

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Anne Fothergill, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: May 25, 2018
SUBJECT: BZA Case 19621A - Request for modification to the plans approved in BZA Order No. 19621 for a rear expansion of the fourth story at 2318 California Street N.W.

I. BACKGROUND

On December 6, 2017 the BZA approved a Special Exception from Subtitle C § 202.2 Enlargement of a non-conforming structure pursuant to Subtitle D § 5201. In the original application, the Applicant proposed a rear expansion of the existing non-conforming fourth story finished attic. The project included a rear deck with the existing low parapet wall serving as the side railing and a wrought iron railing across the rear.

The applicant has now submitted a request to modify this approval, to extend the 4th floor rear addition eight feet to the rear and to make other changes to the design not directly related to the relief granted and not requiring new or additional relief. The applicant submitted this as a Minor Modification; OP consulted with the Office of the Attorney General who determined that the appropriate route would be a Modification of Consequence. Neither of these processes require the holding of a public hearing.

II. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the proposed modifications to the previously approved plans.

III. LOCATION AND SITE DESCRIPTION

Address	2318 California St NW
Applicant	Richard E. Hilton
Legal Description	2519 0284
Ward / ANC	Ward 2 / ANC 2D
Zone	R-1-B
Lot Characteristics	3,612 SF rectangular lot
Historic District	Sheridan-Kalorama Historic District (HPRB approved the proposal)

Existing Development	Detached 4-story dwelling
Adjacent Properties	Detached and semi-detached dwellings
Surrounding Neighborhood Character	The surrounding neighborhood is residential in character and the predominant building types are detached and semi-detached dwellings

IV. DESCRIPTION OF MODIFICATION

The Applicant is proposing a minor revision to the approved 4th floor roofline design, an extension of the brick parapet wall, and an extension of the 4th floor rear addition by an additional eight feet to the rear.

The applicant is also intending to align the rear walls of 1st and 2nd floors and enclose the 3rd floor rear deck, changes to the plans that the BZA reviewed but which did not and do not require any BZA relief.

V. ANALYSIS

Subtitle Y § 703.4 states that a “modification of consequence” is “a proposed change to a condition cited by the Board in the final order, or a redesign or relocation of architectural elements and open spaces from the final design approved by the Board.” OP consulted with the Office of the Attorney General who determined that the appropriate relief for this proposal would be a Modification of Consequence instead of a Minor Modification as requested.

In this case, the Applicant proposes changes to the final design of the expanded non-conforming fourth floor that was approved by the Board, and does not result in new or expanded relief. The extension would be consistent in form, design, and materials with that approved by the Commission.

VI. AGENCY COMMENTS

No other comments from other District agencies had been filed at the time of this report. The Historic Preservation Review Board approved the revised plans on May 24, 2018.

VII. COMMUNITY COMMENTS

The ANC voted in support of the revised proposal (Exhibit 12).