

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Brandice Elliott, Case Manager
Joel Lawson, Associate Director Development Review
DATE: May 3, 2016

SUBJECT: Supplemental Report for BZA Case 19233 (824 Varnum Street, N.W.) for a special exception to allow the conversion of a residential building to an apartment house in the R-4 District.

At its hearing on April 19, 2016, the BZA requested a supplemental report from the Office of Planning (OP) to address the concerns of ANC Commissioner Uqdah representing Single Member District 4C01 in his report, dated April 12, 2016 (Exhibit 25). The following is a response to issues noted in the report.

1. OP's report inaccurately stated that the ANC approved the special exception request before there was an ANC meeting.

As stated during the hearing, OP was notified of the error and immediately corrected it by uploading a revised report. The report in the record states that "ANC 4C will hear this request at its regularly scheduled meeting on April 13, 2016."

2. OP's report does not accurately identify adjacent properties and uses.

As stated during the hearing, the Location and Site Description portion of OP's report is intended to provide general context regarding the neighborhood and is not a complete analysis of all surrounding development. Rather, the analysis is contained further in the report under the section titled "Office of Planning Analysis." OP's report is correct in that there is a detached single family dwelling directly across the street from the subject property. It is also correct in noting that the surrounding neighborhood character consists of a "variety of housing types that include semi-detached and detached dwellings, row dwellings, and multifamily buildings," the latter of which includes conversions of row dwellings into apartment houses.

3. OP's report is remiss in excluding other commercial corridors in describing the surrounding neighborhood character.

This section of the report is intended to provide general context relevant to the proposal, and OP's report notes the closest commercial corridor to the property. As stated during the hearing, this section of the report is further supplemented by a Location Map found on the last page of the report that identifies properties, streets, buildings, and Zoning Districts.

4. Commissioner Uqdah disagrees with OP's analysis that the 9.5 foot separation between dwellings is sufficient.

A side setback is not required in the R-4 District; therefore, the continuation of the setback provides separation that is otherwise not required in the R-4 District, and ensures a greater level of privacy than required by the Zoning Regulations.

OP upholds its report and recommendation for approval.