

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: November 4, 2016

SUBJECT: Second Supplemental Report: BZA Case 19277 Per Subtitle X, Chapter 9, Special Exceptions: Subtitle U § 203.1(g), to operate a daytime care facility in an existing detached dwelling at 3302 18th Street, N.E.; and Subtitle C § 703, off-street parking requirements

At the BZA hearing on September 27, 2016 the Board requested the applicant submit a landscape plan that included screening for the dumpster and to work with OP on the plan. Although the applicant submitted a “Proposed Landscape Plan” (Exhibit 61) recommending the clean out of the existing catch basin in the rear yard, the planting of six-foot high evergreens around three sides of the dumpster, construction of a six-foot high privacy fence around the rear yard and the re-sodding of the rear yard, OP has had no contact with the applicant. OP generally supports the implementation of the plan, but offers the following comments:

- a. Relocate the dumpster behind the Building Restriction Line or obtain approval from the Public Space Committee;
- b. Screen the fourth side of the dumpster with a gate for access and locate the gate to not open into an adjoining property; and
- c. Extend the proposed six-foot privacy fence across the exterior stair that extends from the detached dwelling on the subject property to the rear yard of the adjoining property to the south.