

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Anne Fothergill, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: June 2, 2015
SUBJECT: BZA Case 19006, 4130 Albemarle St NW

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception:

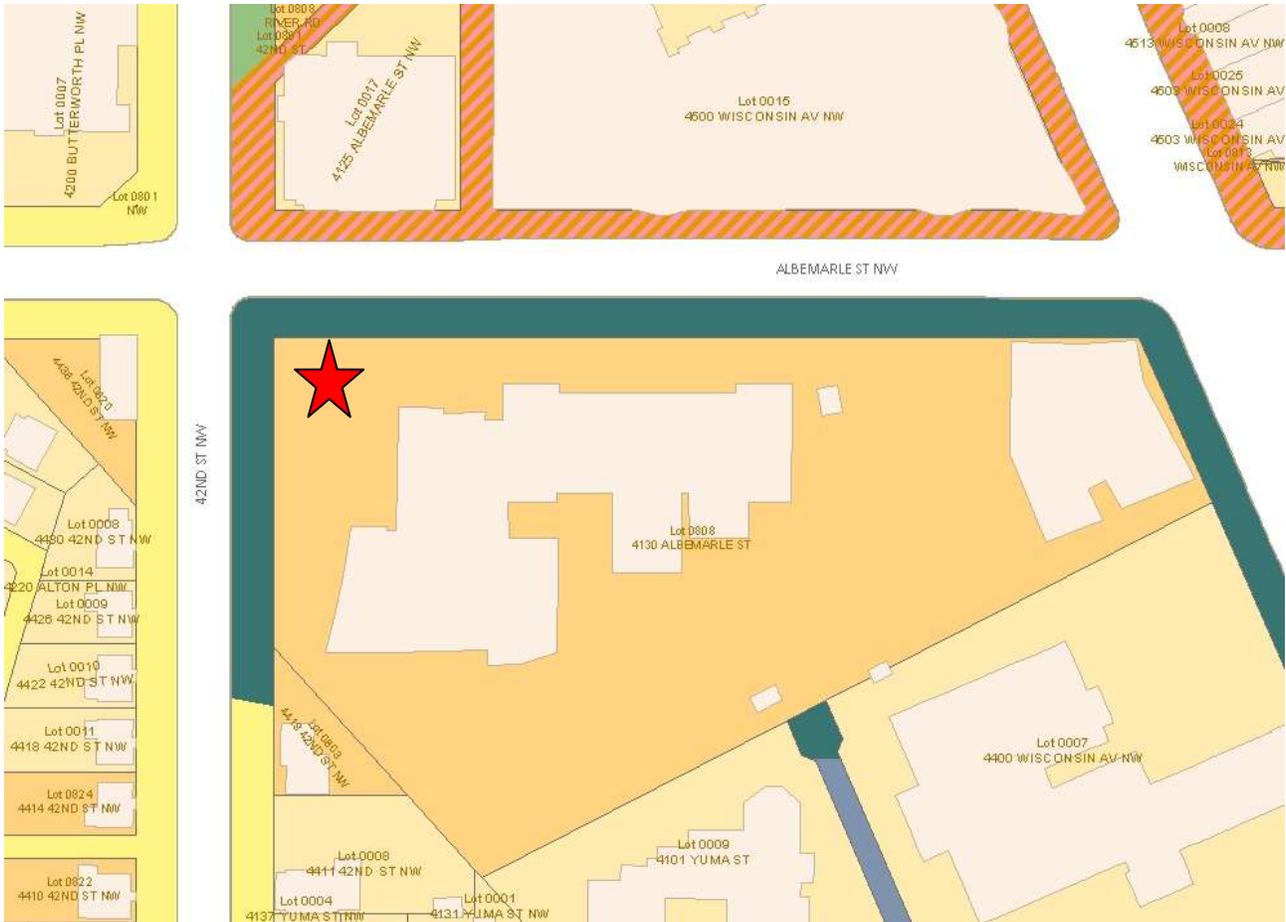
- §411.11 for new rooftop mechanical equipment not enclosed as per § 411.6 (§ 3104.1)

II. LOCATION AND SITE DESCRIPTION

Address	4130 Albemarle St NW
Legal Description	Square 1729, Lot 808
Ward	3
Lot Characteristics	158,454 SF lot with historic public school and recent addition, playing fields, and public library facing Wisconsin Avenue
Zoning	R-1-B (school) and C-3-A (library)
Existing Development	Public school and library, permitted in this zone.
Historic District	Individual landmark: Bernard T. Janney School
Adjacent Properties	Adjacent properties include residential and commercial properties
Surrounding Neighborhood Character	The surrounding area is comprised of residential, commercial and institutional properties

III. PROJECT DESCRIPTION IN BRIEF

The applicant has installed an HVAC unit on the rooftop with metal screening installed on the east and south sides. The location of the mechanical unit cannot accommodate screening on the west side due to lack of clearance space for servicing the equipment. The rooftop unit is not visible from the street or the field on school property.



IV. ZONING REQUIREMENTS and RELIEF REQUESTED

R-1-B Zone	Regulation	Existing	Proposed	Relief
§ 411.6 Roof structures	Rooftop mechanical equipment shall be enclosed	N/A	Metal screening on two sides	Relief required (per § 411.11)

V. OFFICE OF PLANNING ANALYSIS

The Board may grant, pursuant to § 411.11, special exception relief from the screening requirement for rooftop structures, based on the following criteria:

- Meeting the requirement would be impracticable because of operating difficulties, size of building lot, or other conditions relating to the building or surrounding area that would tend to make full compliance unduly restrictive, prohibitively costly or unreasonable.**

The applicants are proposing metal screening on two sides but there is inadequate space on the rooftop to install additional screening. If the required screening was installed there would be not enough clearance space to service the mechanical equipment, which makes full compliance with the zoning requirements impracticable.

- 2. The intent and purpose of this chapter and this title shall not be materially impaired by the structure, and the light and air of adjacent buildings shall not be affected adversely.**

The screening has been provided for the mechanical equipment on the most visible sides. Granting relief to the rooftop enclosure requirements would not impair the intent of the zoning regulations nor would it result in any impairment to the light or air available to nearby buildings.

VI. HISTORIC PRESERVATION

The property is designated an individual historic landmark, the Bernard T. Janney School, and the Historic Preservation Office has approved the installation.

VII. AGENCY COMMENTS

The District Department of Transportation (DDOT) provided a letter (Exhibit #20) dated May 13, 2015 stating they had no objection to the approval of the requested special exception.

VIII. COMMUNITY COMMENTS

The ANC reviewed this proposal on May 14, 2015 and their resolution (Exhibit #21) expressed concern about the application being retroactive but the ANC does not oppose the requested request for zoning relief.

front of Janney School (historic block with recent addition at right/west side)



rear of school's addition (location of rooftop mechanical equipment)

