

Supplemental Report

TO: District of Columbia Board of Zoning Adjustment

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

DATE: November 1, 2019

SUBJECT: BZA #20114 – 3569 Warder ST NW– Special Exception to convert a rowhouse to an apartment house

I. BACKGROUND AND RECOMMENDATION

At Exhibit 45, OP filed a report in support of an application to permit the existing rowhouse on the site to be converted into a 5-unit apartment house. One of the review criteria is that the proposal not result in removal or significant alteration of a rooftop element or porch roof (Subtitle U § 320.2(h)). The application includes a waiver request to remove the rowhouse’s existing porch roof. OP was not in support of this request as the proposed porch roof did not resemble one original to the house.

At the October 9, 2019 Hearing, the Board requested that the Applicant redesign their proposed porch roof to improve its historical accuracy, as recommended by OP. OP reviewed the revised plans and the proposed porch roof now resembles one original to the house. As such, OP is now in support of the waiver.

OP continues to support the relief to convert the existing rowhouse to a 5-unit apartment house as reviewed in the original OP report (Exhibit 38).