

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Brandice Elliott, Case Manager
 JL Joel Lawson, Associate Director Development Review
DATE: January 5, 2016
SUBJECT: BZA Case 19157, 5200 2nd Street, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

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

- § 411.11, Roof Mounted Equipment (10 foot setback required; 4.5 foot setback provided).

II. LOCATION AND SITE DESCRIPTION

Address	5200 2 nd Street, N.W.
Legal Description	Square 3327, Lot 800
Ward	4, 4D
Lot Characteristics	The lot consists of an entire square, having 591.06 feet of frontage along Ingraham Street, 616.40 feet of frontage along Hamilton Street, 292.94 feet of frontage along 3 rd Street, and 366.63 feet of frontage along 2 nd Street. The lot is 230,663 square feet (5.29 acres) in area.
Zoning	R-3 – one family detached dwellings and row dwellings.
Existing Development	The lot is currently developed with the Washington Latin Public Charter School.
Adjacent Properties	Row dwellings are located to the north and east of the campus, and multifamily buildings are located to the west and south of the campus.
Surrounding Neighborhood Character	The surrounding neighborhood character is predominantly moderate and medium residential, consisting of row dwellings and apartment buildings. The nearest commercial corridor is along Kennedy Street, located approximately two blocks north of the subject site.

III. APPLICATION IN BRIEF

The Applicant, the Department of General Services (GSA), proposes to construct a new one story gym for an existing charter school. The gym would be located west of an existing two story campus building, and east of a baseball diamond, with frontage on Ingraham Street. The new building would have a bi-level roof, with the lower level adjacent to Ingraham Street, and the main roof

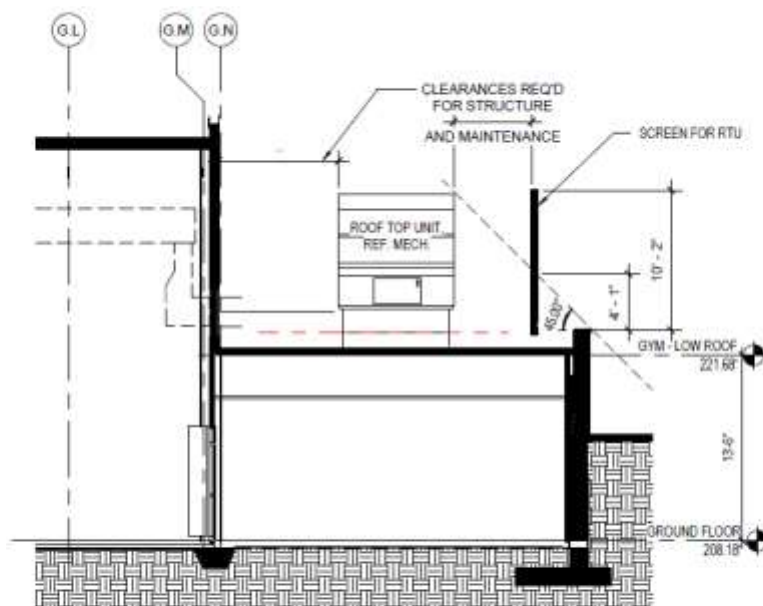
beginning at approximately 13 feet higher than the lower roof, and sloping upwards southwardly. The new construction will require mechanical roof equipment, which will be located on the lower roof. The Applicant has requested relief for the setback provided for the mechanical roof equipment, providing a 4.5 foot setback where 10 feet is required.

IV. OFFICE OF PLANNING ANALYSIS

Special Exception Relief pursuant to § 411, Roof Structures

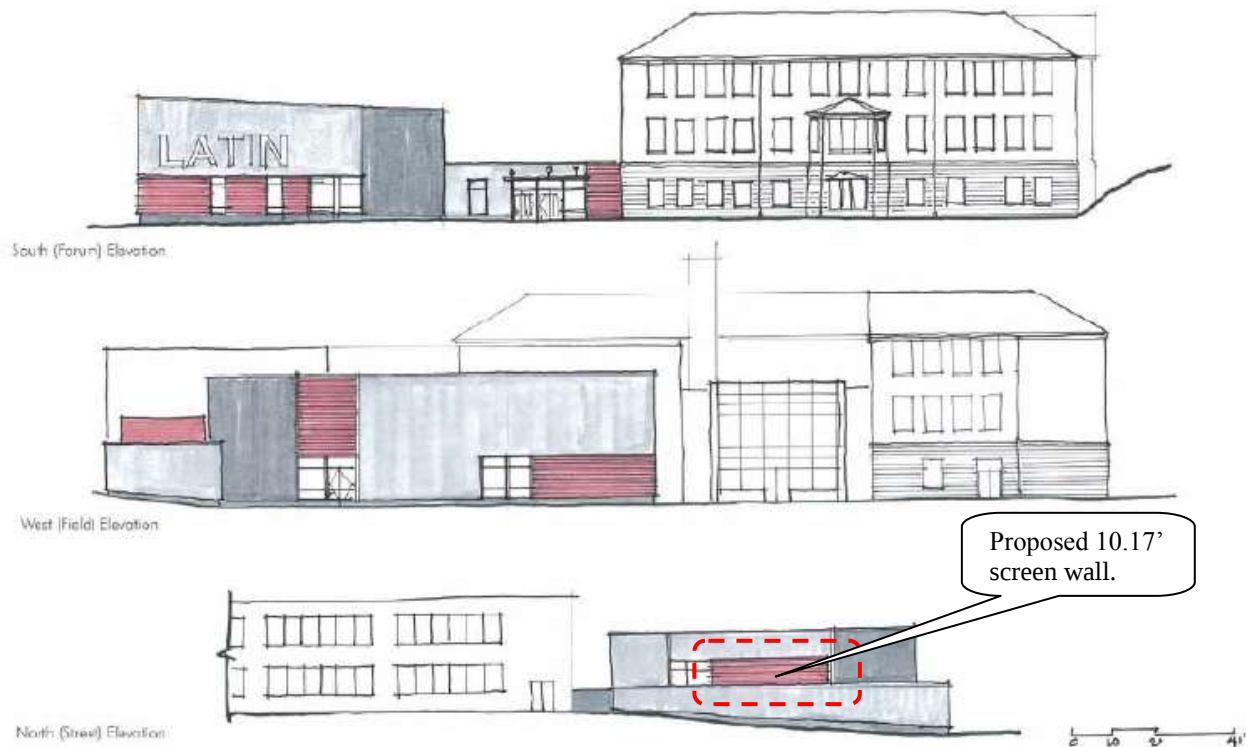
- i. Where impracticable because of operating difficulties, size of building lot, or other conditions relating to the building or surrounding area that would tend to make full compliance unduly restrictive, prohibitively costly, or unreasonable, the Board of Zoning Adjustment shall be empowered to approve, 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 construct a new gym for a charter school, which will require the provision of new mechanical roof equipment. The mechanical equipment would be located on the lower level roof, closer to Ingraham Street, rather than the much larger upper roof, as the upper roof would be constructed of manufactured cross-laminated timber, which cannot handle the weight or vibration loads.



The new equipment would be ten feet height, providing a 4.5 foot setback from the front edge of the building, where a ten foot setback would be required. A 10.17 foot high screen wall would be constructed around the equipment, using a corrugated metal material that is used elsewhere on the new gym. As a result, the equipment would not be visible from the street, or along the sides of the structure. The diagram to the left illustrates the proposed mechanical equipment in relation to the screen wall, demonstrating that it will be sufficiently screened from view.

In addition, the following concept elevations show the corrugated metal material that will be used to screen the equipment, demonstrating its compatibility with the primary materials, as well as those used on other elevations.



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 provide an essential addition to an existing school, improving the campus and curriculum for students. The use is permitted by right within the R-3 District, and with the exception of the roof structure setback, complies with all development regulations. The proposal meets the intent of the Zoning Regulations, as it will be adequately screened from view, and separated from adjacent properties by a minimum of approximately 80 feet.

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

The proposal does not appear to adversely affect the use of neighboring property. The mechanical equipment would be located on the lower level roof, and would be screened from view with a screen wall made of materials used elsewhere on the structure. The solid screen wall would also buffer the noise that the mechanical equipment is expected to create. In addition, the equipment would be separated from neighboring dwellings by Ingraham Street by approximately 80 feet, which is significant enough to ensure that noise does not negatively impact surrounding properties.

V. COMMENTS OF OTHER DISTRICT AGENCIES

As of the date of this writing, comments from other District Agencies had not been received.

VI. COMMUNITY COMMENTS

At its regularly scheduled meeting on November 17, 2015, ANC 4D voted unanimously to recommend approval of the requested relief. OP has not received comments from the community, and letters, either in support or opposition, have not been submitted to the file.

Location Map

