



**MEMORANDUM**

2013 DEC 31 AM 11:29

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Stephen Gyor, AICP, Case Manager  
Joel Lawson, Associate Director Development Review  
**DATE:** December 31, 2013

**SUBJECT:** BZA Case 18638 – 1456-1460 Church Street NW - SUPPLEMENTAL

On November 27, 2013 the Applicant modified the application to eliminate two areas of relief. (i) a variance from the lot occupancy requirements of § 2604 2; and (ii) a special exception from the rear yard requirements of § 774. The Applicant proposes to reduce the footprint at the rear of the proposed building, which would eliminate the requirement for lot occupancy and rear yard relief OP has recommended to the Applicant that they provide a set of drawings which clearly shows the areas being modified

In addition, the Applicant proposes the following, (the Applicant's proposed modifications are shown in *italics*):

- *Removal of all of the windows from the southwest corner of the proposed building to protect privacy,*  
OP is not opposed to the removal of windows from the proposed building's southwest corner, provided there is some articulation of this façade, which would be visible to residents of the neighboring building to the west.
- *Addition of a guardrail to the parking area,*  
OP supports this addition to the project's proposed design
- *Limitation of roof deck hours to 10 00pm Sunday through Thursday and 12 00am on Friday and Saturday,*  
OP supports the limitation of roof deck hours, the Board may wish to consider requiring the limited roof deck hours as a condition for approval
- *Provision of an indoor, temperature-controlled and ventilated trash facility and the utilization of the same trash removal company as the two adjacent apartment buildings,*  
OP supports this addition to the project's proposed design.
- *Commitment to construction management agreements with the two neighboring condominium associations*  
OP supports this addition to the proposed project.

These changes would provide for a building which more closely conforms to the zoning regulations and which would better respond to the concerns of neighboring residents The Applicant's



updated proposal continues to need special exception relief from the regulations for roof structures (§§ 411.3, 411.5, and 770.6), the Uptown Arts Overlay (§ 1902.1), as well as variance relief from parking (§ 2101.1), OP's analysis and recommendation of approval of the Applicant's request for relief from these provisions is provided in OP's October 15, 2013 report