GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

DATE: November 29, 2004

TO: District of Columbia Board of Zoning Adjustment

FROM: Andrew Altman, Director

SUBJECT: Supplemental Report for BZA Case No. 17221
1819 Belmont Road, N.W.

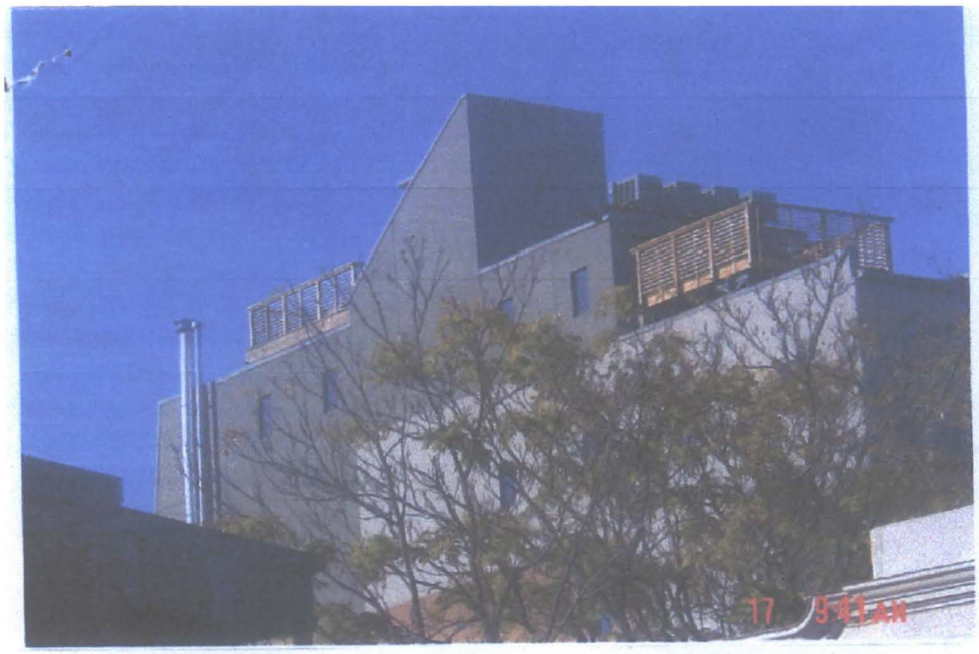
The applicant is seeking special exception relief from the roof structure setback requirements of §400.7(b) of the Zoning Regulations for an existing penthouse structure. The Office of Planning previously recommended approval. Upon further review of the Zoning Regulations and photographic evidence of the site, OP has reconsidered its recommendation of approval of the requested relief and requested further information from the applicant.

The original OP report relied solely on information from the applicant for the effects of light and air on the neighboring properties. Subsequent site visits and submitted pictures, including those attached, provide evidence of an effect on the light available to some neighboring properties at certain times of the day. The effects of the roof structure on the light available to these properties may be more significant than stated in the original report.

In light of this information, OP has requested further shadow studies from the applicant detailing times and affected buildings. At this time, OP withholds its recommendation until more information is available and will offer a complete recommendation prior to the public hearing on December 7, 2004.

BZA
Case No. 17221
Exhibit No. 40

Board of Zoning Adjustment
District of Columbia
CASE NO. 17221
EXHIBIT NO. 40



ROOF STRUCTURE VIEWED
FROM 2400 BLOCK OF 18TH
STREET, NW



ROOF STRUCTURE VIEWED
FROM 1852 COLUMBIA ROAD, NW



SUN EMERGING FROM BEHIND
ROOF STRUCTURE, VIEWED FROM
REAR DECK, 1823 BELMONT



SHADOW CAST BY ROOF
STRUCTURE ON APARTMENT
WINDOWS IN EAST WALL
OF 1831 BELMONT



ROOF STRUCTURE VIEWED
FROM SIDEWALK, 1800 BLOCK
OF BELMONT ROAD, NW



ROOF STRUCTURE VIEWED
FROM 1824 BELMONT ROAD, NW



SUN EMERGING FROM BEHIND ROOF STRUCTURE, VIEWED FROM ROOF DECK LEVEL, 1827 BELMONT



SUN EMERGING FROM BEHIND ROOF STRUCTURE, VIEWED FROM GARDEN, 1827 BELMONT