GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

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SUPPLEMENTAL REPORT

TO: Board of Zoning Adjustment

FROM: Andrew Altman, Director

DATE: March 31, 2004

SUBJECT: BZA Case #17130, lot occupancy special exception and garage setback variance request

I. EXECUTIVE SUMMARY

On March 23, 2004, the Board of Zoning Adjustment heard BZA Case #17130, 407 – 11th Street SE. The application is for a special exception for lot occupancy and a variance for garage – alley setback to permit the construction of a new, detached garage. The BZA left the record open until March 31, 2004 for the receipt of information from the applicant, including a set of building plans revised to show the proposed garage – alley setback of 10 feet, and a conforming mezzanine level. The BZA also requested the Office of Planning to contact the Fire and Emergency Medical Services Department (FEMS) for updated comments on the alley setback. FEMS had provided comments, based on previous plans that did not show a setback for the garage from the edge of alley paving, noting that a setback would be preferable. However, FEMS had not reviewed the revised proposal to provide a 2.5' setback from alley paving, in line with other alley fences and structures. OP contacted FEMS by email and forwarded a sketch showing the revised alley setback, but did not receive a response to requests for additional comments.

AA/jl

BZA
Case No. 17130
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 17130
EXHIBIT NO. 29