Government of the District of Columbia

OFFICE OF ZONING

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Richard S. Nero, Jr. RSN
Chief, Support Services and Quality Control

THRU: Jerrily R. Kress, FAIA
Director, Office of Zoning

DATE: October 12, 2004

RE: BZA Application No. 17254 (1817 Riggs Place, N.W.) Laurel Cappa

The above-cited application was filed with the Office of Zoning (OZ) on October 8, 2004, accompanied by a Zoning Administrator's (ZA) memorandum dated September 15, 2004, citing the need for six (6) variances. The applicant's proposal calls for the construction of a one-story free-standing storage shed with a roof deck in the rear yard abutting a public alley. The proposed shed is not attached to the existing row dwelling on the premises. OZ believes that three (3) of the cited variances are not applicable, and that one new variance is required, for the following reasons:

1. The variance from the court width requirement cited in the ZA memorandum is not applicable. The existing dwelling on the property is nonconforming as to court width, however the construction of the shed does not affect (increase) this nonconformity. As such, variance relief from the court width requirement is not required.

2. The variance from the off-street parking requirements cited in the ZA memorandum is not applicable. The present improvements on the property existed prior to the adoption of the 1958 Zoning Regulations. As such, variance relief from the parking requirements is not required, because there is no evidence that the applicant seeks to eliminate existing required parking.

3. The variance from the story limitation under subsection 2500.4, is not applicable. The proposed accessory storage shed is one story in height and under 15 feet in height, including the trellis. The decorative trellis does not count as a story. As such, no relief is needed from the story limitations on accessory buildings.

4. The accessory shed structure occupies more than 30% of the required rear yard, as such, variance relief is required under subsection 2500.3.

BZA
Case No. 17254
Exhibit No. 11

Board of Zoning Adjustment
District of Columbia
CASE NO. 17254
EXHIBIT NO. 11

cc: Andrew F. Fernebok, Applicant's Agent
Faye Ogunneye, DCRA