

**MEMORANDUM**

TO: District of Columbia Board of Zoning Adjustment
FROM: Maxine Brown-Roberts, Project Manager
 Joel Lawson, Associate Director Development Review
DATE: May 8, 2014
SUBJECT: MODIFICATION REQUEST - BZA Case Nos. 18621, 901 16th Street, N.W

BOARD OF ZONING ADJUSTMENT
 District of Columbia

CASE NO. 18621
 EXHIBIT NO. 41

I. RECOMMENDATION

The Office of Planning recommends approval of the modifications as requested by the applicant

II. BACKGROUND

BZA Order 18621, dated October 10, 2014 approved:

1. Special exception for:
 - ☐ Roof structure for varying heights;
 - ☐ Rear Yard;
 - ☐ Shifting the zone line boundary, and
 - ☐ Addition to an office building in the SP-2 zone.
2. Variance from the requirements of
 - ☐ FAR;
 - ☐ Height; and
 - ☐ Addition to a non-conforming structure.

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III. PROPOSED MODIFICATIONS

In a submission dated August April 30, 2014, the applicant requested the following modifications to the approved application:

- 1 A modification to the roof plan to increase the screen wall for mechanical equipment from 4 feet to 7 16 feet.

IV. OP ANALYSIS OF THE MODIFICATIONS

The proposed modifications relates to the special exception relief for the roof structures of varying heights. In this case, the exhaust fans, boiler exhaust and HVAC equipment were proposed to be enclosed by a 4-foot high screen wall. However, the applicant states that the equipment is taller than anticipated and therefore the screen wall enclosure needs to be higher, 7 16 feet in order to fully screen the equipment.

The varying heights were an effort to minimize the heights of the roof structures so they do not intrude or overshadow the historic character of the building and was supported by the Historic Preservation Review Board. Although there is an increase in this portion of the screen wall, it is still well below the permitted 18.5 feet. The proposed increase would continue to not overshadow the historic character of the building and has been reviewed by the Historic Preservation Office.

No new zoning relief is required by this proposal and no changes to the building footprint or FAR would result from this proposal.