

Project:
1447 Maryland Ave NE
Square 1050 Lot 0022

June 30, 2020

Applicant Statement

This Statement is submitted on behalf of 1447 Maryland LLC, the owner of the property located at 1447 Maryland Ave NE (Square 1050 Lot 0022) (hereinafter referred to as the "Subject Property") The Subject Property is located in the NC-14 Zone district.

The Applicant proposes additions to the existing structure resulting in a mixed use building of 9 residential units and a ground floor retail space.

Section C-703.2 states "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;"

The Applicant is requesting special exception approval for parking relief due to the physical constraints of the property, as the required parking spaces cannot be provided.

Description of Subject Property and Surrounding Area.

The Subject Property is an NC-14 zoned, attached on both sides to adjacent structures. It currently is 2 levels, with a retail space at ground floor and 2 residential units on 2nd floor.

There is a narrow 5' trash alley at rear.

An existing curb cut and parking area exists at front in public space. DDOT has directed the applicant to remove the curb cut and provide plantings / grass area in place of the existing parking space.

The Property is on the south side of Maryland Ave NE.

15th Street NE is to the East, G St NE to the south.

The property sits 1 block south of H Street NE, which provides street car and multiple bus lines.

Description of Proposed Project

The Applicant proposes additions and conversion to 9-Residenitual units and ground floor retail space.

This project has been submitted & processed thru DCRA for permit. All approvals are in place other than the single required parking space, for which this application is being submitted.

THE APPLICATION SATISFIES SPECIAL EXCEPTION REQUIREMENTS OF C-703.2 and X-901.2

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(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;"

Parking can not be provided at rear, as the 5' alley is too narrow for vehicles to access. This narrow alley is mainly used for trash and egress.

Parking can not be provided at front, as DDOT does not approve of parking in public space.

No options are available for on-site parking, as such relief is required.

901.2 (a) & (b)

The special exception "will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps" and "will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps ..." (11 DCMR Subtitle X § 901.2).

The NC-14 Zone provides for moderate density mixed-use development. The Project is in harmony with the general purpose and intent of the Zoning Regulations, as the proposal is for a moderate-density, mixed-use building.

The construction of the addition & change of use is unlikely to adversely affect the use of the neighboring residential developments. Ample public transportation is provided on the H Street NE corridor 1 block to the north, along with bike lanes and pedestrian attractions nearby.

CONCLUSION

For the reasons stated in the above sections, this application meets the requirements for special exception approval by the Board, and the Applicant respectfully requests that the Board grant the requested special exception approval.



Adam Crain, AIA