

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anne Fothergill, Case Manager
JL Joel Lawson, Associate Director for Development Review

DATE: January 19, 2016

SUBJECT: BZA Case 19164 – 17 U St NW

I. RECOMMENDATION

The applicant has requested variance relief from the following:

- § 403.2, Lot Occupancy
- § 401.3, Lot Area
- § 406.1, Open Court
- § 404.1, Rear Yard; and
- § 2001.3, Addition to an existing nonconforming structure

and Special Exception relief from § 400, Building Height.

The relief is requested for proposed deck additions and fourth floor living space additions to an existing rowhouse.

OP has had numerous discussions with the applicant and preliminary discussions Zoning Administrator staff, and it appears that additional or different relief may be needed, including relief from permitted number of stories for the fourth floor addition. In addition, there are discrepancies regarding calculations within the application that need to be resolved.

While the Applicant has been responsive to requests for clarification, these issues remained when this report was required to be filed.

As such, OP cannot provide meaningful analysis of the application at this time, and cannot provide a recommendation. OP will continue to work with the Applicant and DCRA on the details of the application, particularly to resolve the exact types and extent of relief required. If additional information resolution of the issues happens prior to the hearing date, OP may be able to provide a supplemental report, or a recommendation at the hearing.

II. LOCATION AND SITE DESCRIPTION

Address	17 U Street, N.W.
Legal Description	Square 3117, Lot 0046
Ward and ANC	Ward 5, ANC 5E
Lot Characteristics	A 1700 sq.ft. rectangular lot with an alley at the rear (north)
Zoning	R-4- row dwellings and flats are allowed in this district
Existing Development	The subject property is improved with a 1906 row dwelling and a garage at the rear of the property.
Historic District	N/A
Adjacent Properties	The subject property is a row dwelling on a block of residential row dwellings and an apartment building across the street.
Neighborhood Character	The property is located within a residential neighborhood consisting primarily of row dwellings.

