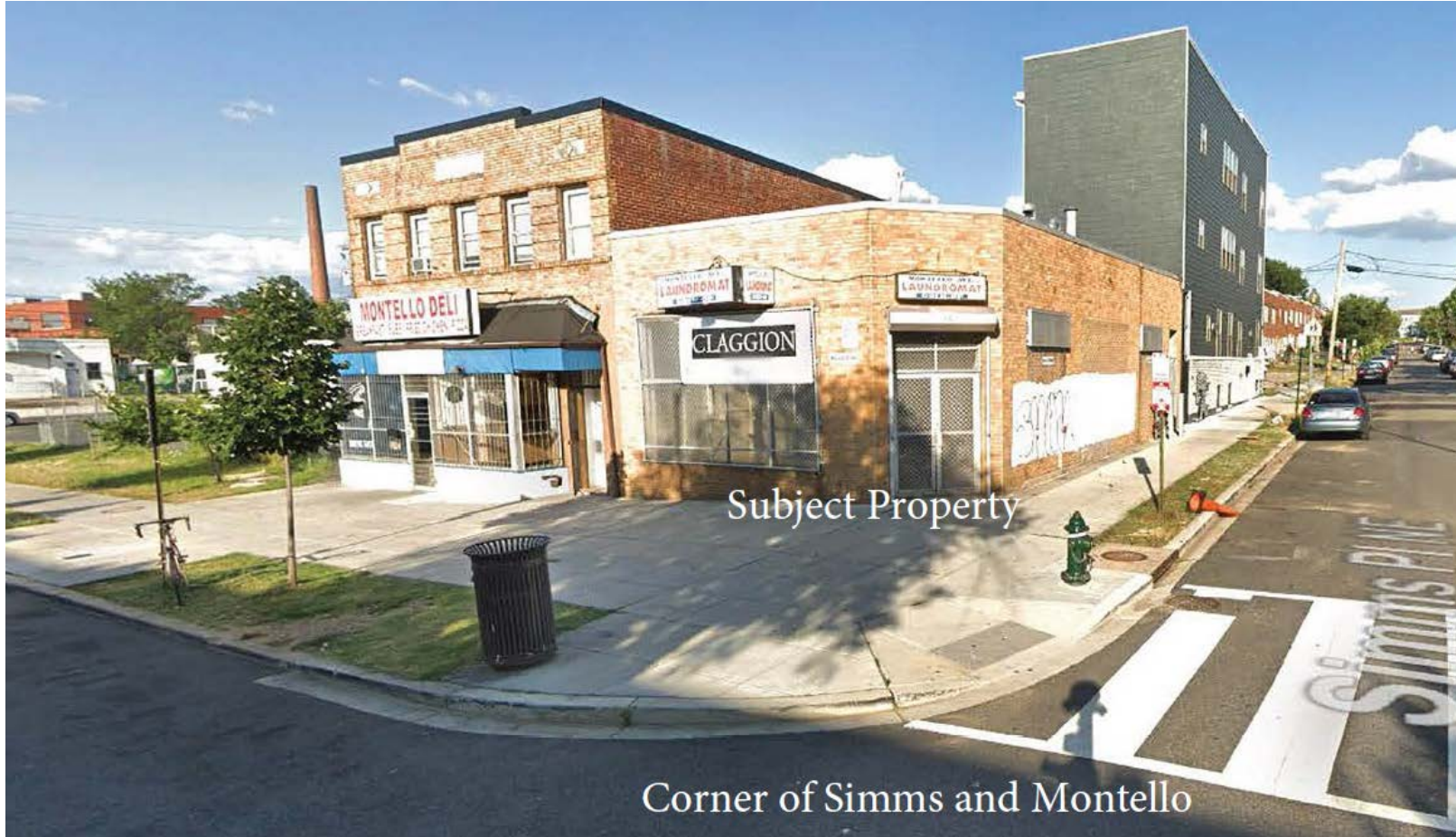


BZA CASE NO. 19982
 OF
 1723 MONTELLO LLC
 1723 MONTELLO AVENUE, NE
 MAY 22, 2019

Overview

- Subject Property is located on a small corner lot of only 1,278 square feet
- Existing building currently occupies 100% of the lot and was most recently used as a laundromat
- Applicant proposes to convert the existing building to 8 residential units and construct a 2-story addition
- 1 unit will be set-aside as an IZ unit
- Accordingly, Applicant is requesting special exception relief pursuant to C § 703.2, G § 405.2, and G § 404.1 from the parking, lot occupancy, and rear yard requirements

Existing Conditions



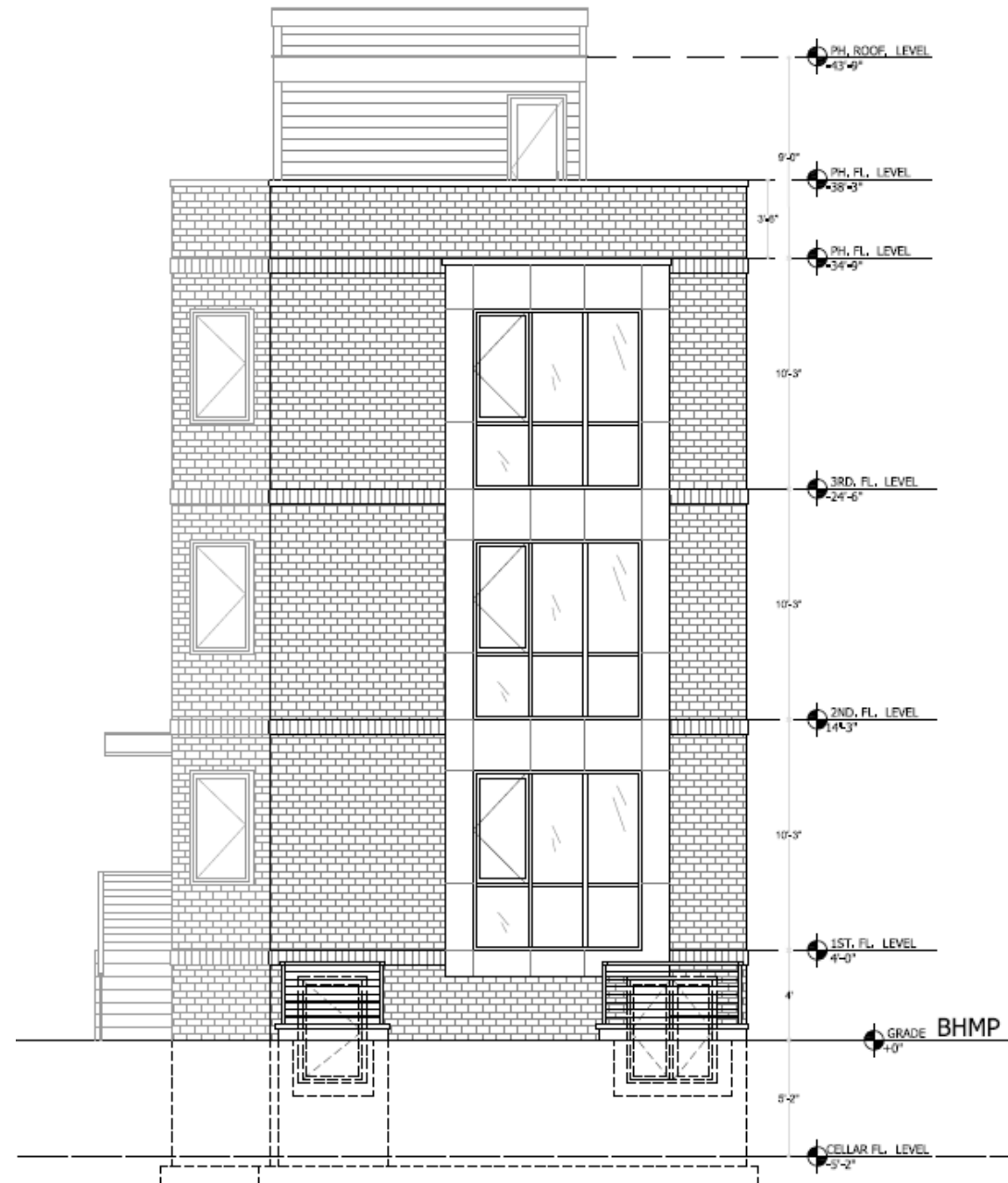
Subject Property

Corner of Simms and Montello

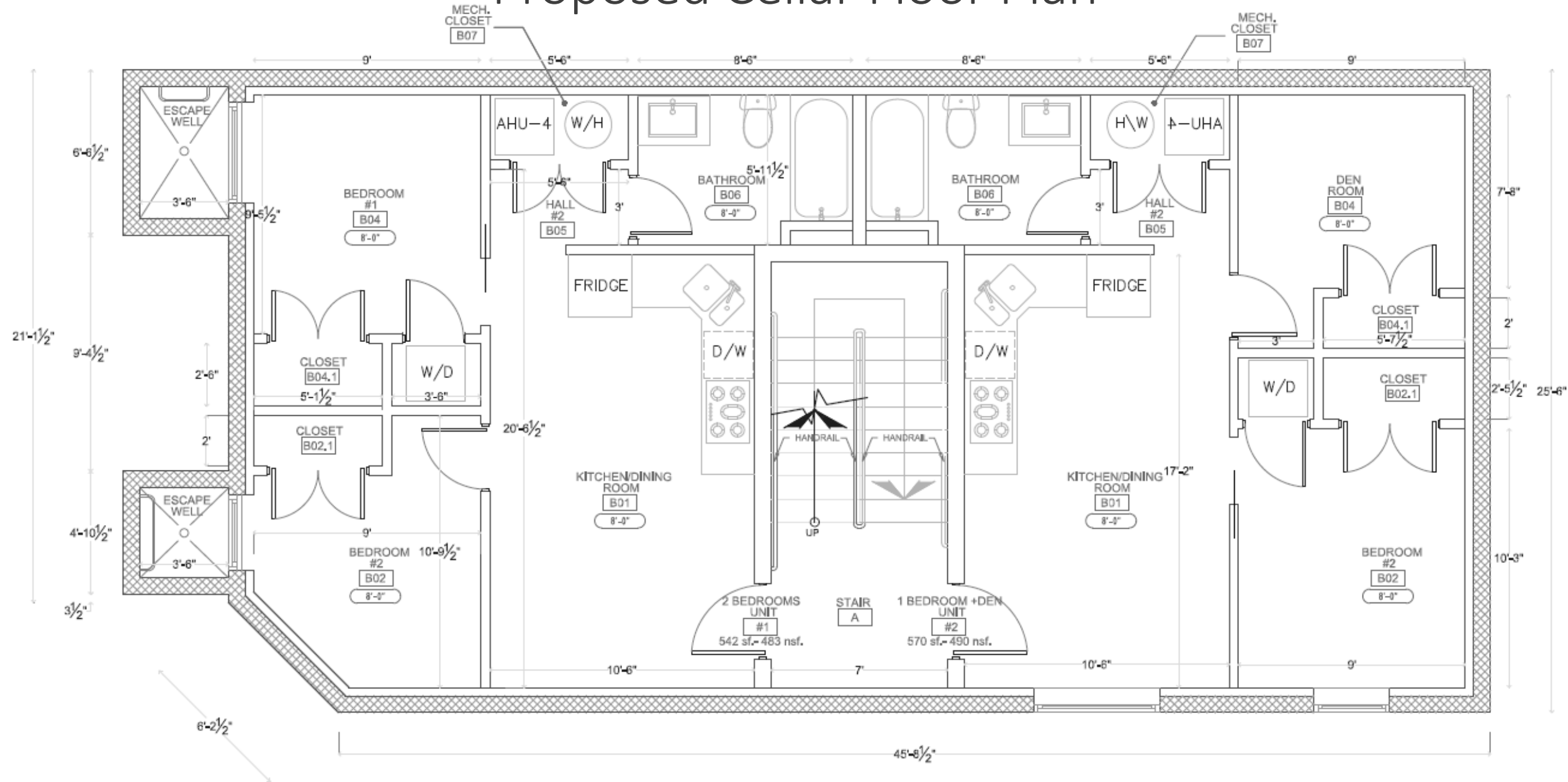
Proposed Conditions



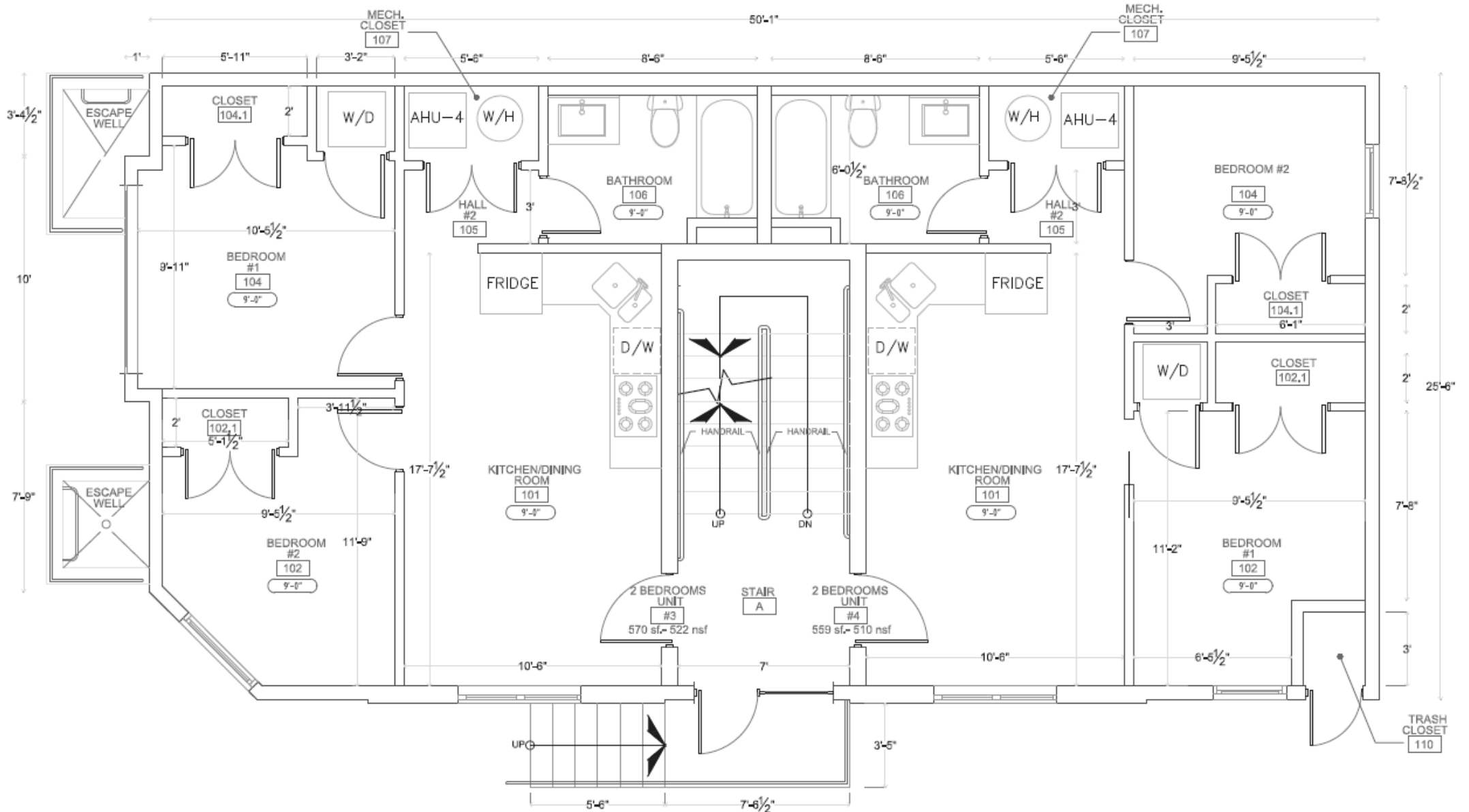
Proposed Conditions



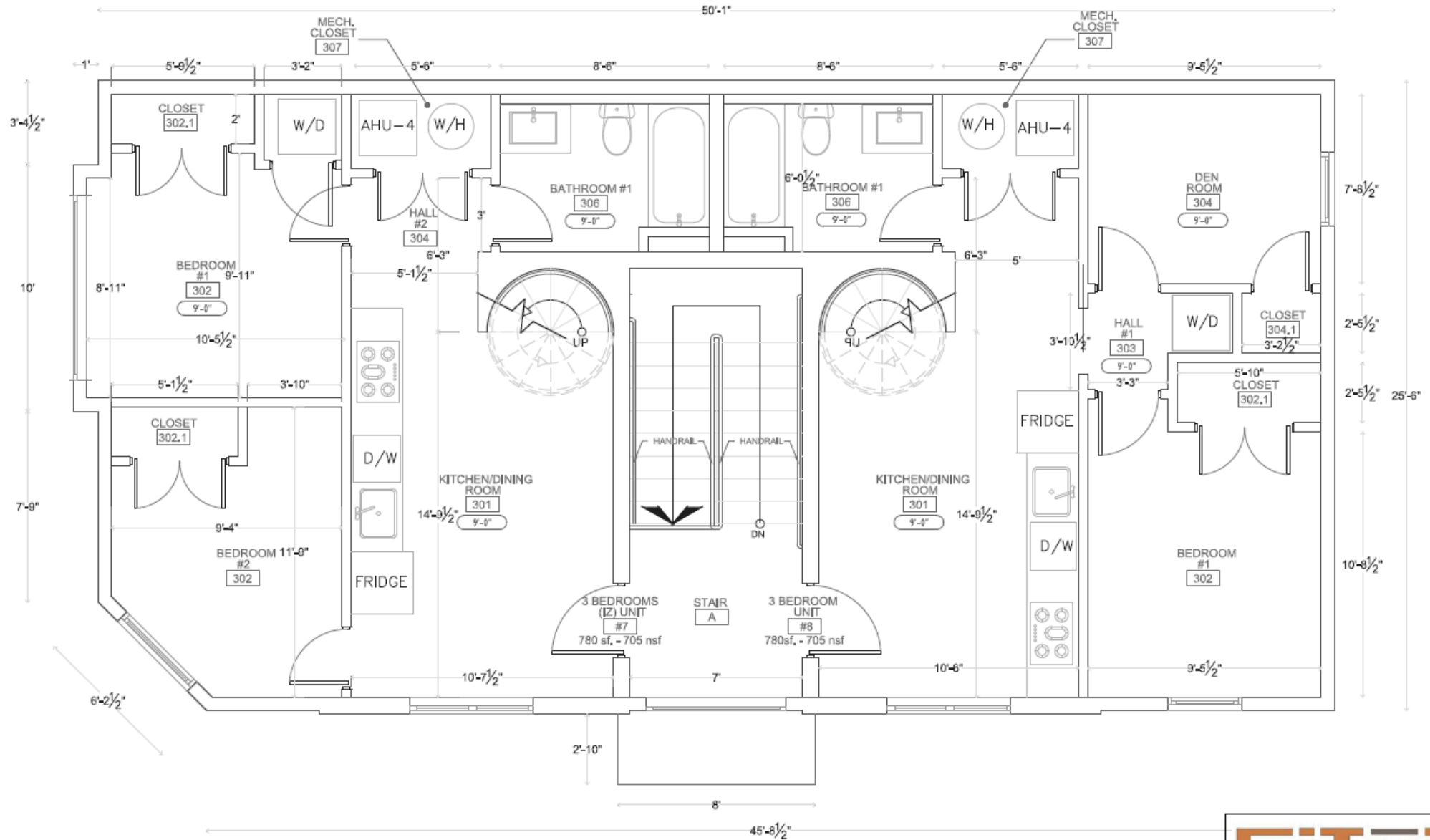
Proposed Cellar Floor Plan



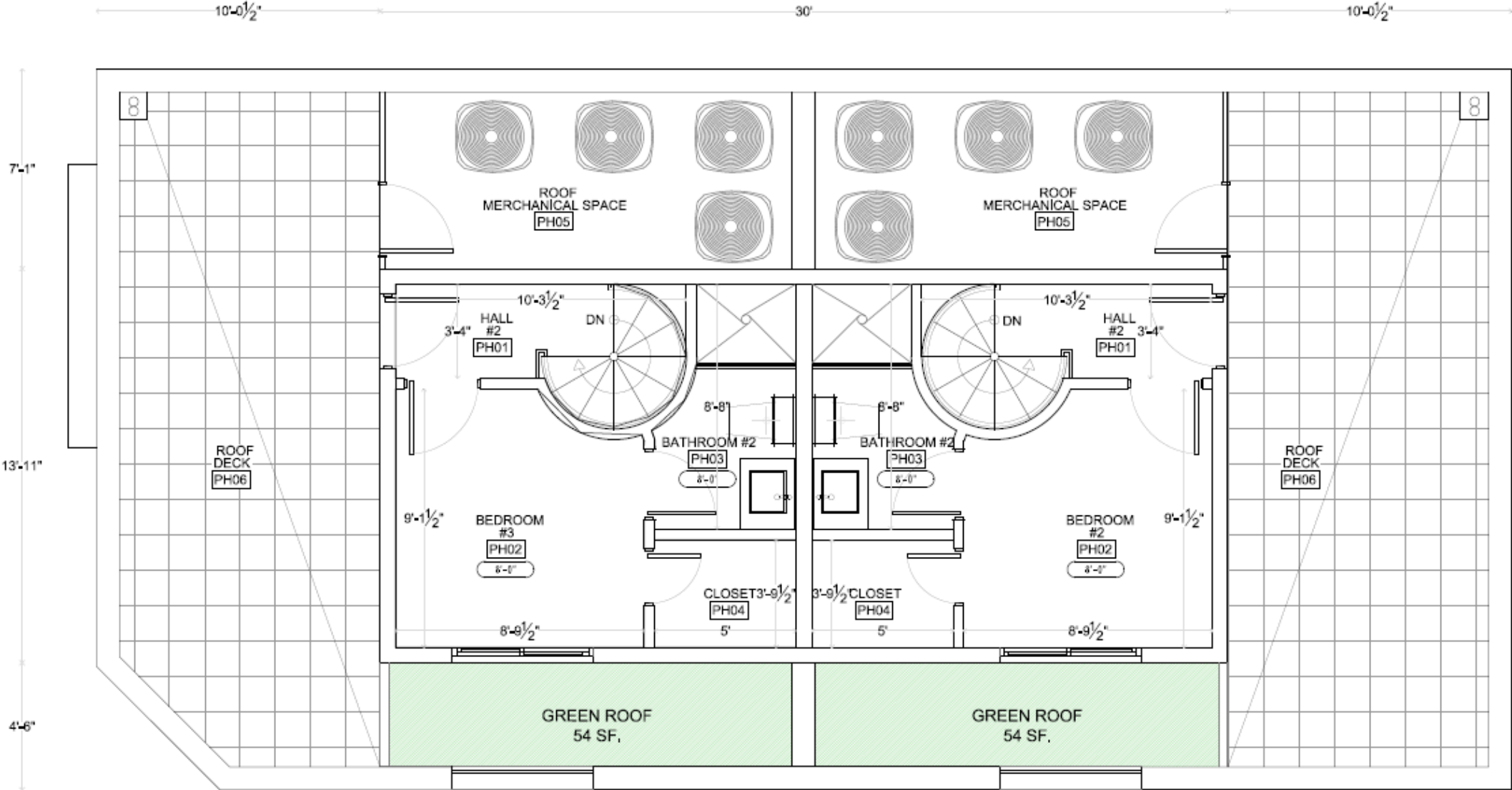
Proposed 1st Floor Plan



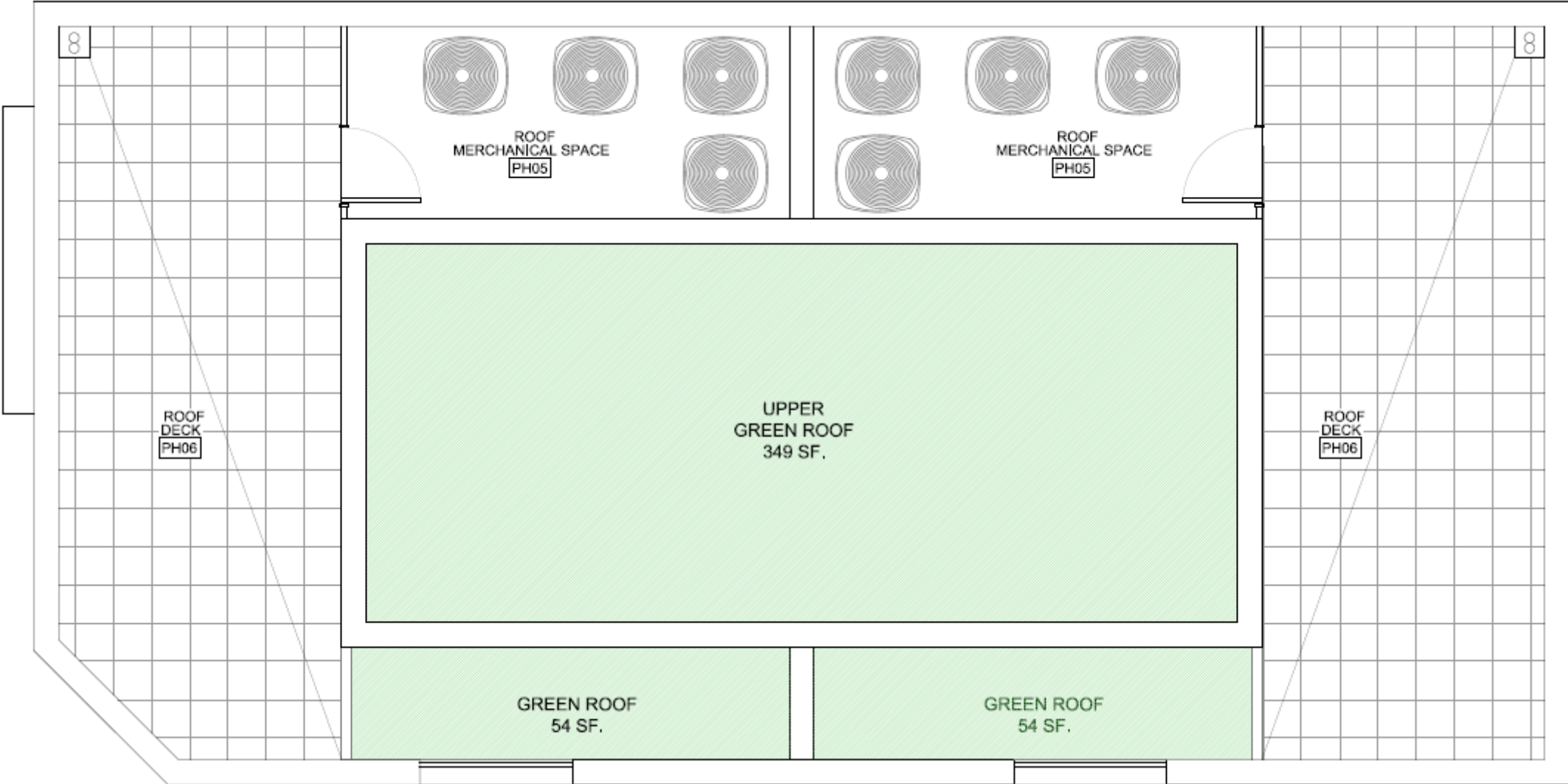
Proposed 3rd Floor Plan



Proposed Penthouse Floor Plan



Proposed Upper Roof Plan



Special Exception Criteria

Subtitle X § 901.2

1. *In Harmony with the General Purpose and Intent of the Zoning Regulations*

- The Project is in harmony as it proposes an adaptive reuse of a previously neglected commercial property and the provision of 8 quality new residential units, 1 of which will be set-aside as an IZ unit.
- The Zoning Regulations specifically permit special exception relief from the lot occupancy and rear yard requirements of the MU-4 Zone
- The neighboring properties include a mix commercial and of low to moderate density residential uses, and the Project will complement the surrounding character.

2. *Will not tend to Affect Adversely the Use of Neighboring Property*

- The proposed residential units shall not adversely affect the adjacent property owners' ability to use their properties for residential purposes. The Project will likely enhance the neighborhood by replacing a laundromat with quality residential units.

Parking Relief

Subtitle C § 703.2

- Applicant can satisfy several of the considerations, even though only one (1) is required to grant the requested approval
- Due to the fact that the existing and proposed Building occupies 100% of the Subject Property, the required parking space cannot be provided on the Subject Property.
- From the Applicant's investigation, the only parking lots within six hundred feet (600 ft.) of the Subject Property are in use as part of commercial properties.
- Subject Property has a WalkScore of 83 out of 100 and has been designated "Very Walkable, as "most errands can be accomplished by foot."

Rear Yard Relief

- (a) No apartment window shall be located within forty feet (40 ft.) directly in front of another building*
- Applicant is proposing windows on the west and south-sides of the Building
 - The closest buildings to the west and the south are well over forty feet (40 ft.) from the subject Building as shown on the next 2 slides.
 - Accordingly, no apartment window shall be located within forty feet (40 ft.) directly in front of another building.

Window Distances

The image shows a screenshot of a GIS application interface. At the top, a navigation bar contains the following menu items: Navigation, Layers, Property Search, Tools, Identification, Popular Maps, Clear Selection, Clear Map, Help, and Full Screen. Below this is a 'DCGIS Layers' panel with a search icon and a close button. The main interface is divided into several sections. On the left, there is a 'Tools' panel with a search icon and a close button. It contains the following tools: Buffer by Location, Buffer by Square Suffix Lot (SSL), Buffer by Point, Measurement Tools, Print Tool, My Maps, and Link Tools. The 'Measurement Tools' section is currently active and displays a measurement result of 76.5 Feet. The measurement is shown as a blue line with green arrowheads at both ends, indicating the distance between two points on the map. The map shows a street layout with a blue dot marking a point on '1725 MONTELLO AVENUE NE'. The measurement result is displayed in the 'Measurement Result' section of the 'Measurement Tools' panel.

Navigation Layers Property Search Tools Identification Popular Maps Clear Selection Clear Map Help Full Screen

DCGIS Layers

Tools

Buffer by Location

Buffer by Square Suffix Lot (SSL)

Buffer by Point

Measurement Tools

Measurement Result

76.5 Feet

Print Tool

My Maps

Link Tools

76.5 Feet

1725 MONTELLO AVENUE NE

Window Distances

The screenshot displays a GIS application interface. At the top, a navigation bar includes options: Navigation, Layers, Property Search, Tools, Identification, Popular Maps, Clear Selection, Clear Map, Help, and Full Screen. On the left, a 'DCGIS Layers' panel is visible. The 'Tools' window is open, showing a list of tools: Buffer by Location, Buffer by Square Suffix Lot (SSL), Buffer by Point, Measurement Tools, Print Tool, My Maps, and Link Tools. The 'Measurement Tools' tool is selected, and its sub-window shows a measurement result of 52.1 Feet. The unit is set to 'Feet'. The background map shows a street layout with a blue line indicating a measurement of 52.1 Feet between two points. One point is marked with a green pushpin and labeled '1723 MONTELLO AVENUE NE'.

Lot Occupancy Relief

Subtitle G § 404.1

- Pursuant to G § 1200 (75% maximum permitted with IZ)
- 100% Lot Occupancy is existing at the 1st story
- 100% Lot Occupancy is proposed for the first, second, and third stories
- Only special exception criteria are the General Requirements

Community Outreach

- Applicant has attended 7 ANC-requested meetings
- Applicant postponed original hearing date in order for ANC to review the final plans
- ANC supports
- OP supports approval
- 3 letters in support from nearby neighbors