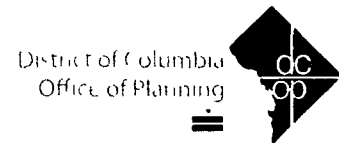


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MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J Mordfin, AICP, Case Manager
Joel Lawson, Associate Director Development Review
DATE: February 18, 2014
SUBJECT: BZA Case 18687, 3007 11th Street, N W , Supplemental Report

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18687
EXHIBIT NO. 30

This application is a variance request to reduce the square footage required under § 401.3 from 900 square feet per apartment to 452.7 square feet, to permit a three-unit apartment building in the R-4 district

On January 7, 2014, the Board found that

1. Additional relief not requested may be needed for this application, and
2. The application lacked the standards necessary for the granting of a variance

At the applicant's request, the Board continued the hearing to allow the applicant to supplement the application. The following is the Office of Planning's analysis of supplemental filings

1. Additional Relief No requests for additional relief were received
2. Standards Necessary for the Granting of a Variance The applicant submitted a package of documents, including copies of applications, permits, invoices and inspection records for plumbing, electrical, mechanical, building and air conditioning permits. Checklists for the District of Columbia Housing Authority and the Housing Choice Voucher Inspection Checklist from HUD, and a copy of a Housing Assistance Payments Contract for Section 8 Housing were also included

Conversion of the structure to three units requires the issuance of a building permit. A building permit was filed in 2007 for the conversion of the property to three units, but that application was withdrawn by the applicant in 2008 without being issued. In 2013 DCRA issued a building permit for the conversion of the property to two units, subject to the removal of a third PEPCO meter. Permits issued for the property between 2008 and 2012 list a variety of uses for the property, including one-family, rooming house, two-family and apartment house.

The supplemental filing does not demonstrate a uniqueness resulting in an exceptional situation or a hardship. The listing of a variety of residential uses on a variety of permit applications is the responsibility of the owner. The only permit filed to convert the property to three units was withdrawn by the applicant, and the permit issued to convert the building to two units was conditioned on the removal of the third electric meter, indicating that the applicant was aware of the need for such a permit and that three units were not permitted. Therefore, the Office of Planning continues to recommend denial of the application.

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