

February 28, 2020

via IZIS

Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: BZA Case No. 20222 – 5104-5106 Jay Street, NE; Request to Amend Relief.

Dear Members of the Board:

Originally, the Applicant intended to locate one (1) parking space at the rear of each proposed lot. However, grading issues at the rear preclude the Applicant from providing the required spaces. Accordingly, the Applicant is amending the Application to include relief from the parking requirements of C § 701.5 pursuant to C § 703.2.

Subtitle C § 703.2 provides that 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;

Due to the aforementioned physical constraints and grading issues on the properties, a parking space cannot be provided on either of the proposed lots. Parking cannot be provided within six hundred feet (600 ft.) of the lots as the area is primarily comprised of residential buildings and the only parking lots are in use by schools or the police department.

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

The Applicant is proposing to convert an existing single-family dwelling into two modest single-family dwellings. Accordingly, there should not be an increased amount of traffic congestion as a result of the proposed use.

(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 nature of the proposed use and number of residents would generate demand for less parking than the minimum parking standards, as the Applicant is proposing two single-family homes and there is room for street parking in the neighborhood.

703.3 Any reduction in the required number of parking spaces shall be only for the amount that the applicant is physically unable to provide, and shall be proportionate to the reduction in parking demand demonstrated by the applicant.

The reduction in the required number of parking spaces shall only be for the amount that the Applicant is physically unable to provide, and shall be proportionate to the reduction in parking demand demonstrated by the Applicant.

703.4 Any request for a reduction in the minimum required parking shall include a transportation demand management plan approved by the District Department of Transportation, the implementation of which shall be a condition of the Board of Zoning Adjustment's approval.

The Applicant is coordinating with DDOT to create a satisfactory Transportation Demand Management ("TDM") plan.

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Enclosed please find an updated self-certification form reflecting the updated relief. Thank you for considering this request.

Sincerely,

Martin P Sullivan

Martin P. Sullivan, Esq.

Alexandra Wilson

Alexandra Wilson, Esq.

BZA Case No. 20222
February 28, 2020

CERTIFICATE OF SERVICE

I hereby certify that on February 28, 2020, an electronic copy of this Request to Amend Relief was served on the following on behalf of the Applicant, Jack Spicer Properties LLC.

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