



November 20, 2017

Board of Zoning Adjustment of the District of Columbia
441 4th Street NW Suite 200 S
Washington, DC 20001

RE: 1099 14th St. NW – Special Exception
BZA 19676 / FY-17-100-Z / B1712156
Relief to Penthouse Requirements – Special Exception Standards

To: Zoning Board of Adjustment

This project is seeking relief from Section 1502.1 (a).

1502.1 PENTHOUSE SETBACKS

Penthouses, screening around unenclosed mechanical equipment, rooftop platforms for swimming pools, roof decks, trellises, and any guard rail on a roof shall be set back from the edge of the roof upon which it is located as follows:

- (a) A distance equal to its height from the front building wall of the roof upon which it is located;

The equipment required to operate the facility must be located on the SE corner of the roof which borders a public alley to the south and a private alley to the East. This location is required due to the service requirements of where utilities can be located in vertical risers through the building. Equipment sizes and equipment operational requirements dictate their spacing, and they have been compressed as much as possible. The resulting equipment footprint and screen layout results in a screen location that encroaches on Section 1502.1 (a). The screen fully encloses the equipment, and due to space constraints, the upper 4'-8" of the screen encroaches on the required sight line distance from the edge of roof.

It is our opinion that this application meets the special exception standards of C-1504 and X-901.

See the following Attachments

A – Location Plan

B- Roof Plan and Roof Section

C – Roof Screen Elevations

C-1504.1 RELIEF TO PENTHOUSE REQUIREMENTS

Relief to the requirements of Subtitle C §§ 1500.6 – 1500.10 and 1502 may be granted as a special exception by the Board of Zoning Adjustment subject to Subtitle X, Chapter 9 and subject to the following considerations:

- (a) The strict application of the requirements of this chapter would result in construction that is unduly restrictive, prohibitively costly, or unreasonable, or is inconsistent with building codes;

This location on the roof is the only possible location for this equipment. A strict application of the requirements would result in the facility being inoperable and would result in significant financial losses to the applicant.



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- (b) The relief requested would result in a better design of the roof structure without appearing to be an extension of the building wall;

The proposed screening is being proposed to be the same color as the penthouse wall behind it. The top of the proposed equipment screen is 4'-4" feet lower than the top of the penthouse structure behind it. As a result, it is much less massive than if it were the same height, and does provide some articulation to the roofscape. Is it also set back 7'-8" feet from the building wall, and is a contoured panel to further differentiate it from the building wall.

- (e) Every effort has been made for the housing for mechanical equipment, stairway, and elevator penthouses to be in compliance with the required setbacks; and

The equipment has been consolidated to the smallest possible footprint and held back from the outside walls as far as possible.

- (f) 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.

Between the proposed setback from the building wall, the lower height of the screen wall, below the level of the existing penthouse, there is no impact to the light and air of adjacent buildings.

X-901 SPECIAL EXCEPTION STANDARDS

901.2 The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:

- (a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
- (b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and
- (c) Will meet such special conditions as may be specified in this title.

By maintaining a continuous screen that is set back from the building wall, and is lower than the current penthouse, we believe that this proposal meets these standards.

Sincerely,



William H. Westhafer
Registered Architect
DC Registration ARC102746

ATTACHMENT A

L Street NW

14 th Street

EQUIPMENT LOCATION



Public Alley

NO.	DATE	DESCRIPTION
1	2017-04-17	ISSUE FOR CLIENT REVIEW (C/F) (N/W)
2	2017-06-08	FEEDBACK REVIEW (C/F) (N/W)
3	2017-07-20	REVISED FOR PERMIT (C/F) (N/W)
4	2017-08-11	ISSUED FOR PERMIT (C/F) (N/W)
5	2017-09-27	PERMIT REVISIONS (C/F) (N/W)

PROJECT NUMBER: 16033900

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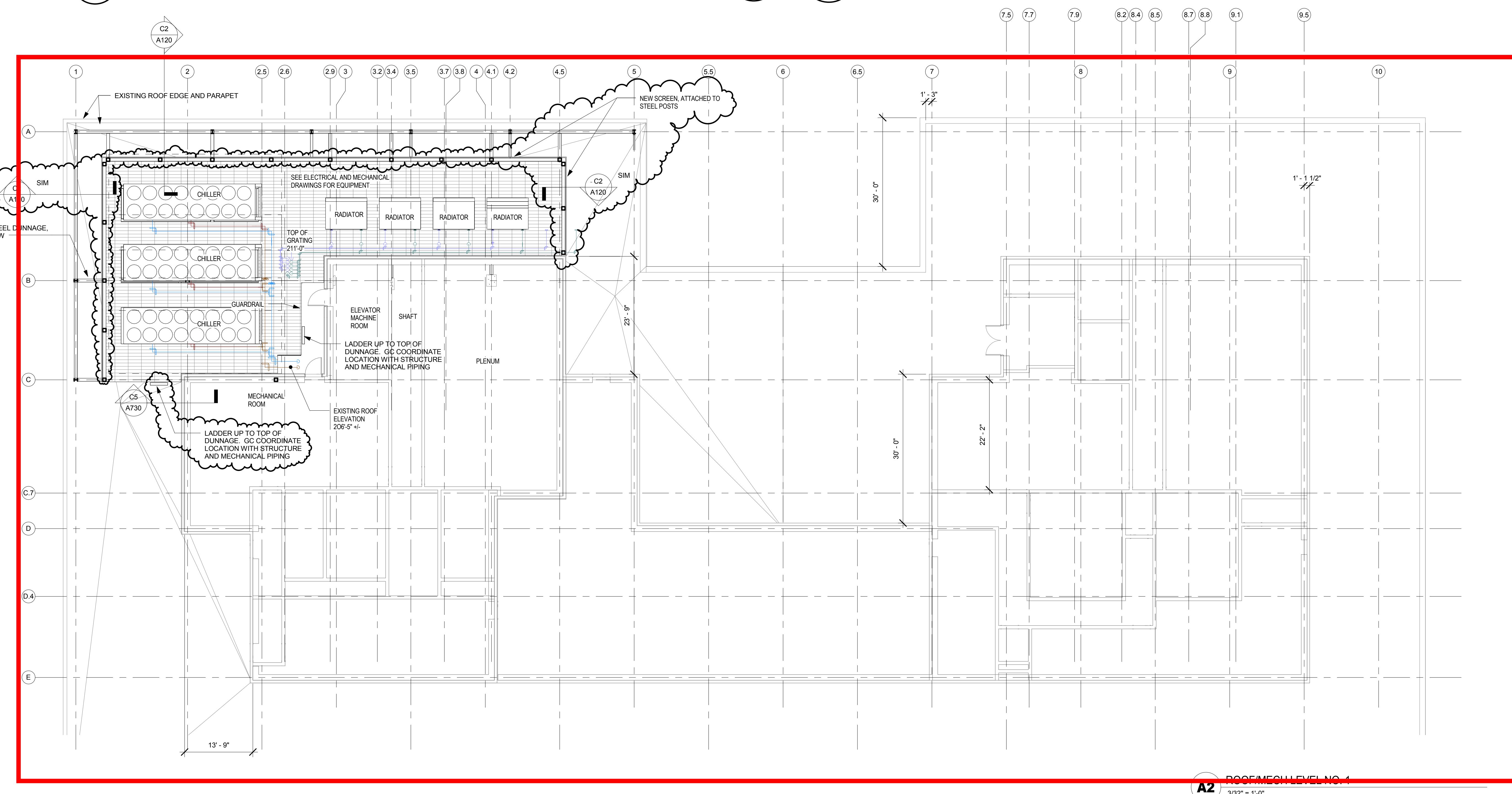
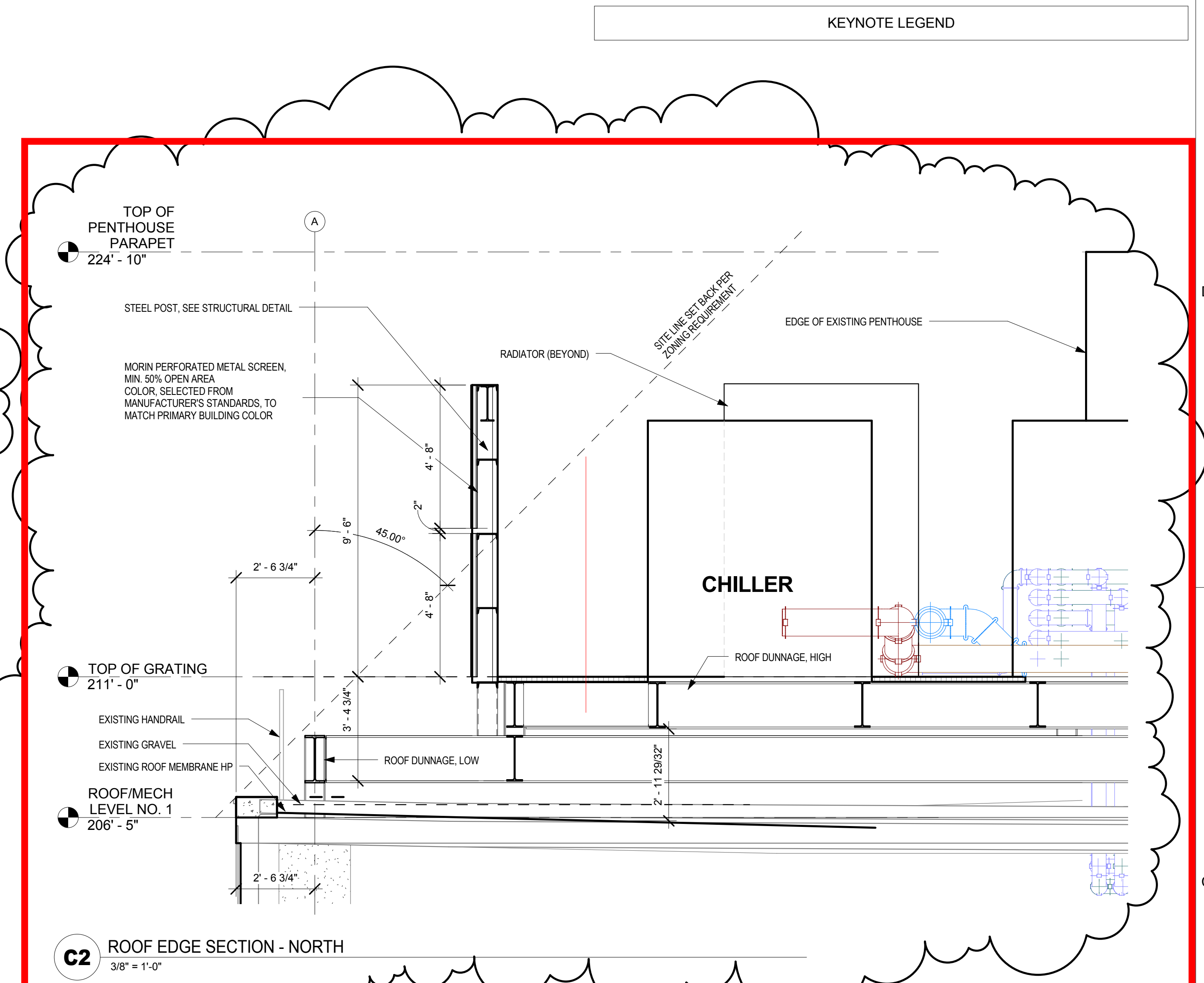
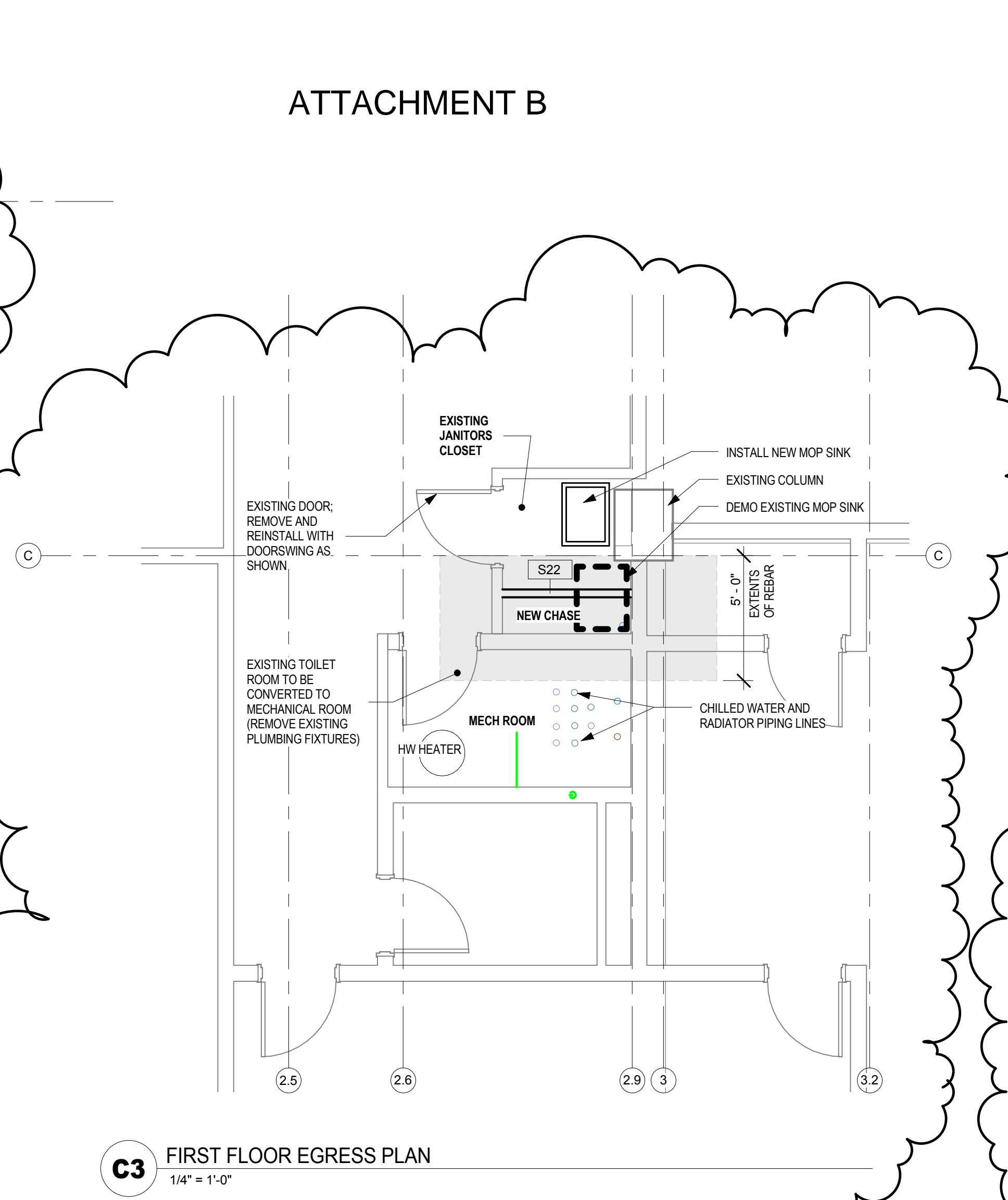
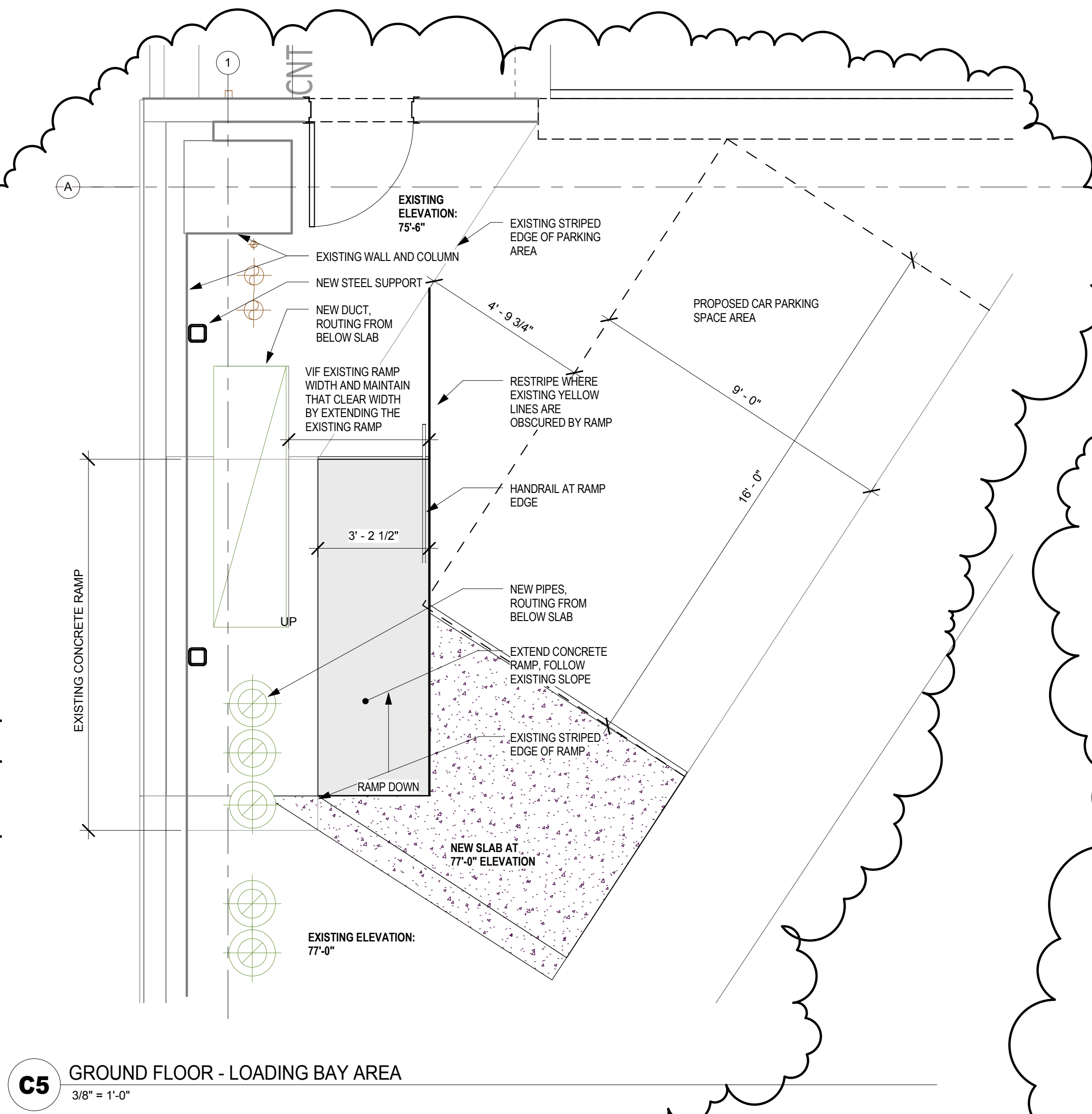
SHEET TITLE

ROOF PLAN

SHEET NUMBER

A120

ATTACHMENT B

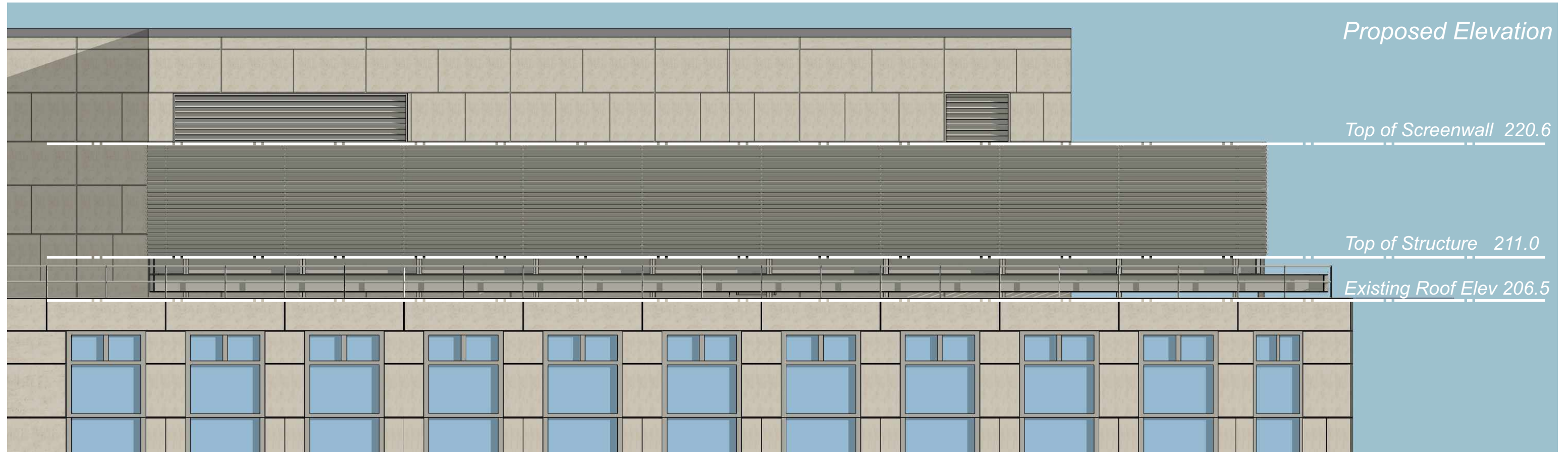
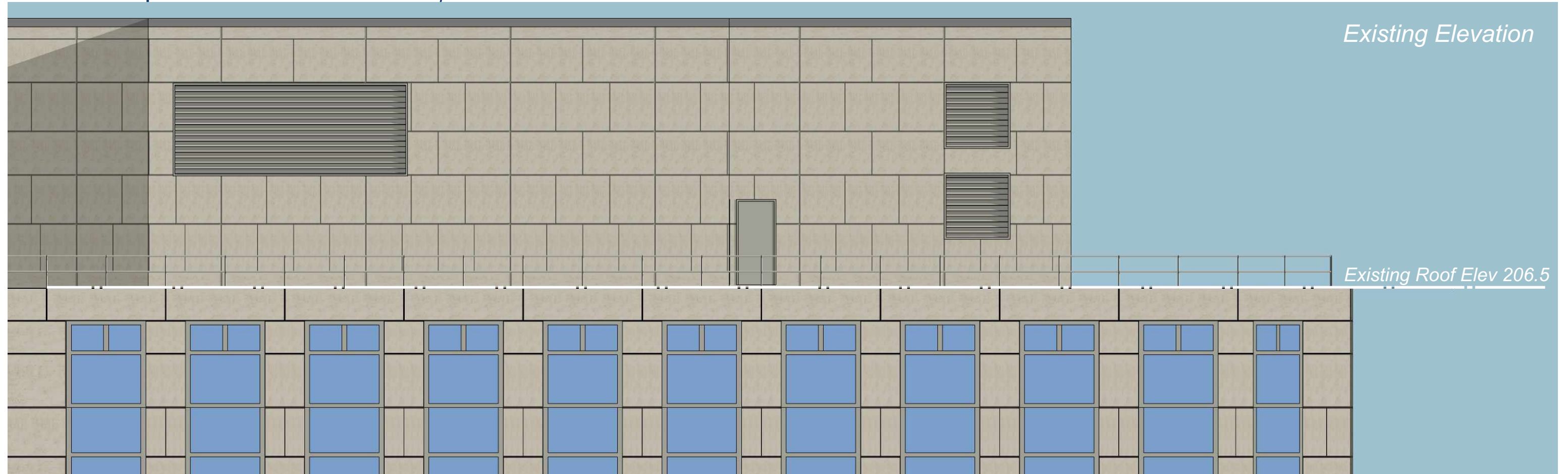


FLOOR PLAN LEGEND

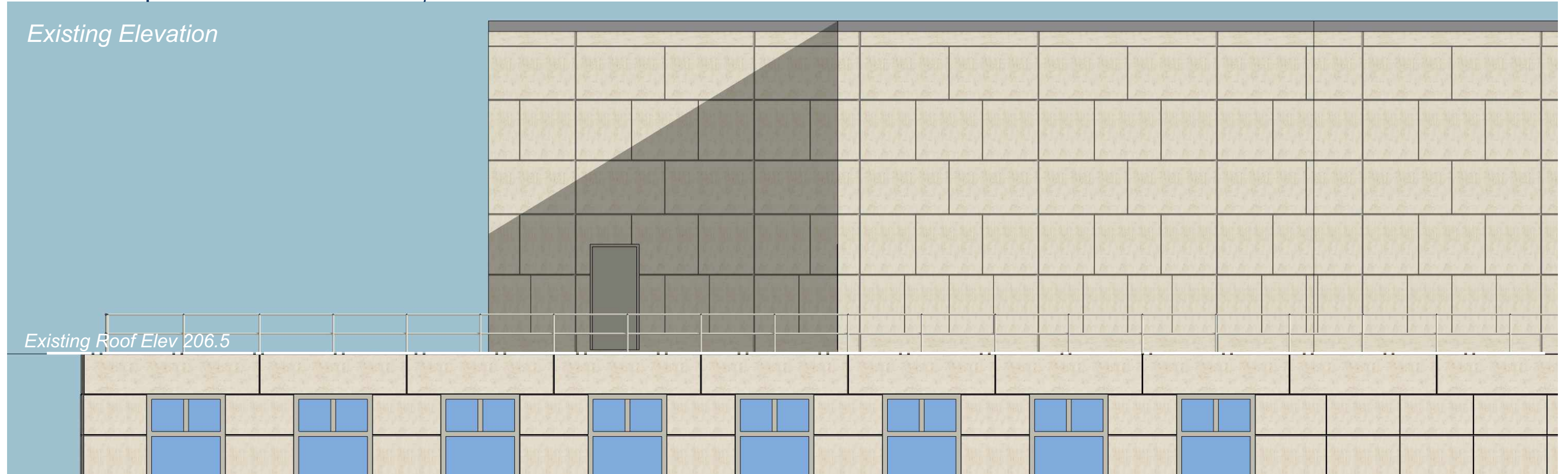
- EXISTING DOOR TO BE REMOVED OR RELOCATED
- EXISTING PARTITION TO BE DEMOLISHED
- EXISTING PARTITION TO REMAIN
- EXISTING DOOR TO REMAIN
- NEW PARTITION, SEE PARTITION TAGS AND TYPES
- NEW 1-HOUR FIRE-RESISTANCE RATED PARTITION, SEE PARTITION TAGS & TYPES
- NEW MULTI-HOUR FIRE-RESISTANCE RATED PARTITION, SEE PARTITION TAGS & TYPES
- NEW SMOKE BARRIER PARTITION, SEE PARTITION TAGS & TYPES
- NEW PARTITION TAG, SEE PARTITION TYPES
- NEW DOOR & DOOR TAG WITH DOOR NUMBER
- NEW GLAZING & GLAZING TAG

ROOM AREA

- ROOM TAG
- NEW FIRE EXTINGUISHER CABINET - SEMI-RECESSED
- NEW MILLWORK
- SHEET NOTE



Existing Elevation



Proposed Elevation

