

THIRD SUPPLEMENTAL REPORT

TO: District of Columbia Board of Zoning Adjustment
FROM: Elisa Vitale, Case Manager
Joel Lawson, Associate Director Development Review
DATE: December 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.

I. BACKGROUND

The Board of Zoning Adjustment postponed the hearing in this case to December 11, 2019 and requested that the Applicant provide the following information by November 25, 2019.

1. Record lot status;
2. Response to Subtitle C § 303.3 3; and
3. Full response to meeting the special exception and variance criteria.

The Applicant submitted the following in a supplemental filing dated November 26, 2019:

- Hearing Statement, Exhibit 61; and
- Brief of Subtitle C, Section 303.3, Exhibit 62.

The subject property is an alley tax lot and the Applicant's November 26, 2019 supplemental filing 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 is requesting area variance relief pursuant to X § 1000.1 from E §§ 5102.1 (height), 5106.1 (alley centerline setback), and 5107.1 (pervious surface) and special exception relief pursuant to X § 900.2 and in accordance with E § 5108.1 from E §§ 5104.1 (rear yard) and 5105.1 (side yard).

The Office of Planning (OP) provided an analysis of the requested relief in its April 11, 2019 report at Exhibit 36, and supplemental reports at Exhibits 48 and 58. The additional filings do not result in a change to the original OP recommendation, so OP continues to recommend **approval** of this application.