



5104-5106 Jay Street, NE

BZA APPLICATION NO. 20222

JACK SPICER PROPERTIES LLC

MARCH 11 , 2020

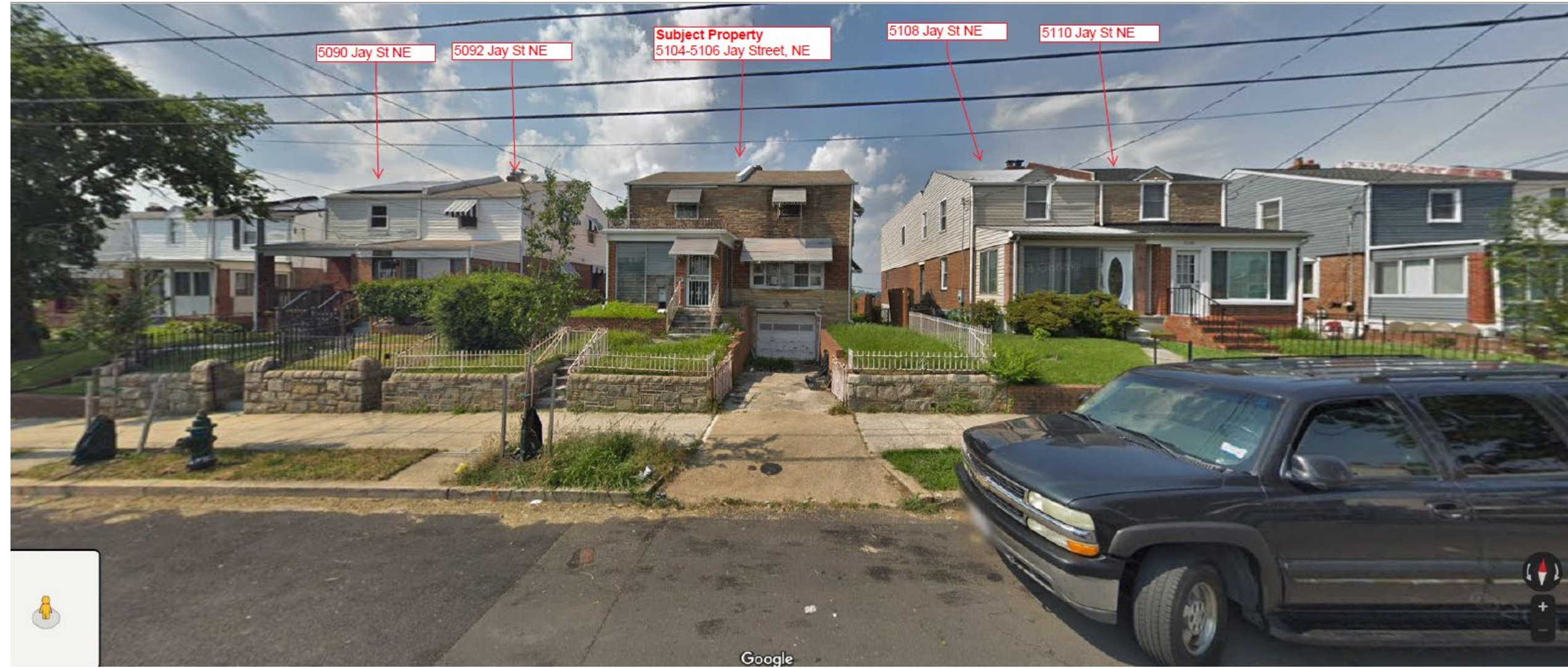
Board of Zoning Adjustment
District of Columbia
CASE NO.20222
EXHIBIT NO.42

Overview

- The Subject Property is nearly double the size of most properties in a ~600-700-foot radius and is one of the only ones improved with a detached single-family dwelling
- The Applicant is proposing to convert the lot back to its original size/configuration
- The Applicant had already converted the building into 2 separate buildings when it discovered that the lots for each proposed building did not meet the land area and lot width requirements to obtain a record lot
- The Applicant is proposing to convert the lot into 2 original record lots and to internally divide the existing Building into 2 separate, semi-detached, single-family dwellings, each on its own record lot
- The Applicant is not proposing to construct any addition, only internal renovations and cosmetic updates to the exterior

Just St NE











5114 Jay St NE
Washington, District of Columbia
Google
Street View

5107-5109 Jay St NE

5103-5105 Jay St NE

Side-by-Side

Side-by-Side

Google



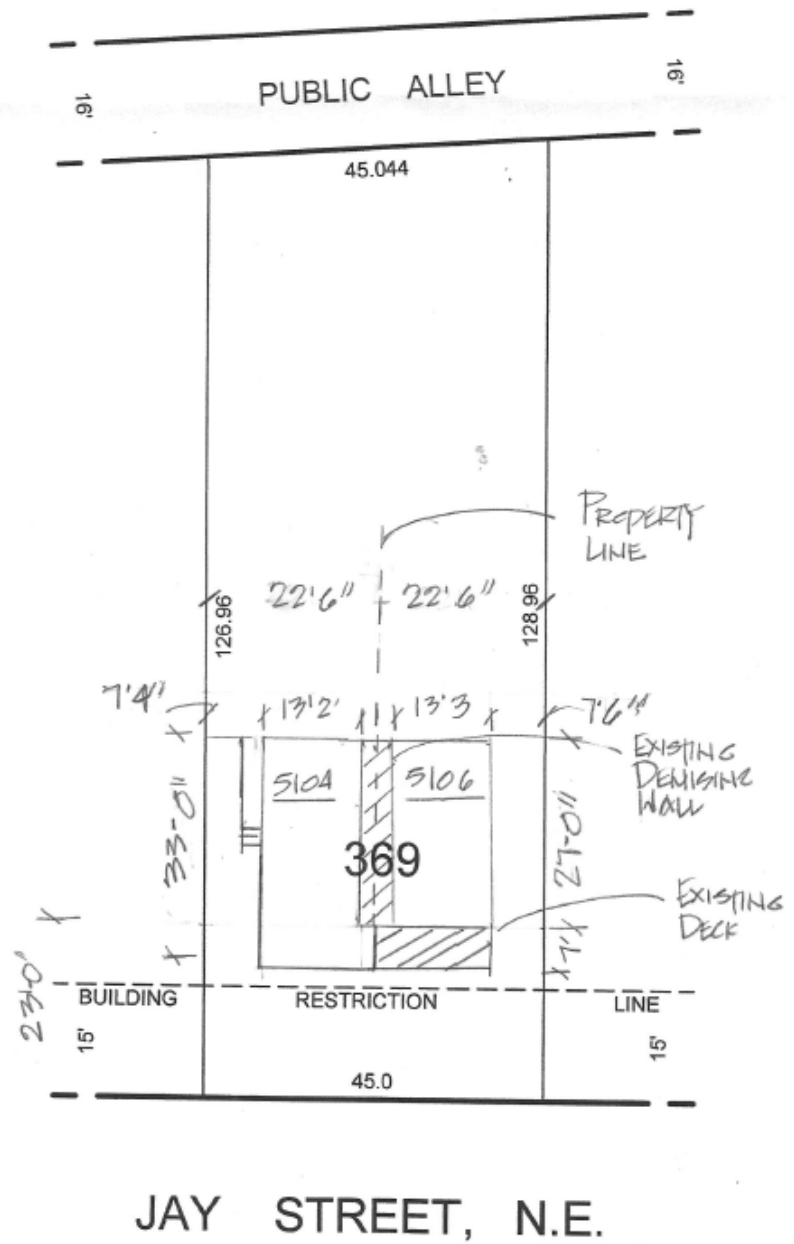


Area Variance Relief (D § 302.1)

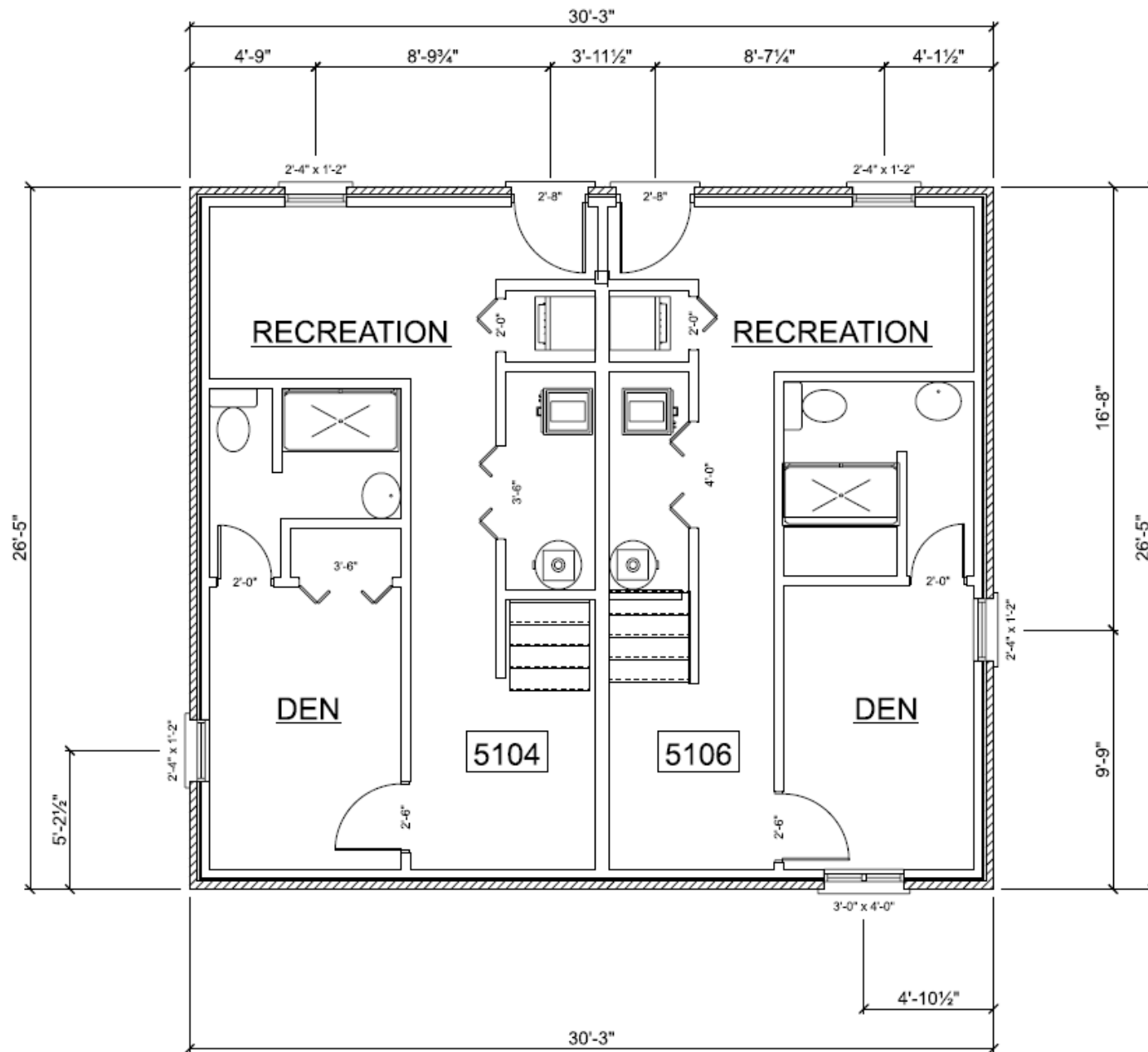
- The Subject Property is located in the R-2 Zone where, pursuant to D § 302.1, a new record lot for a semi-detached building must have a minimum lot width of 30 ft. and a minimum lot area of 3,000 square feet
- The original Subject Property had 5,758 square feet of land area and a lot width of 45 ft.
- The Applicant is proposing 2 new record lots both with a width of 22 ft. 6 in. and measuring 2,868 square feet (5104 Jay Street) and 2,890 square feet in land area (5106 Jay Street)
- Accordingly, the Applicant is requesting variance relief from both the lot area and lot width requirements of D § 302.1 for new record lots in the R-2 Zone

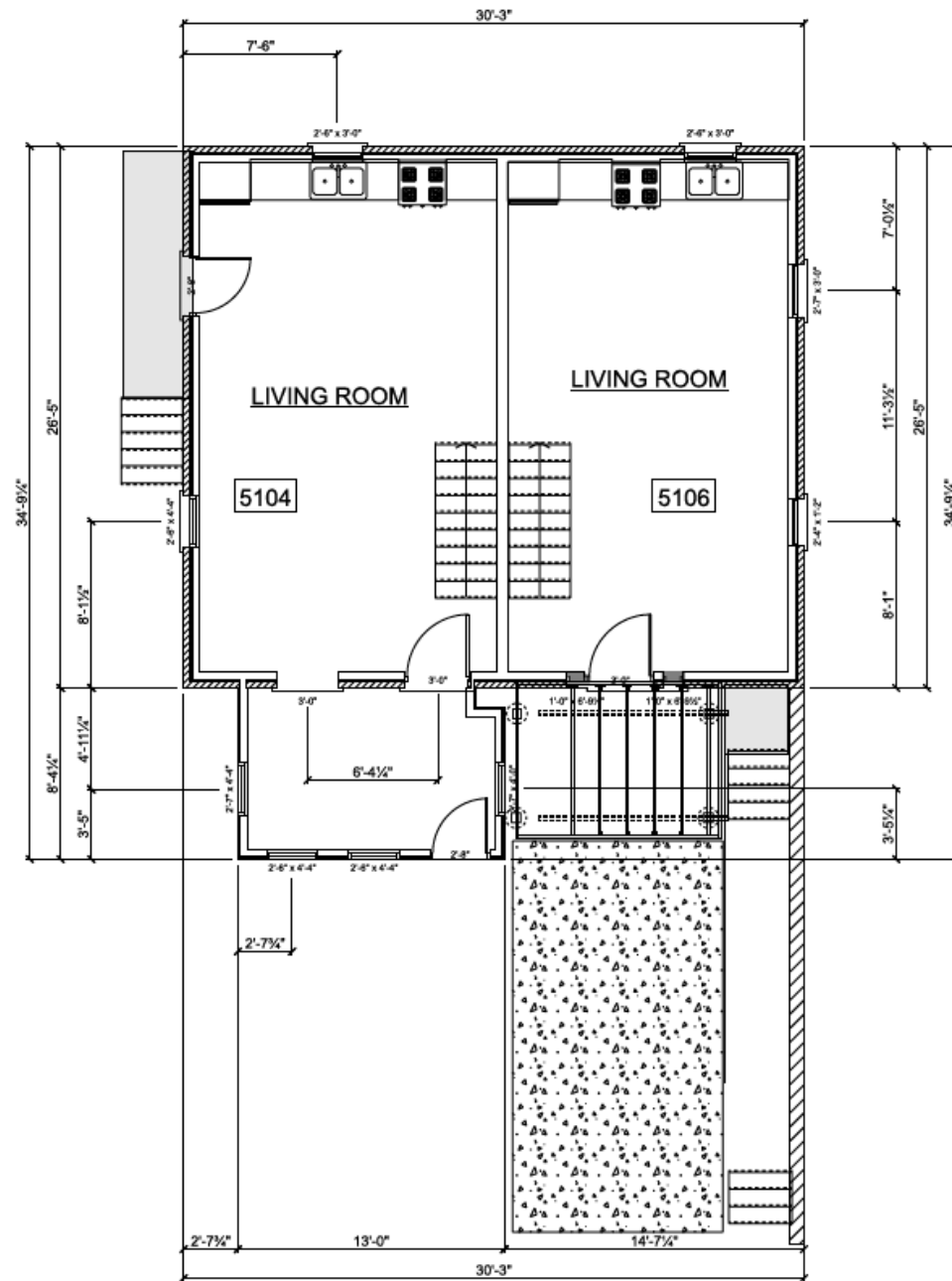
Special Exception Relief (C § 701.5)

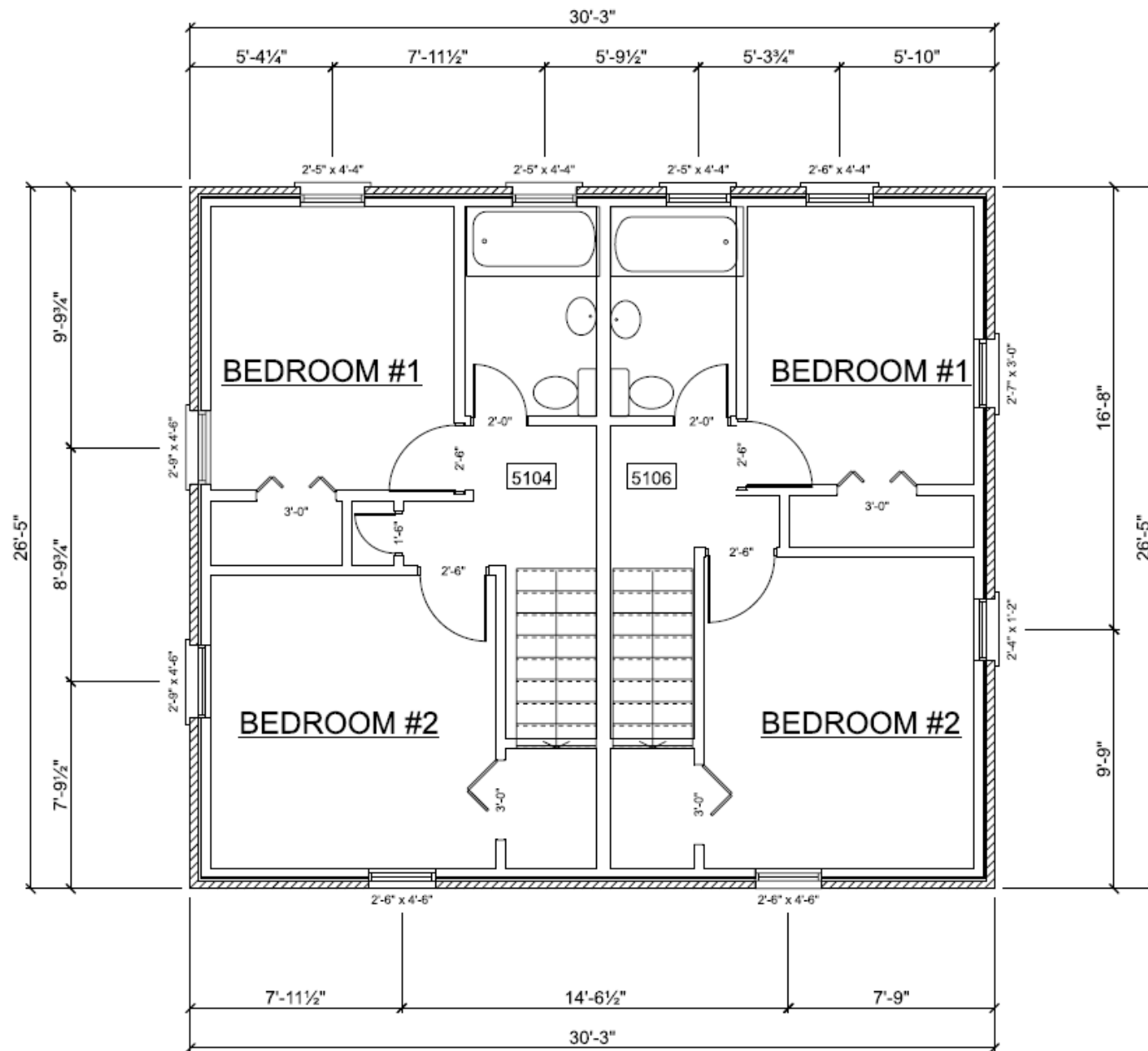
- Originally, the Applicant intended to locate 1 parking space at the rear of each proposed lot
- However, grading issues at the rear preclude the Applicant from providing the required spaces
- Accordingly, the Applicant amended the Application to include relief from the parking requirements of C § 701.5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



JAY STREET, N.E.







Requirements For Area Variance Relief

1) There is an extraordinary or exceptional condition affecting the property;

- The Subject Property is faced with an exceptional condition due to the size of the lot and the history of the lot as it is approximately double the size of every other lot on this block and square
- The 5100 block of Jay Street is made up of small rectangular lots measuring approximately 22 ft. 6 in. in lot width and between 2,630 sq. ft. and 2,990 sq. ft. in land area
- The Applicant's proposed record lots are based on the original record lot and will more closely match the size of the lots on this block as well as other properties in the square

Requirements For Area Variance Relief

1) There is an extraordinary or exceptional condition affecting the property;

- Based on the Atlas DC GIS map, provided in the Applicant's Photographs, it is the only lot in the entire square that is not divided into 2 smaller lots with semi-detached buildings
- Nearly every other property in a ~600-700-foot radius is configured as a semi-detached residence on a smaller lot
- The Subject Property-- and 1 or 2 others-- are the only outliers
- The Property was previously originally 2 separate record lots (Lot 323 and Lot 324) which were combined in 1965
- The Applicant is not requesting relief in order to do an addition, but only to revert the lot back to the original record lots, as would be consistent with the rest of the square and surrounding area

Requirements For Area Variance Relief

2) Practical difficulties will occur if the zoning regulations are strictly enforced; and

- Without the relief, the lot could not be subdivided, and the house would remain as-is
- The existing Building would have to be marketed at a much higher price than the surrounding houses—due to it being nearly double the size—and would not fit with the existing character of the neighborhood
- Even with exterior updates and interior renovations, such a home would be out of character with the neighborhood and the R-2 Zone, would be much more difficult to sell, and would have to sell at a higher price, than the 2 separate semi-detached dwellings proposed herein
- Construction costs being relatively equal, the Applicant could sell 2 smaller homes for half the price of 1 large home and create additional housing in the District

Requirements For Area Variance Relief

3) The requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan

- The Applicant is not proposing an addition, only exterior updates and an internal renovation
- The existing Building is relatively out of character with the adjacent buildings and surrounding area and the proposed Project will more closely match the character of the adjacent houses and other houses along Jay Street
- The original house only has an inefficient basement and first floor layout
- The proposed subdivision and internal division will produce 2 semi-detached houses, each with a basement, a den, 2 bedrooms, 2 bathrooms, and a living and kitchen space

Requirements of Subtitle 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;

- 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 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

Requirements of Subtitle C § 703.2

(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 2 modest single-family dwellings
- Accordingly, there should not be an increased amount of traffic congestion as a result of the proposed use

Requirements of Subtitle C § 703.2

(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 2 single-family homes and there is room for street parking in the neighborhood

Requirements of Subtitle C § 703.3 & 703.4

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

Conclusion

- Office of Planning is recommending approval
- ANC 7C unanimously supports
- The Applicant is proposing to convert the lot back to its original configuration