

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Anne Fothergill, Case Manager
 JL Joel Lawson, Associate Director Development Review
DATE: February 29, 2016
SUBJECT: BZA Case 19220, 1445 C Street, S.E.

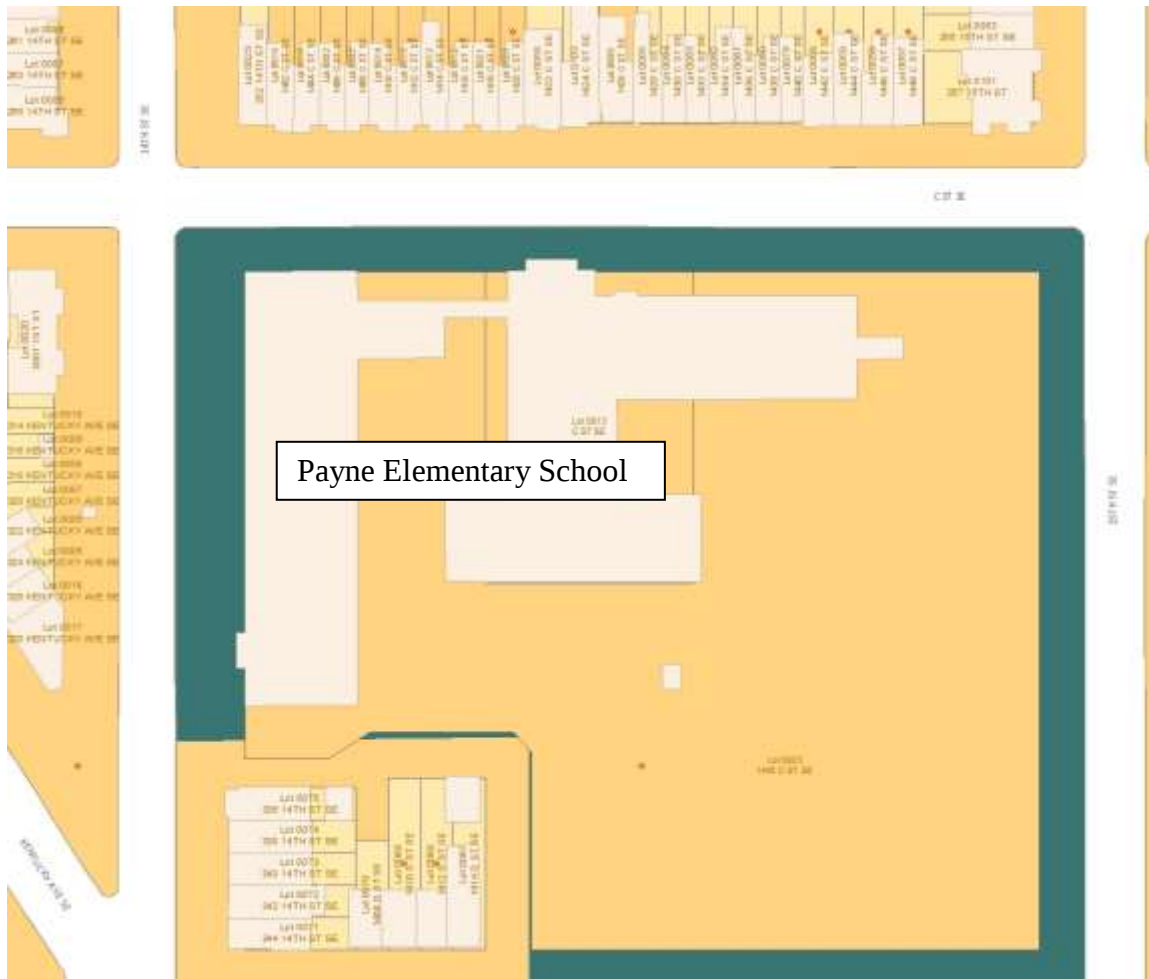
I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief:

- § 411.3– rooftop structures with more than one enclosure (three proposed enclosures)
- § 411.5 – rooftop structures with enclosing walls of varying heights (proposed heights: 9’8”, 8’11” and 11’10”)

II. LOCATION AND SITE DESCRIPTION

Address	Payne Elementary School, 1445 C Street, S.E.
Legal Description	Square 1061, Lot 0820
Ward	6
Lot Characteristics	The subject property is 123,102 SF and improved with a three-story school building and ancillary structures.
Zoning	R-4
Existing Development	Three-story elementary school building, permitted in this zone
Historic District	N/A
Adjacent Properties	The adjacent properties on the square are residential.
Surrounding Neighborhood Character	The surrounding neighborhood is residential.



III. APPLICATION IN BRIEF

The applicants propose to renovate the school building including construction of a new addition to the building and related site work. They propose to install three separate mechanical equipment units on the rooftop of the building.

IV. ZONING REQUIREMENTS

R-1-B	Regulation	Proposed	Relief
§ 411.3 Roof structures	One enclosure	Three enclosures	Relief required
§ 411.5 Roof structures	One height	Three heights (9'8", 8'11" and 11'10")	Relief required

V. OFFICE OF PLANNING ANALYSIS

Special Exception Relief

Special Exception Relief from § § 411.3 and 411.5, pursuant to § 411.11:

i. *Where impracticable because of operating difficulties, size of building lot, or other conditions relating to the building or surrounding area that would tend to make full compliance unduly restrictive, prohibitively costly, or unreasonable, the Board of Zoning Adjustment shall be empowered to approve, as a special exception under § 3104, the location, design, number, and all other aspects of such structure regulated under §§ 411.3 through 411.6, even if such structures do not meet the normal setback requirements of §§ 400.7, 530.4, 630.4, 770.6, 840.3, or 930.3, when applicable, and to approve the material of enclosing construction used if not in accordance with §§ 411.3 and 411.5; provided, that the intent and purpose of this chapter and this title shall not be materially impaired by the structure, and the light and air of adjacent buildings shall not be affected adversely.*

The relief is needed for the efficiency of mechanical operations within the building. Full compliance would be unreasonable due to existing building conditions, including the need to install separate mechanical equipment systems on different parts of the building as part of the overall renovation. The equipment needs to be in different rooftop locations to feed the ductwork to various locations within the existing building.

ii. *Is the proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?*

The roof structures will be minimally visible which is consistent with the intent of the regulations.

iii. *Would the proposal appear to tend to affect adversely the use of neighboring property?*

The light and air of adjacent buildings would not be adversely affected and the proposed relief would not adversely affect the use of neighboring properties. The rooftop equipment enclosures will be a substantial distance from the neighboring properties.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

At the time of the staff report, no other District agency had submitted comments.

VII. COMMUNITY COMMENTS

The ANC voted to support the application (Exhibit 19).