

**MEMORANDUM**

TO: District of Columbia Board of Zoning Adjustment

FROM: Stephen Cochran, Case Manager 
Joel Lawson, Associate Director Development Review

DATE: December 18, 2013

SUBJECT: Supplemental Report BZA Case 18675 – 1617-1619 19th Street, NW

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This supplemental report updates OP's report of November 26, 2013 based on information supplied by the applicant after OP had filed its earlier report. Numerical updates are double underlined.

The Office of Planning (OP) cannot recommend approval of the following variance requests to enable construction of one two-story carriage house with a connection to the principal structure on each of two adjacent Lots 18 and 19 on Square 134 lots in the Dupont Circle neighborhood of northwest Washington, DC.

- § 402.4, FAR (1.8 permitted; Lot 18, proposed 2.1; Lot 19, proposed 2.2),
- § 403.2, Lot Occupancy (60% permitted; Lot 18, proposed 83% ~~77%~~; Lot 19, proposed 83% ~~88%~~);
- § 404.1, Minimum Rear Yard (≥ 15 ft. required; Lots 18 and 19, proposed no rear yard);
- § 406.1, Open Court Width (≥ 6 ft. width required if provided; all open courts have been eliminated and no relief is required Lot 18, 4.5; Lot 19 n/a);
- § 406.1, Closed Court Width & Area (≥ 15 ft. width, 350 sf required; Lot 18, proposed 4.4 ft. width and 330 sf; Lot 19, proposed 10.75 ft width and 122 sf ~~133 sf~~);
- § 2001.3, Additions to Nonconforming Structures [nonconforming for lot occupancy (60% maximum permitted; Lot 18, 83% ~~66%~~ existing; Lot 19, 83% ~~67%~~ existing) and closed court (at least 350 sf required; Lot 18 none; Lot 19, 1,138 sf ~~37 sf~~ existing).

The above corrections are also incorporated by reference into the table on page 3 of the November report.

Additional corrections:

ANC2B has voted to support the proposed zoning relief.

The applicants live at 1619 19th Street, which is Lot 18, not Lot 19.

DEC 18

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO 18675
EXHIBIT NO 29