

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
Joel Lawson, Associate Director Development Review
DATE: November 27, 2013
SUBJECT: BZA Case 18668, 1101 Rhode Island Avenue, N.W. and 1100 Q Street, N.W. -
SUPPLEMENTAL

On November 26, 2013 the applicant modified its application to request an area variance to Section 776.3, to permit an open court seven feet, four inches in width, less than the minimum fifteen feet required. The court is located at the southwestern corner of the building, adjacent to where the public alley intersects with Rhode Island Avenue.

The unique situation is that the adjacent public alley intersects with Rhode Island Avenue at an angle of less than ninety degrees, resulting in sight distance issues for traffic exiting the alley onto Rhode Island Avenue and turning movement difficulties for those entering the alley. Setting the building back from the corner of the property, resulting in this open court, would improve the sight distance for those exiting the alley, and facilitate the movement of vehicles entering the alley. There would be no substantial detriment to the public good as the provision of this court would have no impact on the provision of light and air to windows within the proposed building, but would increase light and air to the windows on the alley side of the existing row house on the west side of alley. Therefore, there would be no substantial detriment to the Zoning Regulations, and the Office of Planning has no objection to this variance request.