

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: December 8, 2015
SUBJECT: BZA Case 19123, 3950 37th Street, N.W., Hearst Elementary School

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following:

1. § 411.11, Roof Structures (one-to-one enclosure setback required; not provided)

II. LOCATION AND SITE DESCRIPTION

Address	3950 37 th Street, N.W.
Legal Description	Square 1905, Lot 8
Ward	3F
Lot Characteristics	Unusually shaped lot with frontages on three streets
Zoning	R-1-B: one family detached dwellings
Existing Development	Public school, permitted in this zone
Adjacent Properties	North and East: One-family detached dwellings South: Hearst Recreation Area West: Institutional uses, including The Washington Home and Sidwell Friends School
Surrounding Neighborhood Character	Residential, with a mixture of apartments and one-family detached dwellings

III. APPLICATION IN BRIEF

The applicant, the Department of General Services (GSA), is in the process of expanding and modernizing the existing elementary school facility. A one-story addition was constructed onto the school in the northeast corner of the property. New mechanical equipment, separate from that necessary for the remainder of the building, is required for this addition.

IV. OFFICE OF PLANNING ANALYSIS

Special Exception Relief pursuant to § 411, Roof Structures

- i. 411.11 *Where impracticable because of operating difficulties, size of building lot, or other conditions relating to the building or surrounding area that would*

tend to make full compliance unduly restrictive, prohibitively costly, or unreasonable, the Board of Zoning Adjustment shall be empowered to approve, as a special exception under § 3104, the location, design, number, and all other aspects of such structure regulated under §§ 411.3 through 411.6, even if such structures do not meet the normal setback requirements of §§ 400.7, 530.4, 630.4, 770.6, 840.3, or 930.3, when applicable, and to approve the material of enclosing construction used if not in accordance with §§ 411.3 and 411.5; provided, that the intent and purpose of this chapter and this title shall not be materially impaired by the structure, and the light and air of adjacent buildings shall not be affected adversely.

The roof structure on this one story addition to the building is designed to serve the gymnasium below and its location is dictated by necessary location of the equipment within the building. The roof structure is otherwise in compliance as it is of one color, one height and less than 18 feet six inches in height, but does require relief to provide less than the one-to-one set back from the edge of the roof.

ii. Is the proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?

The proposal would allow for the modernization and expansion of an existing public school facility, as permitted within the R-1-B zone.

iii. Would the proposal appear to tend to affect adversely, the use of neighboring property?

The proposal would not tend to affect adversely neighboring property. Rather, it would allow for the modernization of an existing neighborhood facility to better serve and meet its needs.

V. COMMENTS OF OTHER DISTRICT AGENCIES

DDOT, in a memorandum dated October 13, 2015, stated that it had no objection to the application.

VI. COMMUNITY COMMENTS

ANC 3F, at its regularly scheduled meeting of October 20, 2015, voted to support the application.

No other comments were received.

Attachment: Location Map

