

SUPPLEMENTAL MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Maxine Brown-Roberts, Development Review Specialist
JL Joel Lawson, Associate Director Development Review
DATE: July 10, 2024

SUBJECT: 2nd OP Supplemental Report for BZA 20768 – New detached, single household, dwelling on a vacant lot at 4337 Douglas Street, NE in the R-1B zone.

At its June 5, 2024 public hearing, the Board of Zoning Adjustment (BZA) requested that the Office of Planning (OP) coordinate with the Department of Energy & the Environment (DOEE), Fire and Emergency Services (FEMS), Metropolitan Police Department (MPD), and Homeland Security and Emergency Management Agency (HSEMA) to review and make recommendation on the application pursuant to Subtitle C § 1102.5(b).

On June 11, 2024, OP sent an email to each agency with links to the application file in IZIS, and explanation of the BZA process and a summary of the evaluation requested from each agency. DOEE, FEMS and HSEMA acknowledged receipt of the correspondence and DOEE met with OP to discuss the application.

In response, DOEE and HSEMA have provided recommendations at [Exhibit 75](#) and [Exhibit 78](#) respectively. At the time of this report, no response have been provided by FEMA and MPD.

In summary, DOEE in their response states that based on the preliminary drawings, the elevation and flood opening requirements have been met. The lowest floor will be at 19 feet NAVD88, which is 1 foot higher than the required elevation. Flood vents will be installed in the crawlspace underneath the lowest floor. The preliminary drawings meet the requirements for site plans and cross sections; a more thorough review will be conducted at the time of building permit application, and the results at that time may differ from their preliminary analysis.

HSEMA states that they have “. . . *no issue with the proposed use of the structures*” and encourages the applicant to address specified mitigation measures.

Based on the recommendations by DOEE and HSEMA, OP continues to recommend approval of the requested special exceptions as outlined on the OP reports at [Exhibit 61](#) and [Exhibit 70](#).