

MEMORANDUM

TO: District Board of Zoning Adjustment

FROM: Elisa Vitale, Case Manager
JLS
Joel Lawson, Associate Director Development Review

DATE: November 25, 2014

SUBJECT: Supplemental OP Report - BZA # 18841 - Request for variance relief pursuant to DCMR 11 § 3103.2 from the requirements regarding nonconforming structures with respect to lot occupancy (§ 2001.3) and courts (§ 406) to construct an addition to an existing flat at 1522 8th Street NW

The Office of Planning has reviewed the supplemental submission of the applicant, dated November 24, 2014, and maintains that the application fails to meet the three-prong test for a variance. The applicant has not shown that the following confluence of factors has a nexus to the proposed expansion of the third floor:

1. The existing nonconforming lot occupancy and court at the Property;
2. The need to reinforce a structurally unsound load bearing wall and other related elements;
3. The dilapidation of the existing structure; and
4. Subjection to historic preservation requirements.

The applicant could reframe the existing third floor roof and distribute the roof load to the party wall and dog-leg wall or the applicant could reconstruct (stabilize and underpin) the rear masonry wall that runs from the cellar to the existing third floor.