

SUPPLEMENTAL REPORT

TO: District of Columbia Board of Zoning Adjustment
FROM: Anne Fothergill, Case Manager
JLS
Joel Lawson, Associate Director Development Review
DATE: February 29, 2016
SUBJECT: MODIFICATION REQUEST - BZA Case No.19026A

I. RECOMMENDATION

The Office of Planning recommends that the Board approve the modifications as requested by the applicant.

II. BACKGROUND

In BZA Order No. 19026, dated July 15, 2015, the Board approved with conditions a variance from the off-street parking requirements under § 2101.1 and special exceptions from the H Street Neighborhood Commercial Overlay requirements under 11 DCMR §§ 1320.4(f), 1324.10 and 1325.1, to construct a new four-story mixed-use building with ground floor retail containing 36 residential dwelling units in the HS-A/C-2-A District at 1300 H Street, N.E.

III. PROPOSED MODIFICATIONS

At the time of the initial BZA application, the Applicant had intended to incorporate habitable space in the penthouse if the new zoning regulations for penthouses were approved. The Applicant now proposes a minor modification to the approved building's penthouse by incorporating approximately 2,747 SF of habitable space with a second stair tower and multiple penthouse heights. The new penthouse habitable space will comply with the IZ requirements.

IV. OP ANALYSIS OF THE MODIFICATIONS

The modified penthouse complies with the new penthouse regulations that were recently approved by the Zoning Commission in Order 14-13. The total number of units and square footage within the building remains the same and there is no change proposed in the areas of relief that the BZA approved. ANC 6A supports the requested modification.