



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Brandice Elliott, AICP, Case Manager
Joel Lawson, Association Director Development Review
DATE: December 11, 2012
SUBJECT: BZA Case 18459, Waiver of Rules for Late Submittal of a Supplemental Report pertaining to the request for special exception relief under § 223 to construct an addition to an existing row dwelling at 513 U Street, N.W.

The attached supplemental report concerning BZA Case 18459 is being submitted less than 7 days prior to the BZA Public Hearing. The Office of Planning respectfully requests that the Board waive its rule and accept this report into the record.

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18459
EXHIBIT NO. 25





SUPPLEMENTAL REPORT

TO: District of Columbia Board of Zoning Adjustment
FROM: Brandice Elliott, AICP, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: December 11, 2012

SUBJECT: BZA Case 18459 – request for special exception relief under § 223 to construct an addition to an existing row dwelling at 513 U Street, N.W.

A supplemental report concerning the request for special exception for the property located at 513 U Street, N.W. is being provided in order to present additional and revised information to the Board.

Initially, the Office of Planning was informed that the applicant would be requesting a postponement of this request to allow additional time to work with the Historic Preservation Review Board, as advised by the Office of Planning. When the applicant chose to move forward with the scheduled BZA hearing, further review of supplemental materials revealed that a variance for number of stories would be required, as determined by the Zoning Administrator, and had not been requested. In addition, it appears that the lot occupancy may have been miscalculated. The definition of “building area” requires that side yards less than five feet in width be calculated as lot occupancy. Given that the side yard is 2.5 feet, the lot occupancy would increase from 40% to approximately 89%, which is more than the 70% requested, and which changes the request from special exception pursuant to § 223 to a requirement for the more stringent variance relief.

In summary, the applicant’s original request for a special exception requires modification to the following:

- Special Exception for § 404, Rear Yards (20 feet required, 6.8 feet proposed)
- Special Exception for § 405, Side Yards (8 feet required, 2.5 feet proposed)
- Variance for § 400.1, Height of Buildings or Structures (40 feet maximum, 44.42 feet proposed)
- Variance for § 400.1, Number of Stories (3 stories maximum, 4 stories proposed)
- Variance for § 403, Lot Occupancy (60% maximum, 89% proposed)

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