

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Karen Thomas, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: December 2, 2014
SUBJECT: BZA Case 18874, 1534 5th St NW

I. OFFICE OF PLANNING RECOMMENDATION

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

- § 2101.1 (1 space required, 0 proposed)

II. LOCATION AND SITE DESCRIPTION

| | |
|------------------------------------|---|
| Address | 1534 5 th St NW |
| Legal Description | Square 478, Lot 59 |
| Ward | 6/ ANC 6E |
| Lot Characteristics | Flat rectangular lot, with no rear alley access. |
| Zoning | R4 – row and semi-detached single family dwellings permitted. |
| Existing Development | The former vacant lot is currently under construction with a flat. |
| Adjacent Properties | A semi-detached home to the north and a row dwelling to the south. |
| Surrounding Neighborhood Character | The surrounding neighborhood has a mix of single-family row homes with some institutional uses, churches and schools. |

III. APPLICATION IN BRIEF

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| Proposal | The property is currently under construction with a 3-story flat (with mezzanine), as a matter-of-right. No on-site parking would be provided. |
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IV. ZONING REQUIREMENTS and RELIEF REQUESTED

| R-4 Zone | Regulation | Existing | Proposed | Relief |
|-----------------|----------------|-------------|-------------|---------------|
| Height § 400 | 40 ft. max. | Vacant lot | 40ft. | None required |
| Lot Width § 401 | 18 ft. min. | 31 ft. | 31 ft. | None required |
| Lot Area § 401 | 1,800 sf. min. | 2,894.6 sf. | 2,894.6 sf. | None required |



V. OFFICE OF PLANNING ANALYSIS

a. Variance Relief from § 2101 Parking

i. Exceptional Situation Resulting in a Practical Difficulty

The lot does not abut an alley at the rear to provide direct access to the lot. The request for a curb cut was denied by the Public Space Committee on October 23, 2014). This lack of access creates a practical difficulty for the applicant in providing on-site parking on the lot.

ii. No Substantial Detriment to the Public Good

The public good would not be harmed as a public on-street parking space would be maintained, since a curb cut would not be permitted at this location. There are several public and private transit options in this neighborhood available to future residents. The neighborhood seemingly enjoys high [walk, transit and bike scores](#)¹.

iii. No Substantial Harm to the Zoning Regulations

No substantial harm to the Regulations would be incurred as the Regulations anticipate access to a property via an alley system at the rear of properties, and access to the site from the street has already been denied.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

The District Department of Transportation is expected to file a separate report to the record.

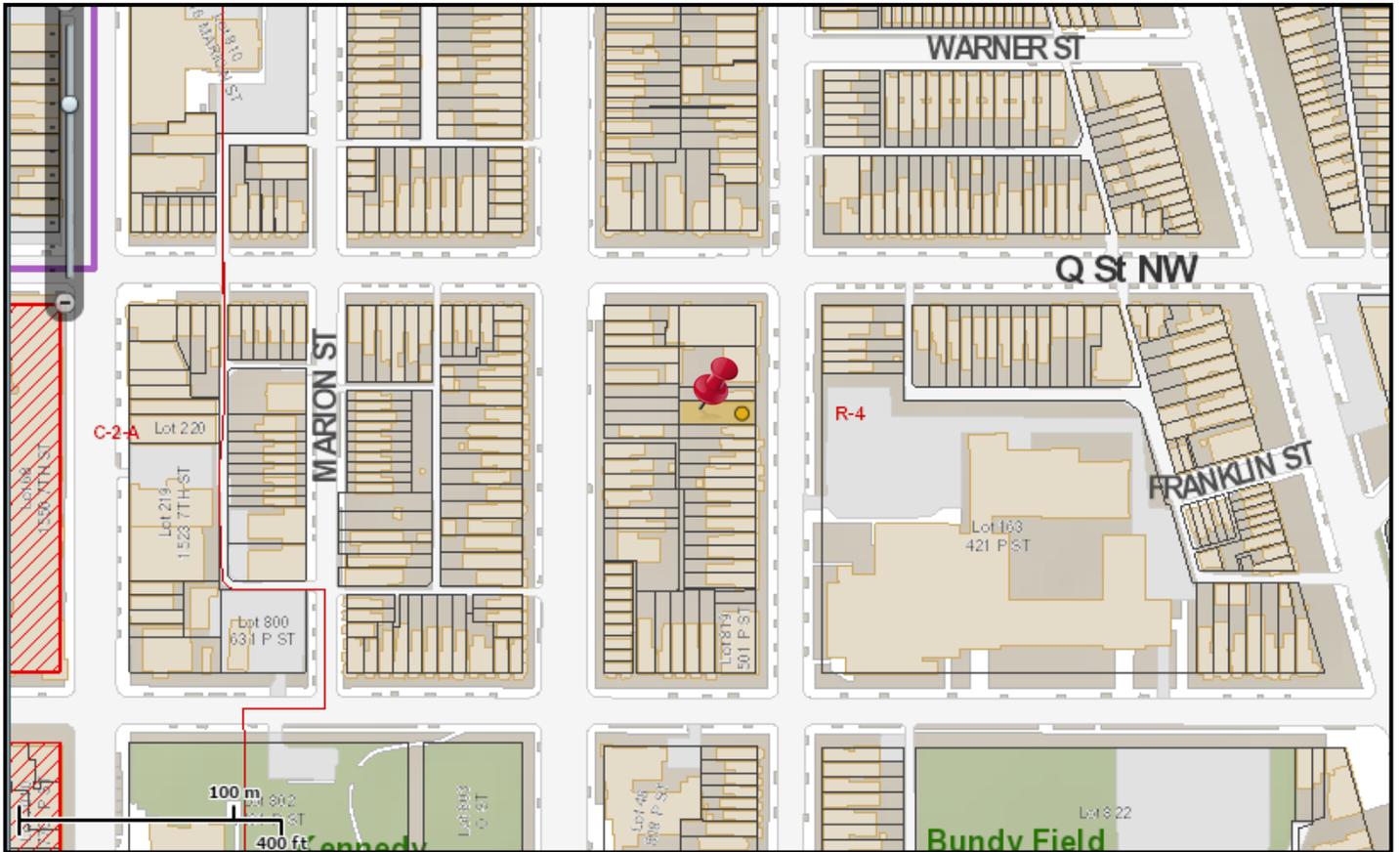
VII. COMMUNITY COMMENTS

Adjacent neighbors disapproved the requested curb cut by the applicant. At the ANC 6E's regularly scheduled meeting on September 2, 2014, the ANC voted to recommend denial of the applicant's request to the Public Space Committee for a curb cut to access the parking space proposed on the lot and the request was denied at the regularly scheduled meeting of the Public Space Committee on October 23, 2014.

There has been no indication to OP (at the writing of this report) that another meeting before the ANC would be forthcoming.

Attachment: Location Map

¹ <http://www.walkscore.com/score/1534-5th-st-nw-washington-dc-20001>



LOCATION AND ZONING MAP