

PRELIMINARY REPORT

TO: District of Columbia Board of Zoning Adjustment
FROM: Michael Jurkovic, AICP, Development Review Specialist
JS for
Joel Lawson, Associate Director Development Review
DATE: December 6, 2024

SUBJECT: BZA Case 21208; Relief request for an area variance and special exceptions to permit the partial redevelopment of daycare portion of 2033 11th Street NW as a 65-unit affordable apartment house with daycare.

Per the Office of Planning's (OP) communication with the applicant, it is our understanding that they are in agreement with DDOT regarding the Transportation Demand Management (TDM) Plan and Loading Management Plan to support parking (C § 703.2) and loading (C § 909) relief respectively. However, OP is awaiting the final burden of proof as it relates to the parking relief which was added to the application on 11/1/2024.

OP will provide a report with analysis and recommendation prior to a public hearing, based on an updated information provided by the applicant that will enable OP to provide our analysis.