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MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Maxine Brown-Roberts, Project Manager

DATE: July 23, 2013

SUBJECT: Modification of Approved Plans – BZA # 18174-C, 732 15th Street, SE

I. RECOMMENDATION

The Office of Planning **recommends approval** of the requested modifications to increase the height of the building from 42-feet to 50-feet and to redesign the building's façade. No new areas of relief have been created with the proposed modifications.

II. SUMMARY TABLE

Applicant:	EDCO LLC
Address:	732 15 th Street, S.E. (Square 1077, Lot 808)
Ward/ANC/Historic District:	Ward 6/ANC-6B/Not within a historic district
Project Summary:	Conversion of the existing commercial building to residential use and enlarge it with a 2-story addition to accommodate 5 apartment units.
Zone	C-2-A



BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18174

EXHIBIT NO. 43

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III. BACKGROUND

BZA Order 18174 was approved on March 15, 2011 to allow a two-story addition to an existing one-story building. The Order approved:

- Variance from § 2001.3 and § 772.1 (lot occupancy) to allow an addition to a nonconforming structure; and
- Variance from § 2101.1 (parking) to provide no parking where 3 spaces are required.

Subsequently, the Order was extended by the Board's decision on April 9, 2013. The Order is now valid until March 23, 2015.

IV. PROPOSED MODIFICATIONS

The project now calls for increasing the height of the building from 42-feet to 50-feet and changing the façade of building. The applicant states that the adjacent property that is now developed with a one-story, commercial building is to be redeveloped with a 40-unit, 50-foot high building with light and air into the courtyard along the property line being diminished. Extending the building height would give each unit additional light.

Regarding the façade, the more contemporary architecture is due to further refinement to the project and would be in keeping the proposed new building. Some elements of the adjacent rowhouses along 15th Street, such as the use of brick on the first and second floors, would be retained. The façade at the front and rear would have much larger windows for additional light and air and each of the units would now have balconies.

The proposed changes would not extend or create any new areas of zoning relief.

V. OP ANALYSIS

Section 3129 requires that the applicant comply with relevant subsections in order to modify previously approved plans.

3129.2 *The Board shall consider requests to approve minor modifications to plans approved by the Board, as set forth in §§3125.7 and 3231.8. The request shall be in writing, shall state specifically the modifications requested and the reasons therefore and include a copy of the plans for which approval is now requested.*

The applicant has requested the modification in writing and has stated specifically the reasons for the modifications. Copies of the plans for which approval is now requested are included in the application.

3129.3 *A request for minor modification of plans shall be filed with the Board not later than two years (2) years after the date of the final order approving the application.*

BZA Order 18174 was effective March 23, 2011 and was granted and an extension on April 9, 2013 to March 23, 2015. The approval on April 9, 2013 to the present is within the 2-year time period.

3129.4 *All requests for minor modifications of plans shall be served on all other parties to the original application at the same time as the request is filed with the Board. A party shall have ten (10) days within which to submit written comments that such party may have concerning the requested modification.*

The only party to the original application was ANC-6B (an automatic party) and was served at the same time as the BZA and OP.

3129.5 *A decision on a request for minor modification of plans shall be made by the Board on the basis of the written request, the plans submitted therewith, and any responses thereto from other parties to the original application.*

The applicant has submitted all the relevant materials.

3129.6 *Approval of requests for modification of approved plans shall be limited to minor modifications that do not change the material facts upon which the Board based its original approval of the application.*

The original application requested and was granted relief from the lot occupancy and parking requirements. The proposal to extend the height and revise the façade would not change the basis or material facts on which the lot occupancy and parking variances were granted. Since the approval was granted, the applicant has continued to refine the project. The proposed increase in height would be within the maximum permitted under the C-2-A zone. The proposal would retain the same number of units. The façade treatment has been refined to a more modern design with larger glass windows and balconies on each unit and would allow more light into the units. The requested design changes are revisions to the architectural design, which have not resulted in additional areas of relief.

3129.7 *A request to modify other aspects of a Board order may be made at anytime, but shall require a hearing.*

The submission does not request a modification of any aspect of the Order.

VI. OTHER DISTRICT AGENCY REPORTS

The Office of Planning has not received reports from any other District agency.

VII. COMMUNITY COMMENTS

To date, OP has not received any information from ANC 6B regarding their review of the proposal.