

SUPPLEMENTAL REPORT

TO: District of Columbia Board of Zoning Adjustment

FROM: Brandice Elliott, Case Manager

JL Joel Lawson, Associate Director Development Review

DATE: February 27, 2015

SUBJECT: Supplemental Report – BZA Case 18884, 1351 Wisconsin Avenue, N.W.

In the Office of Planning (OP) report dated December 30, 2014, it was noted in the “Exceptional Situation Resulting in a Practical Difficulty” section that the Old Georgetown Board (OGB) approval of the proposal specified that the carriage house could not be converted to a garage, and that the OGB approved a plan to renovate the carriage house into a residence. After receipt of correspondence from neighbors in opposition to this application and upon further discussion with the Historic Preservation division, OP wishes to clarify that the OGB does not review issues related to use of a proposal it is reviewing.

Since filing our report, OP has met with some of the concerned adjacent neighbors. In a very productive and informative meeting that was held February 25, 2015, the neighbors provided additional information concerning the proposed development, and discussed the potential impact that it could have on their properties.

- There is a concern that the height and massing of the proposed development is not in keeping with the neighborhood. Although the project has been through a public review process before the OGB, the applicant could provide the BZA with additional information that provides a clearer demonstration of the relationship between the size of the project and the adjacent residential neighborhood, specifically as it relates to the relief being requested from the Board.
- The report issued by OP noted that there would not be an addition to the carriage house. The neighbors correctly pointed out that the proposed one story connector between the carriage house and the main dwelling would constitute an addition to the carriage house, and that the existing corrugated roof shed structure located to the south of the carriage house would be replaced and incorporated into the carriage house structure. The neighbors also contend that the height of the carriage house would be increased. According to the plans provided by the applicant, this did not appear to be the case, although the drawings are not clear. In addition, it is unclear if the current height of the existing corrugated roof shed structure would be raised as part of the development. This should be clarified by the applicant prior to the public hearing, to confirm that the existing height of the carriage house is not being increased.

- The neighbors have noted that the proposed development will be visible from their properties, and it is anticipated that they will provide documentation illustrating the degree of visibility to the Board at the hearing scheduled for March 3, 2015. The criteria for BZA review do not specify that the development shall not be visible from adjacent properties; however, the tests do require that the applicant demonstrate that there would be no substantial detriment to the public good and that the proposal would not adversely impact the neighborhood.
- One neighbor pointed out that the proposal would impact light onto his property and other properties to the north of the subject site. The applicant should prepare shadow studies which provide a visualization of the level of impact, as the impact on light and air is one of the criteria for BZA review.
- The neighbors also expressed concern regarding the placement of the 672 square feet of building area¹ from the zone district boundary line adjustment, and whether the proposal conforms to the intent and the wording of the regulation. OP has requested a meeting with the Zoning Administrator to discuss this issue, and will provide clarification at the March 3, 2015 public hearing.

¹ As determined by the Zoning Administrator, the application of Section 2514 equates to 672 square feet of development.