

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Elisa Vitale, Development Review Specialist
JL Joel Lawson, Associate Director Development Review

DATE: May 4, 2022

SUBJECT: BZA 20607A – 327 Tennessee Avenue NE Request for a Minor Modification to Replace the Proposed Roof Hatch with a Penthouse Stairway.

I. BACKGROUND

On February 2, 2022, the Board of Zoning Adjustment (BZA) granted special exception relief from the rooftop and upper floor requirements of Subtitle E § 206.1, pursuant to Subtitle E § 206.4, Subtitle E § 5207, and Subtitle X § 902.1 to construct a third story addition to an existing, attached, two-story with cellar, principal dwelling unit in the RF-1 zone at 327 Tennessee Avenue NE.

The Applicant is requesting relief to amend the BZA-approved plans by replacing the rooftop hatch structure with a stairway penthouse.

II. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the requested minor modification pursuant to Y § 703.3 to amend the plans approved in BZA Order No. 20607 to construct a matter-of-right penthouse with roof access stair.

III. LOCATION AND SITE DESCRIPTION

Address	327 Tennessee Avenue NE
Legal Description	Square 1032, Lot 0053
Zoning	RF-1 - provides for areas predominantly developed with row houses on small lots within which no more than two dwelling units are permitted by right.
Ward and ANC	6 / 6A
Lot Characteristics and Existing Development	Generally rectangular lot measuring approximately 18.45 feet in width and approximately 71.31 feet in depth. The property is bounded by Tennessee Avenue NE to the northwest, an improved variable width public alley to the southeast, and adjoining lots to the northeast and southwest. The property is developed with a two-story row building.

Adjacent Properties and Neighborhood Character	The adjacent properties are developed with row buildings in residential use. The surrounding neighborhood is residential in character.
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IV. DESCRIPTION OF MODIFICATION

The Applicant is proposing to modify the approved plans to replace the proposed roof hatch structure with a penthouse enclosure housing a stairwell that provides access to a rooftop deck. The proposed penthouse would meet the requirements of Subtitle C, Chapter 15 Penthouses and Rooftop Structures.

V. ANALYSIS

Subtitle Y § 703.3 defines “Minor Modifications” as “modifications that do not change the material facts upon which the Board based its original approval...”.

Although a revised roof plan was not provided to the record, the application includes a building section at Exhibit 2, which indicates that the stairwell would appear to conform to penthouse provisions for this zone, and no additional relief was requested. OP continues to find that the proposed addition would meet the development standard requirements of the RF-1 zone, and OP finds that the proposal would not change the material facts upon which the Board based its original approval.

VI. OTHER DISTRICT AGENCIES

Comments from other District agencies had not been filed in the record at the time this report was drafted.

VII. ADVISORY NEIGHBORHOOD COMMISSION

ANC 6A had not submitted comments to the record at the time this report was drafted.

VIII. COMMUNITY COMMENTS TO DATE

Comments from the community had not been filed to the record at the time this report was drafted.

ATTACHMENT

1. Vicinity Map

Attachment 1
Vicinity Map, 327 Tennessee Avenue NE

