

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, Development Review Specialist
JL Joel Lawson, Associate Director Development Review
DATE: March 3, 2021

SUBJECT: BZA Case 20412, 1515 Wisconsin Avenue, N.W. to permit the construction of a two-story addition atop the rear of an existing building and a three-story addition at the rear to create a 6-unit apartment building with one retail space.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief:

- Subtitle G § 404.1, pursuant to Subtitle G § 1200.1 (60 percent maximum permitted; 75 percent existing; 81 percent proposed).

II. LOCATION AND SITE DESCRIPTION

Address	1515 Wisconsin Avenue, N.W.
Applicant	1515 Wisconsin Avenue LLC
Legal Description	Square 1271, Lot 44
Ward, ANC	Ward 2, ANC 2E03
Zone	MU-4
Historic Landmark	Georgetown Commercial Buildings – Wisconsin Avenue, NW
Historic District	Georgetown
Lot Characteristics	Rectangular lot with no alley access
Existing Development	Three-story mixed-use building with one commercial space, two apartments and no off-street parking
Adjacent Properties	North and South and West: One to four-story commercial and mixed-use commercial and residential buildings East: Two-story row houses
Surrounding Neighborhood Character	Commercial district along Wisconsin Avenue with residential buildings to the east
Proposed Development	Conversion of existing commercial/residential building to a larger mixed-use residential/retail building with six apartments.

III. ZONING REQUIREMENTS and RELIEF REQUESTED¹

Zone: MU-4	Regulation	Existing	Proposed	Relief
Height G § 403	50-foot max.	37 feet, 2 inches	37 feet, 2 inches	None Required
Lot Width	None	20 feet, 4 inches	20 feet, 4 inches	None Required
Lot Area	None	2,601 sq. ft.	2,601 sq. ft.	None Required
Floor Area Ratio G § 402	2.5 max.	1.33	1.92	None Required
Lot Occupancy G § 404	60% max.	75%	81%	REQUIRED
Rear Yard G § 405	15-foot min.	30 feet, ¾ inch	24 feet, 8.5 inches	None Required
Parking C § 701	None	None	None	None Required

IV. OFFICE OF PLANNING ANALYSIS

Special Exception Relief from Subtitle G § 404, Lot Occupancy

i. Is the proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?

The proposed expansion of the subject building would provide for additional dwelling units within an existing mixed-use building on a street improved with a variety of business, shopping and residential uses. Fronting on Wisconsin Avenue, the building is easily accessible to public transit. With the exception of lot occupancy, the proposed additions to the building would conform to the provisions of the MU-4 zone including building height and rear yard. The proposal would increase the number of residents within the general area in support of locally serving retail within the zone.

ii. Would the proposal appear to tend to affect adversely, the use of neighboring property?

The proposed rear building addition would not be visible from Wisconsin Avenue and would provide in excess of the minimum rear yard, providing separation of the proposed addition from the residential row houses to the east. The new rear wall of the building would extend one foot, six inches beyond the rear wall of the building to the south, and the existing rear wall of the building to the north would be one foot, six inches beyond the proposed wall on the subject property, resulting in the proposed building addition being generally consistent with the adjacent properties to the north and south.

V. OTHER DISTRICT AGENCIES

No comments from other District agencies were submitted to the record as of the date of the filing of this report.

VI. ADVISORY NEIGHBORHOOD COMMISSION

No comments from ANC 2E were submitted to the record as of the date of the filing of this report.

¹On February 22, 2021 the applicant reduced the size of the building addition, reducing the number of dwelling units from 9 to 6; lot occupancy from 87% to 81%; FAR from 2.5 to 1.92; and the height of the building addition from 31 feet, 10 inches to 27 feet, 9 inches. The rear yard was increased from 15 feet to 24 feet, 8.5 inches (exhibits 25-29). The analysis contained in this report reflects the application as revised.

VII. COMMUNITY COMMENTS TO DATE

As of the date of this report, four requests for party status in opposition to the application had been submitted to the record. (exhibits 30, and 31-33)

Attachment: Location Map

