

SUPPLEMENTAL REPORT

TO: District of Columbia Board of Zoning Adjustment
FROM: Elisa Vitale, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: December 28, 2018
SUBJECT: BZA Case 19885 - request for special exception relief pursuant to Subtitle X § Chapter 9 from the penthouse requirements of Subtitle C, Chapter 15 to repair and replace the existing roof access stair and roof deck at 16 10th ST NE.

I. BACKGROUND AND RECOMMENDATION

At the December 12, 2018 Board of Zoning Adjustment hearing, it was determined that although the Applicant had requested penthouse setback relief from the appropriate section of the Zoning Regulations, C § 1502.1, additional relief may be required.

The Applicant has revised the proposed penthouse design and submitted a revised application reflecting the new requested relief. See Exhibits 48-50, dated December 27, 2018. The revised design reduces the overall penthouse stair enclosure height and eliminates the lower roof deck at the rear of the property.

Based on the revised design and the analysis provided in its November 30, 2018 report (Exhibit 34), the Office of Planning (OP) continues to recommend **approval** of the following special exception pursuant relief to Subtitle X § 901 and Subtitle C § 1504.1:

- C § 1500.9, walls of uniform height (uniform height required; sloping walls proposed); and
- C § 1502.1, penthouse setback (9-foot 8.75-inch setback required; 0-foot setback at north property line and 3-foot 1.5-inch rear setback proposed).