



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

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

DATE: May 12, 2015

SUBJECT: BZA #18984 – 1546 New Jersey Avenue, NW – Supplemental Report

I. RECOMMENDATION

At the April 28, 2015 public hearing, the Board asked the Office of Planning (OP) to work with the applicant to assess which information they could add to the record to assist the Board in its evaluation. OP met with the applicant on Friday, May 1st and discussed additional information that could be submitted to address the Board's concerns and OP's concerns as identified in its April 21st report. As of this writing, however, no additional information has been provided to OP or to the record.

Therefore, with regard to this proposal to convert an existing flat into a three-unit apartment building, OP **continues to not recommend approval** of the following relief:

- § 401 Lot Area (2,700 sf required, 2,255 sf existing and remaining);
- § 403 Lot Occupancy (65% permitted for conversion, 65% existing, 70% proposed);
- § 2001.3 Additions to Non-conforming Structures (Building must conform to lot occupancy; Must not extend an existing non-conformity. Non-conforming for lot occupancy; Increases non-conforming lot occupancy.).