

## **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 19129, 1900 Evarts Street, N.E.

### **I. OFFICE OF PLANNING RECOMMENDATION**

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

- § 411.11, Roof Structures (screen wall and one-to-one enclosure setback required; not provided)

### **II. LOCATION AND SITE DESCRIPTION**

|                                    |                                                                                                                                                                                                                                      |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address                            | 1900 Evarts Street, N.E.                                                                                                                                                                                                             |
| Legal Description                  | Square 4212, Lot 803                                                                                                                                                                                                                 |
| Ward                               | 5C                                                                                                                                                                                                                                   |
| Lot Characteristics                | Unusually shaped lot fronting on three streets                                                                                                                                                                                       |
| Zoning                             | R-1-B: low density residential                                                                                                                                                                                                       |
| Existing Development               | Public school, permitted in this zone                                                                                                                                                                                                |
| Adjacent Properties                | North: Across Franklin Street, Langdon Park and one-family detached dwellings<br>South: Across Evarts Street, institutional uses<br>East: One-family detached dwellings<br>West: Public playground and one-family detached dwellings |
| Surrounding Neighborhood Character | Low density residential                                                                                                                                                                                                              |

### **III. APPLICATION IN BRIEF**

The applicant, the Department of General Services (GSA), is in the process of and modernizing and repairing earthquake damage to the existing elementary school facility. New mechanical equipment is proposed as a part of the modernization effort.

#### **IV. OFFICE OF PLANNING ANALYSIS**

##### **Special Exception Relief pursuant to § 411, Roof Structures**

- i. *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 applicant proposes to replace the existing roof structures with new equipment in the same location as the existing equipment, connecting to mechanical equipment within the building. From the ground the existing equipment is not visible. The new equipment would be approximately six feet in height and less than approximately six feet from the edge of the roof, the same as the existing situation. No screen wall is proposed around the new equipment, also the same as the existing situation, to minimize its appearance from the street.

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

The proposal would enable the applicant to modernize the existing public school building, a use permitted as a matter of right within the R-1-B zone. No building additions are proposed, only the installation of new rooftop mechanical equipment to enable the facility to continue to operate.

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

The proposal would enable the school to be modernized so that it may continue to operate and better serve and meet the needs of the surrounding community.

#### **V. COMMENTS OF OTHER DISTRICT AGENCIES**

DDOT, in a memorandum dated October 6, 2015, stated that it has no objection to the application.

#### **VI. COMMUNITY COMMENTS**

No comments were received from ANC 5C.

Attachment: Location Map

