

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Anne Fothergill, Development Review Specialist
Joel Lawson, Associate Director Development Review
DATE: January 21, 2022

SUBJECT: BZA Case 20603 to permit construction of a one story plus mezzanine rear addition at 1709 17th Street, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

The Applicant requested a Special Exception from the rear yard requirement of Subtitle G § 605.2, pursuant to Subtitle G § 1201.1 (15 feet minimum required; 11.25 feet existing; 0 feet proposed). The Applicant had originally asked for relief from both the rear yard (G § 605.2) and side yard (G § 606.2) requirements; but the application was subsequently amended to remove the request for side yard relief (Exhibit 31).

At this time, the Office of Planning (OP) cannot make a recommendation. The Applicant did not meet the January 12, 2022 deadline for filing their prehearing submission and it had not been filed as of the date of this report. OP also requested clarifications and additional information, needed to provide an informed analysis of the relief requested, and that the Applicant file this additional information into the record. This includes detailed plans with measurements that adequately depict the proposed massing in the context of the neighboring buildings.

Once the supplemental information is provided, OP will file a report and with analysis and a recommendation prior to the February 2, 2022 BZA hearing.