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MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen Cochran, Case Manager
Joel Lawson, Associate Director Development Review
DATE: November 12, 2013
SUBJECT: BZA Case 18661 - area variance and special exception request to construct a one-story rear addition to an existing commercial structure at 405 8th Street, SE.

BACKGROUND and OFFICE OF PLANNING RECOMMENDATION

The applicant is requesting:

- An Area Variance from § 774.1;
- Special Exception from §§ 2101.1 and 2104.1.

These revised requests are consistent with a revised finding from the Zoning Administrator, dated October 10, 2013. The applicant had originally filed for a special exception from § 774.1, which is not a permitted request in the CHC/C-2-A zone, or in the C-2-A zone.

After conversations and a meeting between the applicant's agent and the Office of Planning (OP), it was OP's understanding that the applicant would be requesting a delay for the hearing to enable a more thorough assessment of the new requirements. OP supported this intention to ask for a delay.

As of the day OP's report was due to the Office of Zoning, the applicant had not requested a delay of the hearing. If the case were to proceed without a delay, OP would recommend the Board deny the application. The applicant had not filed any information as of November 12, 2013 that is focused on demonstrating how the variance tests could be met. .

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18661
EXHIBIT NO. 22

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