

**SUPPLEMENTAL REPORT**

TO: District of Columbia Board of Zoning Adjustment
FROM: Megan Rappolt, Case Manager
JL for Jennifer Steingasser, Deputy Director Development Review & Historic Preservation
DATE: May 19, 2016
SUBJECT: ZC #15-01A, 320 Florida Avenue NE – **OP Supplemental Report**

SUPPLEMENTAL ANALYSIS of MINOR MODIFICATION

At its May 12, 2016 public meeting, the Zoning Commission reviewed revisions to a minor modification request for Case #15-01. During its discussions, the Commission requested that the Applicant comply with the 1:1 setback provisions at all locations of the penthouse, since habitable space is being requested, and provide rationale for less than 1:1 setback, if needed. As a result of those comments, the Applicant filed a revised statement and drawings (Exhibits 12 and 12A).

OP has reviewed this submission and has discussed it with the Applicant. The Applicant has made several changes to the penthouse plans, which include the redesign of certain areas which results in the reorientation of the residential habitable space at the eastern end of the penthouse, among other things, so that it provides the required 1:1 setback.

The redesigned penthouse will allow for the Applicant to meet the 1:1 setback requirements to a greater degree as shown on page A36 of Exhibit 12A; however, the Applicant was not able to redesign the penthouse in such a way so that the penthouse for mechanical space is fully compliant with the 1:1 setback regulations. The Applicant states in Exhibit 12 that there are four locations where the 1:1 setback cannot be met as there would be severe impacts to the residential floors below. The four locations are the proposed east and west elevator banks and a shaft. These locations have carried over from the original PUD and are shown on page A-36 of Exhibit 12A.

OP supports these changes and the requested setback relief required under §411.18 to accommodate the mechanical elevator and shafts of the building. OP also continues to support the Applicant's design changes including the 1:1 setback of the guardrails (§411.18), the removal of the mezzanine and the connected outdoor area, as well as the Applicant's request for residential penthouse uses of unequal heights, which requires relief from §411.9.

Analysis regarding the remainder of modifications included in the Applicant's original submission can be found in OP's original report (Exhibit 6A).

