

OP Supplemental Report

TO: District of Columbia Board of Zoning Adjustment
FROM: Crystal Myers, Case Manager
JL Joel Lawson, Associate Director for Development Review
DATE: March 29, 2021
SUBJECT: BZA #20429 – 411 New Jersey Ave. SE– Request for special exception relief to construct a rowhouse flat, as amended

I. BACKGROUND

In the report dated March 19, 2021 (Exhibit 35), OP incorrectly noted the measurement of the rear extension as 11 feet 8 inches when it is 21 feet and 8 inches. This Supplemental Report corrects this information. OP continues to be in support of the relief.

II. RECOMMENDATION

The Office of Planning (OP) continues to recommend **Approval** of the following requested special exception:

- E § 205.4 - Rear Extension (10 ft. max, 21 ft. 8 in. proposed)

OP recommendation and analysis for the other relief associated with this case remains unchanged.

III. ZONING REQUIREMENTS AND RELIEF REQUESTED

RF-3 Zone (location of house)	Regulation	Existing	Proposed ¹	Relief
Rear Extension E§ 205	10 ft. max.	Vacant	21 ft. 8 in. (11 ft. 8 in. more than allowed)	Special Exception Relief Requested

¹ Measurements provided by Applicants

IV. ANALYSIS

SUBTITLE X § 900 Special Exception Relief for rear extension

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

The rear extension would be in harmony with the general purpose and intent of the Zoning Regulations and Maps. The relief would allow for a vacant property to be developed with a rowhouse flat, which would fulfill the intent of the RF-3 zone. As discussed below, it should not have an undue impact on the adjacent neighbors' light, air, and privacy

Would the proposal appear to tend to affect adversely, the use of neighboring property?

The proposed rear extension should not unduly adversely affect the light, air, and privacy of the neighboring properties. The rear wall of the proposed building would be flush with that of the house to the south, with the longer portion approximately 20 feet away from the neighbor's rear wall. This should minimize potential impacts to the neighbor's light and air. Additionally, since this neighbor is located to the south of the building their sunlight should not be impacted.

The neighbors' privacy should not be significantly impacted. There would be no windows facing the southern adjacent property but there would be windows facing the western adjacent property. Those windows would face the western neighbor's parking lot so they should not have a significant impact.