

## SUPPLEMENTAL REPORT

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Elisa Vitale, Case Manager  
Joel Lawson, Associate Director Development Review  
**DATE:** September 4, 2019  
**SUBJECT:** BZA Case 19978: Request for special exception and variance relief to allow construction of a second story addition to an existing building on an alley lot.

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### I. BACKGROUND

The Board of Zoning Adjustment postponed the hearing in this case to September 11, 2019 and requested that the Applicant provide information or describe where certain information could be found in the record, that was originally requested at the April 24, 2019 hearing.

The Applicant submitted the following in a supplemental filing dated August 15, 2019:

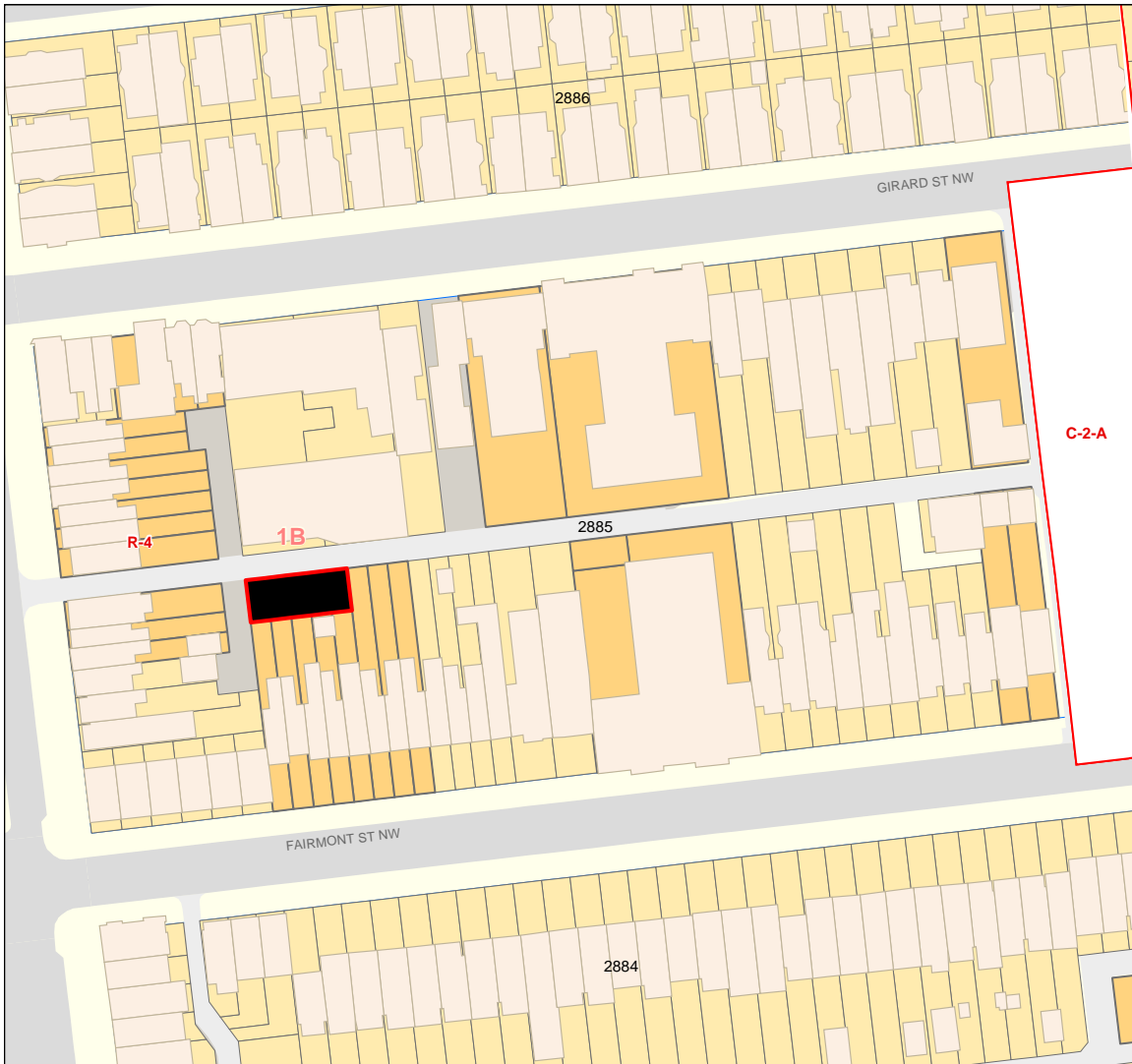
- **Hearing Statement** (Exhibit 53) includes the Applicant's discussion of the subdivision, address of record, relief request, existing variance, and burden of proof issues;
- **Supplemental Information** (Exhibit 54) outlines the existing and proposed use of the property and includes the Applicant's revised burden of proof;
- **Excerpt of Construction Information** (Exhibit 55) includes portions of the Building Code Supplement of 2013, 12-A DCMR § 118, that relate to street naming and addressing;
- **Schematic Design of Project** (Exhibit 56) provides building elevations for purposes of measuring building height; and
- **Subdivision Plat Receipt** (Exhibit 57) includes the Applicant's invoice with the Surveyor requesting subdivision of Square 2885, Lot 862 to one record lot.

The subject property is an alley tax lot and Exhibit 57 does not provide proof of a record lot; however, should relief be required to create a record lot, the Applicant would have to come back before the Board to request the necessary relief.

The Applicant continues to request area variance relief pursuant to X § 1002.1 from E §§ 5102.1 (height), 5106.1 (alley centerline setback), and 51027.1 (pervious surface) and special exception relief pursuant to X § 901.1 from E §§ 5104.1 (rear yard) and 5105.1 (side yard), which is consistent with the OP Report and analysis provided at Exhibit 36 (April 11, 2019).

Therefore, OP continues to recommend **approval** of this application.

**Location Map:**



**Location: 775 (rear) Fairmont Street NW**