



SUPPLEMENTAL MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Matt Jesick, Case Manager
JS for
Joel Lawson, Associate Director for Development Review

DATE: April 18, 2019

SUBJECT: BZA #19954 – 1519 4th Street, NW – Special exceptions to permit an addition to an existing mosque

At the March 27, 2019 public hearing on this case, the Board asked the Office of Planning (OP) to, for the purposes of the applicant’s shadow study, weigh in on what could be considered a matter of right construction project on the subject property. OP discussed the potential matter of right scenario with staff from the Zoning Administrator’s office, as well as with the applicant’s representatives.

The applicant has submitted two potential matter of right scenarios in their latest plan set at Exhibit 41, shown on Sheets 21 and 23. OP considers both scenarios as permissible matter of right construction scenarios for the site.

Sheet 21 This scenario would extend the existing house of worship up to a height of 60 feet. Because the structure would remain detached, the 10 foot rule would not apply, so the building could be constructed back to the rear yard minimum of 20 feet. OP also assumes that the proposal shown would meet the maximum lot occupancy of 60%. The applicant-owned rowhouse would, in this scenario, be established as a separate house of worship and, while subject to the 10 foot rule, could be increased in height to 60 feet.

Sheet 23 In this scenario the applicant would demolish the existing rowhouse, combine the lots, and build an entirely detached house of worship with a maximum height of 60 feet and a rear yard of 20 feet. Because the building would be detached the 10 foot rule would not apply. The required five foot side yard would be provided adjacent to the neighboring rowhouse.

The above scenarios would seem to meet zoning requirements and could therefore be constructed as a matter of right. Not depicted is a scenario in which the existing house of worship would be connected to the existing rowhouse, as in the actual proposal. In that case, any addition would need to comply with the 10 foot rule, because the mosque would then become a semi-detached building, and subject to Subtitle E § 205.4.