GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

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MEMORANDUM

TO: D.C. Board of Zoning Adjustment

FROM: Andrew Altman
Director

DATE: November 7, 2002

SUBJECT: Supplemental Report - **BZA # 16943 – Brown Office Building**

The Office of Planning is amending its report to include the final determination by the Zoning Administrator regarding the extent of the rear yard. The Zoning Administrator has now decided that the rear yard should be measured from the furthest lot line. This determination makes the continuation of the rear property line, which comes closer to the building, part of the side yard. Therefore, OP's recommendation of a special exception to waive the rear yard requirement, based on preliminary determination of the rear property line is no longer necessary.

RECOMMENDATION
The Office of Planning recommends approval of the variance relief from the closed court requirements of §§776.1 and 776.2 to allow construction of the 11-story office building at 1121 14th Street, N.W.

The Zoning Administrator's determination is attached for the record.

BZA
Case No. 16943
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.16943
EXHIBIT NO.28

Thomas, Karen (OP)

From: Kelly, Bob (DCRA)
Sent: Wednesday, November 06, 2002 3:49 PM
To: Thomas, Karen (OP)
Cc: Bello, Olutoye (DCOZ)
Subject: RE: Rear Yard Question - BZA Case # 16943

Karen
I have found several projects where this office has provided interpretations where the rear setback is measured from the most rear portion of the lot. when the lot is not a perfect rectangle. So in this instance the "rear " would be the furthest rear lot line to the front of the building. There have been other cases I may not agree with but in this situation I have changed my interpretation.

Bob