



SUPPLEMENTAL REPORT

TO: District of Columbia Zoning Commission

FROM: Stephen Cochran, Development Review Specialist
JL for Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation

DATE: March 11, 2021

SUBJECT: Supplemental Report on Zoning Commission Case No. 20 – 34: Subtitle I Section 581 Special Exception Review of Development Proposal in the D-8 Zone at 300 12th Street, S.W.

BACKGROUND

The applicant filed revised architectural plans on February 26, 2021 (Exhibit E) with minor changes to some dimensions. These changes were reflected in the zoning analysis table in Section IV of OP's report, but not in the numbers cited in the recommendation of approval in Section I of OP's report (Exhibit 12).

The following corrects the numbers in OP's recommendation. They are consistent with the applicant's most recent plans and with the other sections of OP's March 5, 2021 report. Incorrect numbers are ~~struck through~~; corrected numbers are in **boldface**.

CORRECTED RECOMMENDATION

The Office of Planning **recommends Approval** of:

A. Special Exceptions pursuant to:

- Subtitle I §581 for buildings within the D-8 zone; and
- Subtitle X Chapter 9's general special exception review criteria.

B. A Variance from:

- Subtitle I § 207.1 dimensional requirements for the northeast open court (Required: ~~39'6"~~ **30'2"**, Proposed: ~~32'6"~~ **10'3"** proposed);
- Subtitle I § 2003 prohibition on increasing building density within the footprint of a historic structure. (Max. Permitted: 6.0 FAR, Existing: ~~6.52~~ **6.45** FAR; Proposed: ~~6.68~~ **6.78** FAR).