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SUPPLEMENTAL REPORT

October 19, 2021

Project: Nick DelleDonne, President
Dupont East Civic Action Association, (DECAA)
Masonic Temple Project Zoning Appeal
1733 16th St. NW, Washington DC

Dear Nick DelleDonne,

We respectfully submit the following additional conclusion with regard to the modified rear yard configuration being proposed by the developer for the 1733 16th St. NW, Washington DC, Masonic Temple Site.

As previously identified the code clearly states that:

11-A-101.6 Where a lot is divided, the division shall be effected in a manner that will not violate the provisions of this title for yards, courts, other open space, minimum lot width, minimum lot area, floor area ratio, percentage of lot occupancy, parking spaces, or loading berths applicable to that lot or any lot created.

Due to the location of the existing stone wall and column south of the Temple in the proposed rear yard, the proposed reorientation of the rear yard results in a clear violation of 11-B DCMR § 100.2 AND 11-B DCMR § 324.1

11-B-100.2 (Definition of “yard, rear”)

Yard, Rear: A yard between the rear line of a building or other structure and the rear lot line, except as provided elsewhere in this title. The rear yard shall be for the full width of the lot and shall be unoccupied, except as specifically authorized in this title.

11-B-324.1 (Structures in required open space)

Every part of a yard required under this title shall be open and unobstructed to the sky from the ground up except as follows:

(a) A structure, not including a building no part of which is more than four feet (4 ft.) above the grade at any point, may occupy any yard required under the provisions of this title. Any railing required by the D.C. Construction Code Supplements, Title 12 DCMR, shall not be calculated in the measurement of this height; Subtitle B-64

(b) A fence or retaining wall constructed in accordance with the Construction Code may occupy any yard required under the provisions of this title; and

(c) Stairs leading to the ground from a door located on the story in which the principal entrance of a building is located may occupy any yard required under provisions of this title. The stairs shall include any railing required by the provisions of the Construction Code.

Clearly the existing stone wall and column south of the Temple occupy the rear yard, they exceed 4'-0" in height, they do not retain soil or resist a lateral load, they are not necessary to support a stair, nor do they constitute a fence.

The modification of the site configuration to relocate the rear yard to the South clearly violates the provisions for the rear yard requirement.

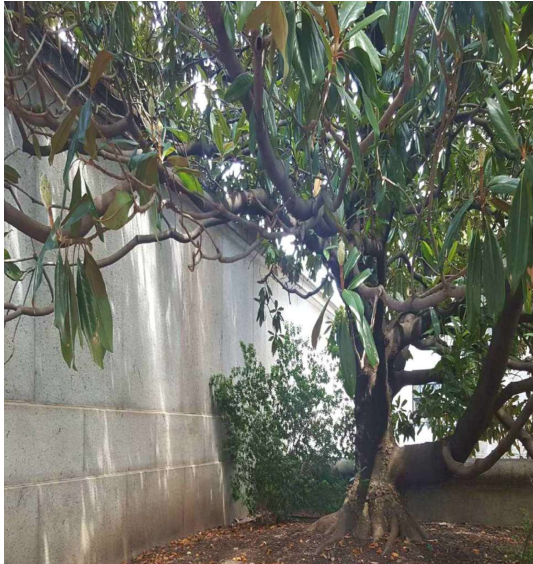


Photo 1

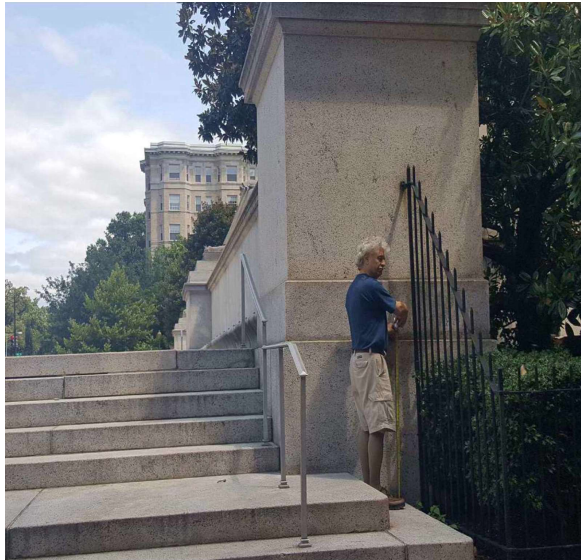


Photo 2

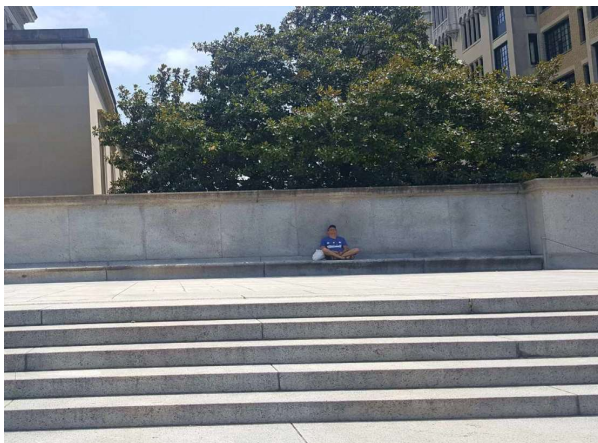


Photo 3

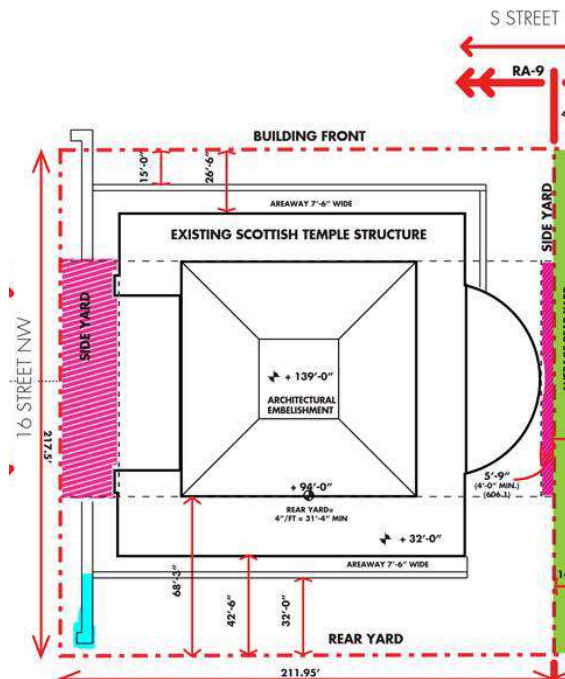


Image 4 (wall in blue)

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