

**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment

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

**DATE:** March 19, 2018

**SUBJECT:** BZA Case 19629, 1665 Harvard Street, N.W **SUPPLEMENTAL REPORT**

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At the end of the public hearing on February 21, 2018, the Applicant proposed revisions to the plans based on comments at the hearing. The Applicant is now proposing a one-car garage with storage above and a building height of 10-12 feet. Adjacent to the garage at the east side there would be pervious pavers with space for parking for one car and a roll-up gate along the alley. The Applicant has amended the relief they are requesting to reflect these changes, and the Board requested that the Office of Planning (OP) provide analysis of the revisions.

The Office of Planning (OP) has reviewed the Applicant's supplemental statement and revised plans (Exhibit 77). While the reduction in the size of the garage reduces the extent of relief that is needed, the changes to the proposed development do not impact the requested subdivision relief, or impact the OP analysis or recommendation on this matter. As such, OP continues to recommend denial of the requested variances from the subdivision regulations and from the alley centerline requirements, as noted in the original report dated February 14, 2018 (Exhibit 59).

However, if the significant variance relief were to be approved by the BZA, OP would not be opposed to the requested special exception from the rear yard requirement, as the changes to the proposed development lessen the potential impacts and the 2.5 foot rear yard requested would not appear to result in an undue impact on the adjacent properties.