



MEMORANDUM

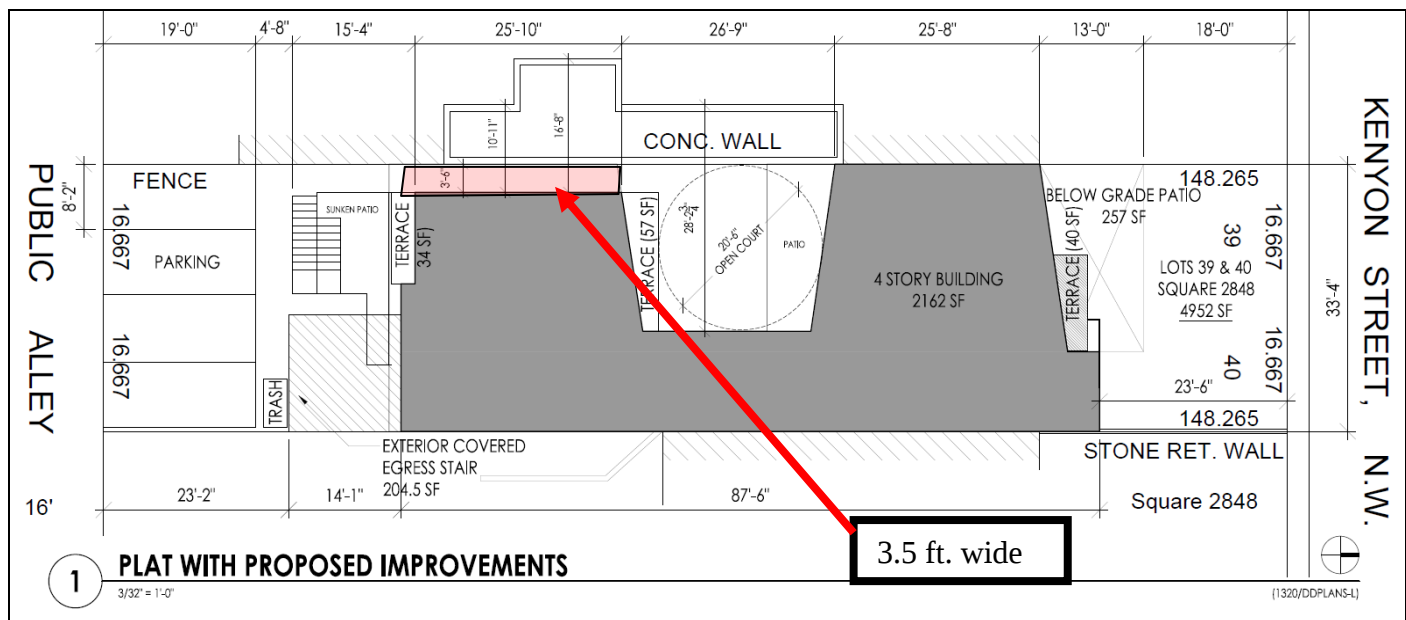
TO: District of Columbia Zoning Commission

FROM: ^{JLS} Jennifer Steingasser, Deputy Director, Development Review and Historic Preservation

DATE: December 28, 2015

SUBJECT: Supplemental Report - ZC 14-24: Map Amendment from the R-4 to R-5-B for Square 2848, Lots 39, 40, 72, and 838

At the public hearing on December 7, 2015, the Applicant provided a site plan for the proposed development of the site if the text amendment from the R4 to the R-5-B zone is approved. The site plan showed a setback along a portion of the western property line (see below) which the Applicant defined as being part of the open court. The Zoning Commission requested that OP obtain the advice of the Zoning Administrator to explain why the 3.5 foot setback from the property line is defined as a court and not a side yard.



The Zoning Administrator states that the highlighted area is a part of the open court and not a side yard. Courts and side yards are defined as:

Court, width of - the minimum horizontal dimension substantially parallel with the open end of an open court or the lesser horizontal dimension of a closed court; or, in the case of a non-rectangular court, the diameter of the largest circle that may be inscribed in a horizontal plane within the court. (28 DCR 4192)

Yard, side - a yard between any portion of a building or other structure and the adjacent side lot line, extending for the full depth of the building or structure.”



In this case, the identified portion is not a side yard as the setback does not extend the full length of the building and is therefore part of the open court.

Both portions of the court are within the same plane and are therefore considered a single irregularly shaped open court and not two separate courts. The court width, by definition is calculated based on the diameter of the largest circle within the irregularly shaped court which is shown as 20 feet, 6 inches, exceeding the minimum 10 feet required by 11 DCMR §406.1.