


MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anne Fothergill, Case Manager
 Joel Lawson, Associate Director Development Review

DATE: June 30, 2017

SUBJECT: BZA Case 19074A - request for a minor modification to the plans approved in BZA Order No. 19074 to allow the construction of a garage and a covered walkway to an addition on an existing single family dwelling at 1329 Holbrook Street NE

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the proposed minor modification to the previously approved plans.

II. LOCATION AND SITE DESCRIPTION

Address:	1329 Holbrook Street NE (the "Subject Property")
Applicant	Alexander Hastings (the "Applicant")
Legal Description:	Square 4073, Lot 82
Ward:	5
Lot Characteristics:	The rectangular lot is 31 feet wide along the Holbrook Street NE frontage and 110 feet deep along Oates Street NE. A 20 foot wide public alley is located to the rear. There is a 10 foot wide building restriction area along Holbrook Street, and a 15 foot wide building restriction area along Oates Street.
Zoning:	RF-1: Permits matter-of-right development of single-family residential uses (including detached, semi-detached, row dwellings, and flats), churches and public schools.
Existing Development:	Semi-detached dwelling, permitted in this zone. There is currently no garage, but is a parking pad off the existing alley at the rear.
Historic District:	N/A
Surrounding Neighborhood Character:	The area is characterized by rowhouses.

III. PROPOSED MINOR MODIFICATION

In 2016 the BZA approved a Special Exception from the rear yard requirements to allow the Applicant to construct a rear addition to the house with a covered walkway connection to a new garage. The

Applicant now requests approval of a minor modification to the approved plans and proposes a smaller garage footprint and a smaller one-story rear addition to the house.

IV. OP ANALYSIS

OP recommends approval of the proposed minor modification to the previously approved plans. The Applicant is proposing to reduce the size of the addition and garage and is not requesting any additional relief from the zoning regulations