

THIRD SUPPLEMENTAL REPORT

TO: District of Columbia Board of Zoning Adjustment
FROM: Elisa Vitale, Case Manager
Joel Lawson, Associate Director Development Review
DATE: January 10, 2019
SUBJECT: BZA Case 19820 1128 Buchanan Street NW to permit conversion of an existing residential building to a three-unit apartment house in the RF-1 zone.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) continues to **recommend approval** of the following special exception relief pursuant to X § 901.1:

- Subtitle U § 320.2, Conversion of an Existing Residential Building to an Apartment House.

Chimney Background Information

At the December 12, 2018 hearing, the Board determined there was an existing chimney at 1130 Buchanan Street NW.

Subtitle U § 320.2(f) states the following:

- (f) *Any addition, including a roof structure or penthouse, shall not block or impede the functioning of a chimney or other external vent compliant with any District of Columbia municipal code on an adjacent property. A chimney or other external vent must be existing and operative at the date of the building permit application for the addition;*

Should the Board grant the requested special exception relief for the apartment conversion of 1128 Buchanan Street NW, the Applicant would have to demonstrate at the time of building permit application that the proposed addition would not block or impede the functioning of the chimney at 1130 Buchanan Street NW.

JL/emv