


MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM:  Joel Lawson, Associate Director Development Review
DATE: January 13, 2025
SUBJECT: BZA Case 20949A: Request for a modification without hearing to the approved plans for an accessory building at 57 W Street NW.

I. BACKGROUND

In case 20949, the Board of Zoning Adjustment (BZA) approved special exception lot occupancy relief to allow the construction of a one story accessory garage at 57 W Street NW, in the RF-1 zone. The applicant is now proposing to add a second floor to the approved accessory building, within the permitted accessory building height and footprint allowances. At the request of OP, the applicant confirmed that the proposed second floor would not result in a nonconformity to the lot occupancy limit for the property. As such, no new or expanded zoning relief is requested.

II. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the request to modify BZA Order 20949 to allow a conforming second floor to the approved one-story accessory building.

III. OP ANALYSIS

The requested modifications would continue to be consistent with the general purpose and intent of the Zoning Regulations, and no new zoning relief has been requested. The accessory building with the proposed second floor would remain within the permitted accessory building height (22 feet permitted and 19 ft. 7 in. proposed) and footprint (450 sq.ft. permitted and 357 sq.ft. approved for the first floor and proposed for the second floor). The required rear yard would be provided. Plans show that there would be no second floor windows facing adjacent properties to the east or west, or properties across the alley to the north; new windows would face towards the rear yard of the subject site. There would be no roof deck or balconies for the proposed second floor. As such, there should not be an undue impact on privacy, light or air flow to neighbors.

IV. OTHER DISTRICT AGENCIES

To date, there have been no comments from other District agencies submitted to the record regarding this requested modification. DDOT had indicated no objection to the original case.

V. ANC COMMENTS

To date, ANC 5E has not submitted comments to the record regarding this requested modification. The ANC indicated support of the original request for the one story accessory building.

VI. COMMUNITY COMMENTS

No comments from the community have been submitted to the record for this modification request as of the date of this report.