

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen Gyor AICP, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: February 3, 2015

SUBJECT: BZA Case 18865, 21 Quincy Place NW - variances to allow the construction of a new two car garage – supplemental report

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) **cannot support** the following:

- § 403 Lot Occupancy (60% max. permitted, 76% existing, 86% proposed);
- § 2001.3 Nonconforming Structures;
- § 2300.2 Private Garages and Carports – Alley Setback (12 feet required, 10 feet proposed); and
- § 2500.4 Height of Accessory Building (15 feet required, 15 feet 6 inches proposed).

Since the public hearing, the Applicant has not provided additional information which would lead the Office of Planning to change its initial recommendation. While the Applicant may not be able to build a garage of sufficient size for two vehicles, this is neither a requirement nor an expectation, and there is no nexus with an exceptional situation on the Subject Property. Should the Applicant choose to construct the approved carriage house, the potential loss of one non-conforming parking space does not constitute a practical difficulty necessitating the building of a structure with a larger footprint.

Should the Board find the proposed lot occupancy acceptable, OP does not object to the remaining relief proposed by the Applicant.