

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Matt Jesick, Case Manager
Joel Lawson, Associate Director Development Review

DATE: March 31, 2015

SUBJECT: BZA Case 18927 – 815 8th Street, NE – Supplemental Report

The Office of Planning reviewed revised materials including architectural plans and a shadow study, and continues to recommend **approval** of the requested special exception.

The proposal to construct an addition to the existing rowhouse would require the following special exception relief pursuant to § 223:

- § 403, Lot Occupancy (60% permitted, 69.9%, proposed);
- § 404, Rear Yard (20' required, 0' proposed);
- § 406, Court Width (8.33' required, 4.3' existing and proposed);
- § 2001.3 (Must meet lot occupancy and must not create new non-conformity; exceeds lot occupancy and creates non-conforming rear yard).

Those above parameters of the project have not changed, but the revised design lowered the proposed height and removed and relocated windows on the addition. The height has been lowered from 21' to 19.5' on the south end of the addition and 17.5' on the north end. The light, air and privacy available to next door neighbors would not be unduly impacted, and the revised design would have less impact than the original design in those regards. The submitted shadow study shows that at peak times of the year a small amount of additional shadow would land on the lot at 819 8th Street, but not significantly more than exists now. The proposed addition would be in keeping with the character of alleys in rowhouse neighborhoods, and the proposed height would be similar to historic carriage houses in the Capitol Hill area.