



## **SUPPLEMENTAL MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Crystal Myers, Case Manager  
JL Joel Lawson, Associate Director Development Review

**DATE:** February 9, 2018

**SUBJECT:** BZA #19672 – 3608 S ST. NW – Request for special exception relief to construct a three-story addition exceeding the rear extension limitation.

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### **I. BACKGROUND AND SUMMARY**

This proposal would add a third story and a rear addition to an existing house at 3608 S Street. NW. The Office of Planning originally filed a report recommending approval of the application (Exhibit 55). At the January 24, 2018 public hearing, the ANC and some community members expressed concerns about the proposed addition's potential impact on neighboring properties and on the visual character of S Street NW. The Board requested that the Applicant provide additional shadow studies and drawings to better show the potential impact of the proposed addition on the surrounding neighbors. The additional information was submitted as Exhibit 68.

The Board asked the Office of Planning to provide a supplemental report with analysis of the additional information submitted by the Applicant.

### **II. RECOMMENDATION**

After reviewing the additional information, OP continues to recommend **approval** of the proposed 22 ft. rear addition. The addition should not appear to have an undue impact on the neighboring properties. The additional shadow studies show the addition's impact on the adjacent neighbors and the neighbors two houses from the site. It also includes a matter of right scenario. Analysis of the study shows that there would not be a significant difference between the shadow cast by the proposed addition and the shadow cast by the addition if it were constructed as a matter of right. Furthermore, the additional axonometric drawings indicate that the proposed addition would not appear out of character for the area.