

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



October 28, 2012

Norman M. Glasgow, Jr.
Holland & Knight, LLP
800 17th Street, NW - Suite 1100
Washington, DC 20006

Re: Modification of Courts Approved Under BZA Order No. 18516

Dear Mr. Glasgow:

In furtherance of our meetings of August 22 and October 4, 2013, you inquired as to whether BZA Order No. 18516, which, in part, approved a variance from the court requirements under Section 776, allows certain flexibility as to increasing the court areas to be provided. There are two courts on the plans as submitted to the Board of Zoning Adjustment labeled Courts A and B. A site plan showing Courts A and B as approved by the BZA is Attachment D.

In this regard, we discussed an extension of Court A, which is an irregularly shaped court on the north frontage of the building. This court significantly exceeds the minimum court width requirements and is an open court opening onto L Street, N.E. See, Attachment A.

You also requested a determination that the BZA approval also permits the closed court at the south end of the building to be expanded in length, but the court width being held constant towards the east end with its easternmost frontage having an angle co-extensive with the angle of the existing lot line. The expansion of this court is designated as Court B on the attached plans (Attachment A).

Variations on these court configurations are shown on Attachments B and C.

After reviewing the BZA Order and the plans showing the existing court as approved by the Board, the existing Court B for which variance relief was requested and approved by the Board and reviewing the plan showing the Court A and B extensions, I have determined as follows:

1. The expansion of Court A between the office and residential portions of the buildings is an expansion of an irregularly shaped court and does not require Board of Zoning Adjustment relief and is permitted under the Zoning Regulations.
2. That the proposed expansion of Court B is permitted since it enlarges the area of Court B to the east to its eastern boundary, which is on an angle. The increase of the court area of Court B, which is a closed court, brings it into a more complying situation.

3. All of these configurations would be permitted under the provisions of the BZA Order.

4. It is also noted that the BZA Order has seven conditions associated with the approval of the application, all relating to the operation of the loading docks. None of the court configurations shown on the attachments affect the operation of the loading docks in any way.

If I may be of any further assistance on any inquiry concerning this matter, please feel free to contact the undersigned.

Sincerely, 
Matthew LeGrant
Zoning Administrator

Attachments: A, B, C: Floor Plans
D: 2nd Story Floor Plan
BZA #18616

File: Det Let re 1005 1st St NE to Glasgow 10-28-13