

AGENDA

ANC 6A Economic Development & Zoning Committee
Wednesday January 26, 2011, 7-9:00 PM
Sherwood Recreation Center (640 10th St, NE)
2nd Floor Community Room

7:00 pm **Call to order**

7:01 **Community Comments**

7:05 **Status Reports**

1. Resolution of previously heard BZA/HPRB cases (2 min)
2. Vacant Properties (Dan Golden/Phil Toomajian) (3 min)
3. Zoning Regulations Rewrite (Drew Ronneberg) (2 min)
4. Rezoning of the Eastern End of H St NE (Drew Ronneberg) (2 min)
5. H Street Business Liason Report (Charmaine Josiah/Sharee Lawler) (3 min)

7:20 **Old Business - None**

7:20 **New Business**

1. BZA #18171 (809 D St NE) The owners of the property are requesting a special exception to allow a rear addition to a one-family row dwelling under section 223, not meeting the court (section 406) requirements. (15 min)
2. BZA #18173 (906 Maryland Ave NE) The owners of the property are requesting a variance from the lot occupancy requirements under section 403, and the alley center line setback requirements under subsection 2300.2(b), to allow the construction of an accessory garage serving a one-family row dwelling in the R-4 District. (25 min)
3. BZA #18170 (617 16th St NE) The owners of the property a variance from the lot occupancy requirements under section 403, a variance from the rear yard requirements under section 404, a variance from the court requirements under section 406, and a variance from the nonconforming structure provisions under subsection 2001.3, to construct an attached garage addition to an existing one-family row dwelling in the R-4 District. (25 min)
4. Adoption of 2011 ED&Z Goals (20 min)

8:40 **Additional Community Comment (time permitting)**

Everyone is welcome! Call Drew Ronneberg with questions at 202 431-4305.

Visit our website at <http://www.anc6a.org/>



**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**



FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to §3103.2 - Area/Use Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations,
an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zone District(s)	Type of Relief Being Sought	
				Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
809 D Street NE	916	808	R-4	Special Exception	(1)-406.1) 223

Present use(s) of Property: Single Family Dwelling - Residential

Proposed use(s) of Property: Single Family Dwelling - Residential

Owner of Property: Allison C. & Patrick S. Looke, J Telephone No: 703-231-7031

Address of Owner: 809 D Street NE Washington DC 20002

Advisory Neighborhood Commission: 6a Single-Member District(s): SMD02 6a03

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:

Owner is seeking a special exception for a single family dwelling. Relief from section 406.1 is sought for a new second story addition over an existing first floor structure.

EXPEDITED REVIEW REQUEST

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to §3118.2 (CHOOSE ONE):

A park, playground, swimming pool, or athletic field pursuant to §209.1, or

An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Date: November 28, 2010 Signature*: 

* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

To be notified of hearing and decision (Owner or Authorized Agent*):

Name: Allison C. Looke E-Mail: acc@coredc.com

Address: 809 D Street NE Washington DC 20002

Phone No.: 703-231-7031 Fax No.: 202-466-6235

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

FOR OFFICIAL USE ONLY

Exhibit No. 1 Case No. 18171



ZONING SELF-CERTIFICATION FORM



Project Address(es)	Square	Lot(s)	Zone District(s)	ANC(s)/Single Member
809 D Street NE	916	808	R-4	6a/SMD026a03

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	<input type="checkbox"/> §3103.2 - Use Variance	<input type="checkbox"/> §3103.2 - Area Variance	<input checked="" type="checkbox"/> §3104.1-Special Exception
Pursuant to Subsections	(11-406.1) 223		

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.


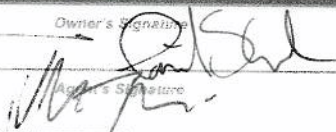
The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22-2405)

		Owner's Name (Please Print) Allison C. Cooke & Patrick S. Cooke
		Agent's Name (Please Print) NERR Thomson
Date	D.C. Bar No.	or Architect Registration No. ACC 101287

OFFICE OF ZONING DETERMINATION

(11 DCMR §3113.2)

Based upon review of the application and self-certification, this application is

<input type="checkbox"/>	Accepted for filing.
<input type="checkbox"/>	Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.
<input type="checkbox"/>	Rejected for failure to comply with the provisions of <input type="checkbox"/> 11 DCMR §3113.2: or <input type="checkbox"/> 11 DCMR - Zoning Regulations. Explanation _____

Signature	Date
-----------	------



INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front **and** back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	1,375 sq. ft.	1,800 sq. ft.	N/A	1,375 sq. ft.	-425 sq. ft./23.6%
Lot Width (ft. to the tenth)	13.75'	18'	N/A	13.75'	-4.25' / 23.6%
Lot Occupancy (building area/lot area)	667/1,375	1,375	825/1,375	677/1,375	none
Floor Area Ratio (FAR) (floor area/lot area)	N/A	N/A	N/A	N/A	N/A
Parking Spaces (number)	none	N/A	N/A	none	none
Loading Berths (number and size in ft.)	none	N/A	N/A	none	none
Front Yard (ft. to the tenth)	none	N/A	N/A	none	none
Rear Yard (ft. to the tenth)	50'	20'	N/A	50'	none
Side Yard (ft. to the tenth)	none	N/A	N/A	none	none
Court, Open (width by depth in ft.)	3.95' by 21.9'	6' wide	N/A	3.95' by 21.9'	1.05' wide/17.5%
Court, Closed (width by depth in ft.)	none	N/A	N/A	none	none
Height (ft. to the tenth)	11.5'	N/A	40'	21'	none

DISTRICT OF COLUMBIA GOVERNMENT

OFFICE OF THE SURVEYOR

November 4, 2010 *Bl M for A Surveyor D.C.*
Washington, D.C., April 14, 2010

Plat for Building Permit of: SQUARE 916 LOT 808

Scale: 1 inch = 20 feet

Recorded on Microfilm

Receipt No. ~~07475~~ SR-11-00584

Furnished to: PATRICK COOKE

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Bl M

Surveyor, D.C.

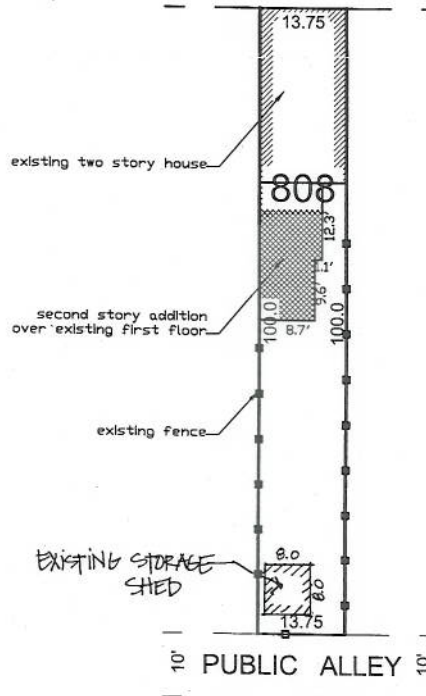
Date: 9/22/2010

By: A.S. *BM*

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

D STREET, N.E.



A SUBDIVISION HAS
BEEN ORDERED TO
CREATE A LOT OF RECORD
Bl M 11-4-10
S.O. Staff Signature Date

FORM 120 Supplement- 809 D Street NE

5. D. The use of the existing structure is a single family row dwelling and will remain as such. The existing first floor space below will be renovated to combine both the existing kitchen and second bedroom into one larger kitchen. The proposed second story addition to the structure will serve as a larger, more conveniently located second bedroom with adjacent storage.

5. E. The proposed special exception is consistent with the general intent of the Zoning Regulations and Map. The use remains the same, complying with the current R-4 district. The lot coverage will not be increased as the proposed second story addition will be constructed directly above the existing first floor.

The proposed additional will have minimal impact to the neighboring properties. No additional traffic or noise will be created by the expansion. Views and daylight will not be affected as the proposed structure is consistent with the existing scale and height of the other structures in the neighboring rear yards. The owners of the adjoining neighboring properties have reviewed the drawings for the addition and have both signed letters of consent stating they pose no opposition to the work.

We would like to apply for a special exception based on the provisions in Section 223. The regulations state in 223.1 that an addition to a one-family dwelling could be permitted if approved by the Board of Zoning Adjustment even if it does not comply with Sections 401, 403, 404, 405, 406, and 20013. The only section requiring relief is 406.1 regarding the width of the open court. The lot, predating current zoning regulations is narrower than the required 18', creating a narrower, non-conforming court on the first floor. Per 223.2, the structure has no adverse affects on abutting or adjacent dwellings. The enclosed photographs, plans, and elevations show that the addition is visually consistent with the vernacular of the other rear yards and does not adversely affect the alleyway or neighbors by blocking light, air, or views. Per 223.3, the lot occupancy including the proposed addition still remains below the maximum (70%). Per 223.5, the existing use is conforming with the zoning map and poses no issue.





LOT DESCRIPTION: LOT 809 SQUARE 916

609 D STREET NE

WASHINGTON DC 20002

ZONE: R4

BUILDING TYPE: RENOVATION/ADDITION

LOT AREA: 1375 SF

ALLOWABLE COVERAGE: 60% = 825SF

APPLICABLE CODE: INTERNATIONAL RESIDENTIAL CODE/2006 & DCRM

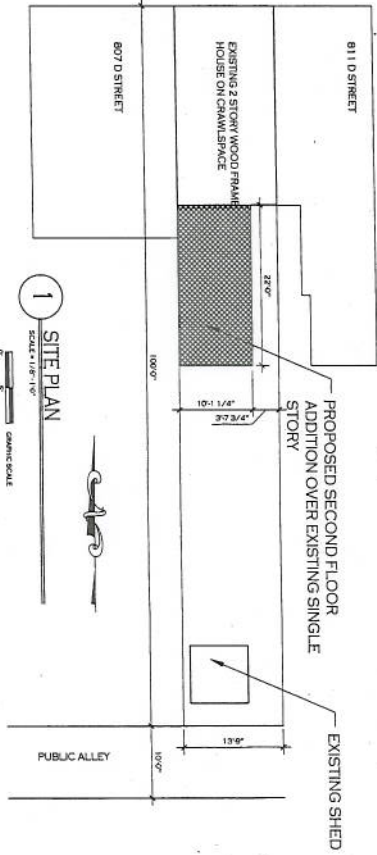
LOT OCCUPANCY

EXISTING HOUSE: 609SF

EXISTING SHED: 64 SF

PROPOSED ADDITION: 0 SF FOUNDATION

TOTAL: 677 SF



1 SITE PLAN

SCALE: 1/8" = 1'-0"

GRAPHIC SCALE

- A1.1 COVER SHEET
- A1.2 EXISTING/PROPOSED MEASUREMENTS
- A1.3 WINDOW/DOOR SCHEDULE
- DEMOLITION PLANS
- DEMO PLANS
- BUILDING PLANS
- FIRST/SECOND FLOOR PLAN
- EXTERIOR ELEVATIONS
- A4.1 ELEVATIONS
- BUILDING SECTIONS
- BUILDING SECTIONS/FLOORING DIAGRAM
- A5.1

- DETAILS
- A7.1 DETAILS
- A8.1 DETAILS

- ELECTRICAL PLANS
- E1.1 FIRST/SECOND FLOOR PLAN

- STRUCTURAL PLANS
- S1.1 STRUCTURAL PLANS



SCHEDULE OF ISSUES AND REVISIONS

- PERMIT ISSUE SET 09/10/2010
- ZONING REVIEW UPDATE 11/30/2010

Issue	Date

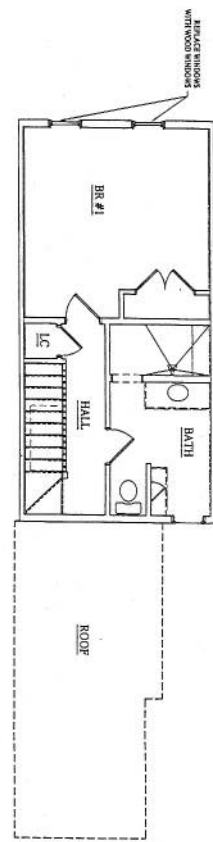
Drawing Title: COVER SHEET

Project: COOKE RESIDENCE
809 D street NE,
WASHINGTON DC

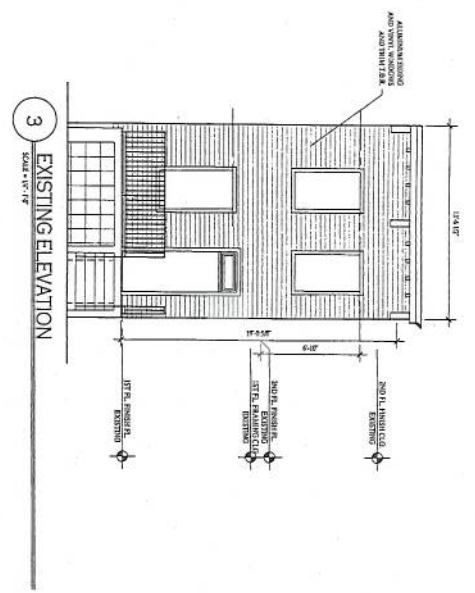
Consultants:



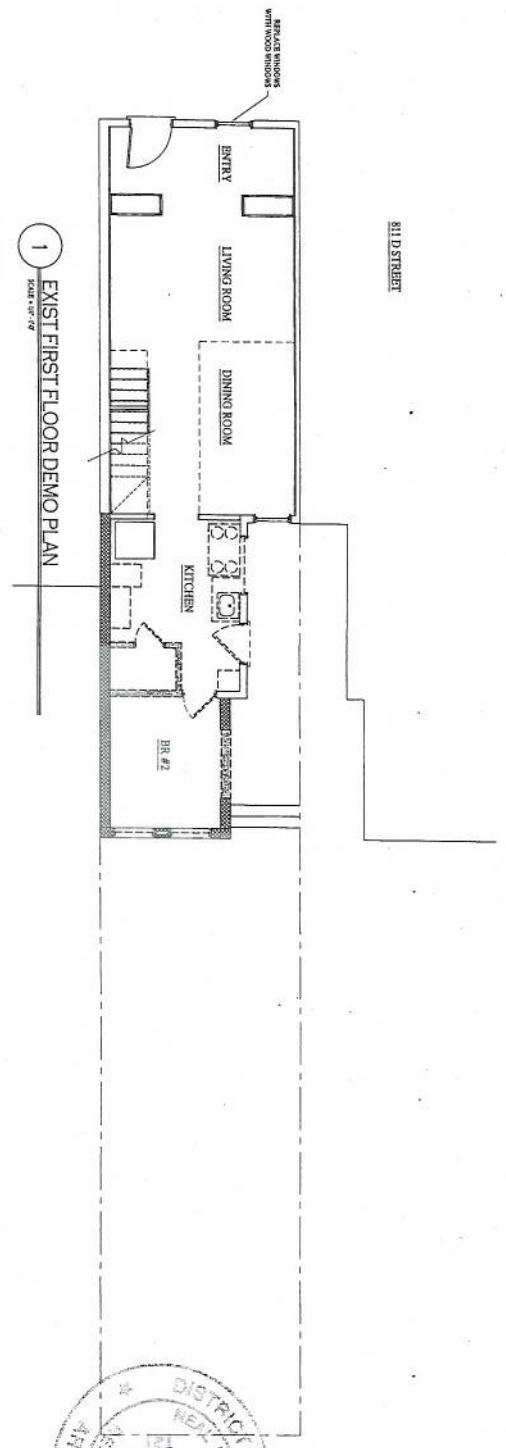
Sheet No. A1.1



2 EXIST SECOND FLOOR DEMO PLAN
SCALE: 1/8" = 1'-0"



3 EXISTING ELEVATION
SCALE: 1/8" = 1'-0"



1 EXIST FIRST FLOOR DEMO PLAN
SCALE: 1/8" = 1'-0"

811 D STREET



—=— EXISTING WALLS TO REMAIN
- - - EXISTING WALLS TO BE DEMOLISHED

DATE	REVISION

Sheet No.
A2.2

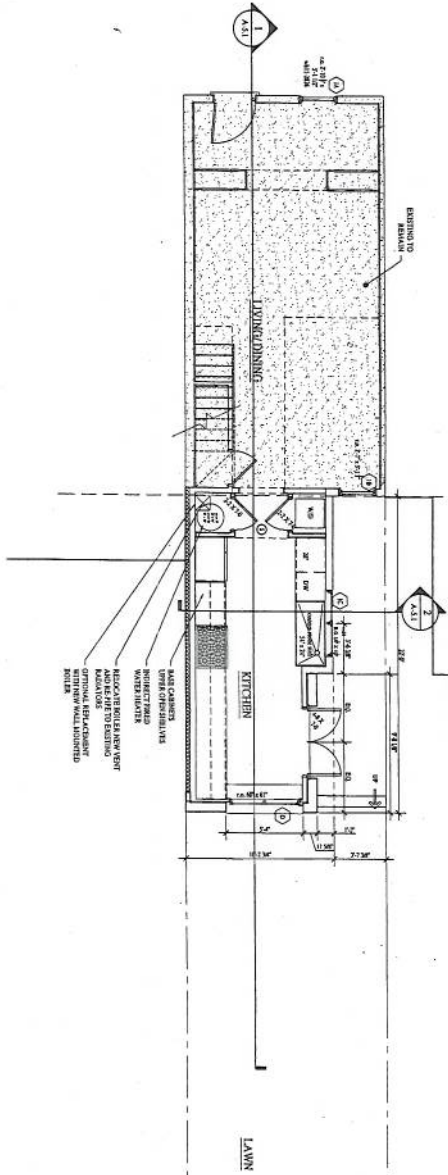
Project:
COOKE RESIDENCE
809 D street NE,
WASHINGTON DC

Client:
SHED ARCHITECTURE + MAKING

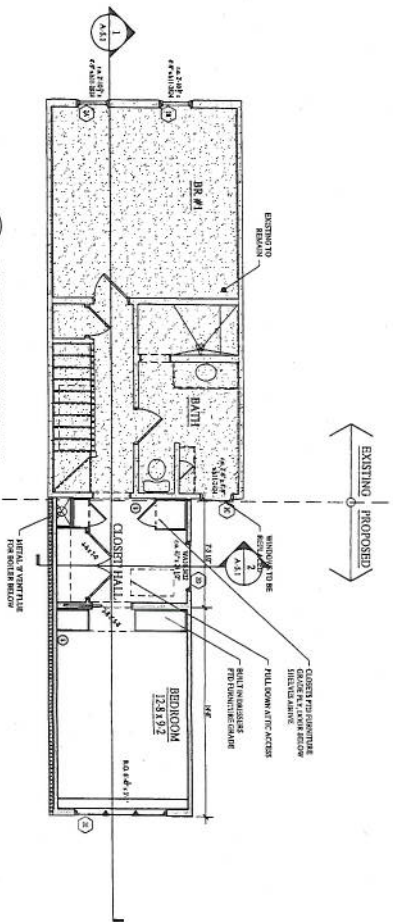
Project:
COOKE RESIDENCE
809 D street NE,
WASHINGTON DC



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

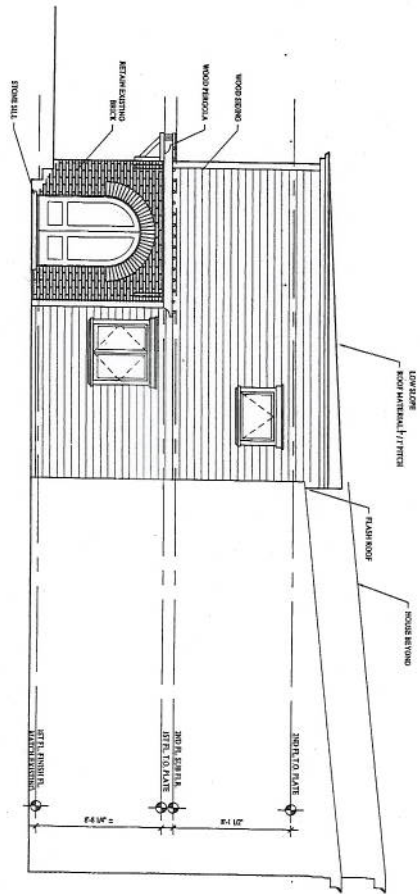


PROJECT NORTH
 FINISH DIMENSION
 EXISTING WALLS TO REMAIN
 NEW WALLS
 GLASS WALLS (NOT ENTIRELY SHOWN IN THIS PLAN)

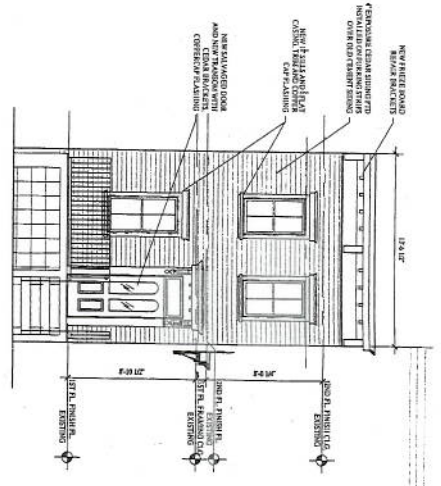


Sheet No. A3.2	Drawing Title: FLOOR PLANS	Project: COOKE RESIDENCE 809 D street NE, WASHINGTON DC	Consultant:
--------------------------	--------------------------------------	---	-----------------

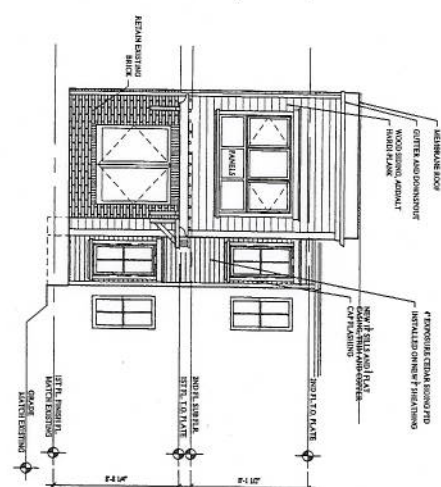




3 ELEVATION
SCALE: 1/8" = 1'-0"



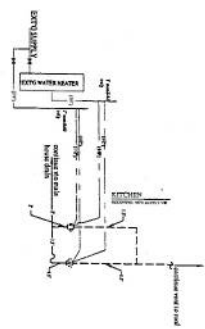
1 ELEVATION
SCALE: 1/8" = 1'-0"



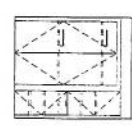
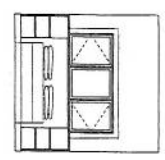
2 ELEVATION
SCALE: 1/8" = 1'-0"



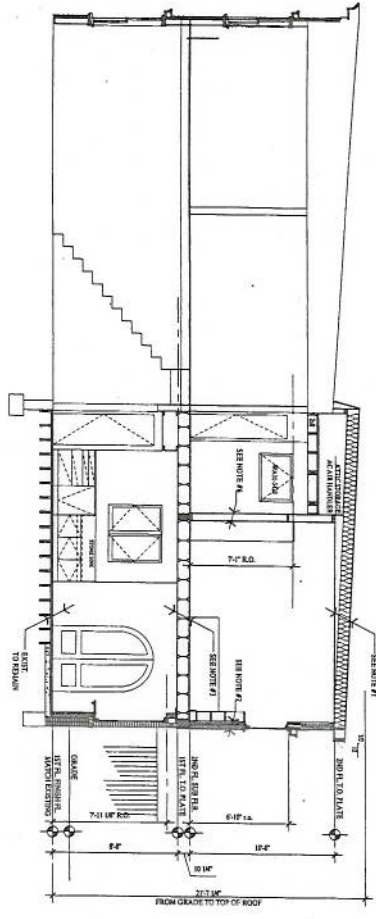
Sheet No. A4.1	Date 12/11/11	Revision 1	Drawing Title ELEVATIONS	Project COOKE RESIDENCE 809 D street NE, WASHINGTON DC	Consultant SHED ARCHITECTURE



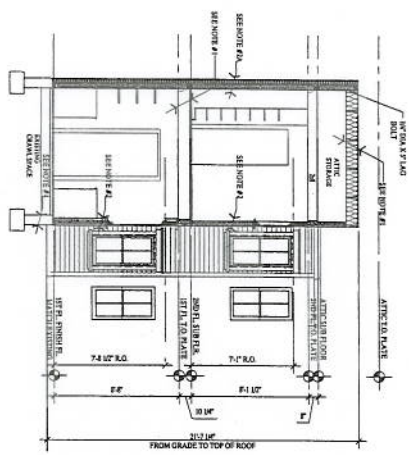
4 PLUMBING RISER DIAGRAM W/ SUPPLY
SCALE: 1/8" = 1'-0"



3 INTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"

- TYPICAL CONSTRUCTION NOTES**
1. ALL INTERIOR WALLS TO BE CONSTRUCTED WITH 1/2" TYPE X GYPSUM BOARD OVER 2x4 STUDS AT 16" O.C. FINISH WITH DOUBLE TAP PLASTER.
 2. TYPICAL EXTERIOR WALL CONSTRUCTION: STRUCTURAL WOOD STUDS ON 17" CIPR. WOOD SHIP LAPPING WITH 1/2" WOOD WITH 1/2" CIPR ON CONVENTIONAL LAMBER PARTS AND CGI PLANS FOR SIZE AND SPACING. W/ 1/2" INSULATION & CEILING.
 3. TYPICAL EXTERIOR WALL CONSTRUCTION: STRUCTURAL WOOD STUDS ON 17" CIPR. WOOD SHIP LAPPING WITH 1/2" WOOD WITH 1/2" CIPR ON CONVENTIONAL LAMBER PARTS AND CGI PLANS FOR SIZE AND SPACING. W/ 1/2" INSULATION & CEILING.
 4. TYPICAL FLOOR CONSTRUCTION: 1/2" TYPE X GYPSUM BOARD OVER 2x4 STUDS AT 16" O.C. FINISH WITH DOUBLE TAP PLASTER.
 5. TYPICAL FLOOR CONSTRUCTION: 1/2" TYPE X GYPSUM BOARD OVER 2x4 STUDS AT 16" O.C. FINISH WITH DOUBLE TAP PLASTER.
 6. TYPICAL FLOOR CONSTRUCTION: 1/2" TYPE X GYPSUM BOARD OVER 2x4 STUDS AT 16" O.C. FINISH WITH DOUBLE TAP PLASTER.
 7. TYPICAL FLOOR CONSTRUCTION: 1/2" TYPE X GYPSUM BOARD OVER 2x4 STUDS AT 16" O.C. FINISH WITH DOUBLE TAP PLASTER.
 8. TYPICAL FLOOR CONSTRUCTION: 1/2" TYPE X GYPSUM BOARD OVER 2x4 STUDS AT 16" O.C. FINISH WITH DOUBLE TAP PLASTER.
 9. TYPICAL FLOOR CONSTRUCTION: 1/2" TYPE X GYPSUM BOARD OVER 2x4 STUDS AT 16" O.C. FINISH WITH DOUBLE TAP PLASTER.
 10. TYPICAL FLOOR CONSTRUCTION: 1/2" TYPE X GYPSUM BOARD OVER 2x4 STUDS AT 16" O.C. FINISH WITH DOUBLE TAP PLASTER.





**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**



FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to §3103.2 - Area/Use Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations,
an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zone District(s)	Type of Relief Being Sought	
				Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
906 MARYLAND AVE, NE	936	24	R-4	AREA VARIANCE	3103; 2300; 403

Present use(s) of Property: RESIDENTIAL

Proposed use(s) of Property: RESIDENTIAL

Owner of Property: DR. ALLISON WARREN Telephone No: 617-519-0429

Address of Owner: 906 MARYLAND AVE, NE WASHINGTON, D.C. 20002

Advisory Neighborhood Commission: 6A Single-Member District(s): 02 6A02

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:

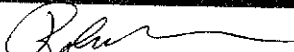
VARIANCE FOR PROPOSED GARAGE TO REDUCE SETBACK FROM ALLEY CENTER LINE TO 6.5' (1.5' FROM ALLEY PROPERTY LINE) AND TO INCREASE LOT OCCUPANCY TO 71.8%.

EXPEDITED REVIEW REQUEST

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to §3118.2 (CHOOSE ONE):

- A park, playground, swimming pool, or athletic field pursuant to §209.1, or
- An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Date: 12/2/2010 Signature*: 

* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

To be notified of hearing and decision (Owner or Authorized Agent*):

Name: ROBERT WEAVER, KGRW & ASSOCIATES E-Mail: robert.weaver@kg-rw.com

Address: 3306 GREENWAY DRIVE ELLICOTT CITY, MD 21042

Phone No.: 410-207-1086 Fax No.: N/A

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

FOR OFFICIAL USE ONLY

Exhibit No. 1

Case No. 18173



ZONING SELF-CERTIFICATION FORM



Project Address(es)	Square	Lot(s)	Zone District(s)	ANC(s)/Single Member
906 MARYLAND AVE, NE	936	24	R-4	6A 02

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	<input type="checkbox"/> §3103.2 - Use Variance	<input checked="" type="checkbox"/> §3103.2 - Area Variance	<input type="checkbox"/> §3104.1-Special Exception
Pursuant to Subsections	2300 ; 403		

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certificate, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22-2405)

	Owner's Name (Please Print) Alison C. Warren		
	Agent's Name (Please Print) Robert Weaver		
Date 12/2/2010	D.C. Bar No. _____	or	Architect Registration No. ARC 101651

OFFICE OF ZONING DETERMINATION

(11 DCMR §3113.2)

Based upon review of the application and self-certification, this application is

<input type="checkbox"/>	Accepted for filing.
<input type="checkbox"/>	Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.
<input type="checkbox"/>	Rejected for failure to comply with the provisions of <input type="checkbox"/> 11 DCMR §3113.2; or <input type="checkbox"/> 11 DCMR - Zoning Regulations. Explanation _____

Signature _____	Date _____
-----------------	------------



INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	1632	1800	N/A	1632	N/A - pre existing, un-changed
Lot Width (ft. to the tenth)	16.3	18	N/A	16.3	N/A - pre existing, un-changed
Lot Occupancy (building area/lot area)	52%	N/A	60%	71.8%	11.8%
Floor Area Ratio (FAR) (floor area/lot area)	1.2	N/A	None prescribed	1.4	N/A
Parking Spaces (number)	N/A (1)	N/A	N/A	N/A (1)	N/A
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	0	0	N/A	0	N/A
Rear Yard (ft. to the tenth)	54.9	20	N/A	31.8	N/A
Side Yard (ft. to the tenth)	0	0	N/A	0	N/A
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Height (ft. to the tenth)	~30'	N/A	40'	10'	N/A

Dr. Allison Warren
906 Maryland Ave, NE
Washington, D.C. 20002

December 2, 2010

District of Columbia Office of Zoning
441 4th Street NW, Suite 200-S
Washington, D.C. 20001

Dear Sir/ Madam:

Please accept this letter as authorization for Mr. Robert Weaver of KGRW & Associates to act as my agent on my behalf in making application for variances for a proposed garage.

Sincerely,

A handwritten signature in cursive script, appearing to read "Allison C. Warren".

Allison C. Warren

Report accompanying Form 121

Applicant's Burden of Proof

Prepared by Robert Weaver AIA LEED AP, KGRW & Associates, LLC

The Application for Variances for the alley setback requirement of **Section 2300** and for the lot occupancy percentage requirement of **Section 403** should be granted as it meets the stated criteria contained in Title II DCMR, specifically as contained within **Section 3103** (see accompanying plan, elevation, and photo documentation).

General Requirements of Section 3103:

"With respect to variances, the Board has the power...where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the original adoption of the regulations, or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulation... would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property, to authorize, upon an appeal relating to the property, a variance from the strict application so as to relieve the difficulties or hardship; provided, that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map."

Variance for Relief from Section 2300.2(b) for Setback from Alley Center Line

1. The Owner seeks relief due to the exceptional situation or condition of the specific piece of property as detailed below.
 - a. The Owner seeks to build a garage along the rear of the property, opening onto the alley. This is a use and configuration of structure that is consistent with row dwellings within the R-4 zone in general and the alley behind 906 Maryland Avenue in particular.
 - b. The rear area along the alley is currently an asphalt parking area, with a tall masonry (brick) garden wall separating the parking area from the private rear yard/garden (see photo #1).
 - c. While there is sufficient space for parking in the area between the garden wall and alley, there is not sufficient space (depth) for a garage structure to meet the setback requirement of 12' from the center line of the alley on which the garage opens. (The impact to the property is exacerbated by the narrowness of the alley (10'), which pushes the setback further into the property itself than would be the case for a wider alley.)
 - d. This creates an extraordinary or exceptional situation or condition and results in exceptional practical difficulty and undue hardship to the owner of the property. To build a functional garage, a use that is common to this zone and housing type, the Owner would have to remove the existing masonry wall and build a new one within the back yard area.
 - i. This would create a significant financial hardship to the Owner, a prohibitive increase to what should be a simple garage infill construction.
 - ii. In addition, the removal/replacement of the wall would cause undue hardship to the Owner from a landscape/environmental standpoint as the new wall location would eliminate the mature tree that is located in the rear yard and very close to the existing masonry garden wall (see photos #2, 5, and 6). The tree is only 3'-9" from the existing wall, so without the variance the tree would be lost as it would be in that garage's footprint. (The tree is so close to the wall that any disturbance/movement of the garden wall towards the house would still significantly disrupt the existing roots and result in the removal of the tree.)
 - e. Therefore, a variance granting a 6.5' setback from alley center line would be appropriate and consistent with zoning intent.

Report accompanying Form 121

Applicant's Burden of Proof

Prepared by Robert Weaver AIA LEED AP, KGRW & Associates, LLC

2. The relief can be granted without substantial detriment to the public good.
 - a. The existing alley is quite narrow at 10'. The existing neighboring garages are already built up to the alley/property line (see photos #3 and 4). Since the property is an infill condition with neighboring garages projecting out to the alley line on either side, the proposed garage would not reduce the effective width/space along the alley or impede traffic or maneuverability.
 - b. The relief for the alley setback would actually be more consistent with the typical pattern/location of garages along this alley.
3. The relief can be granted without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.
 - a. The general intent and purpose of row dwellings with alleys along the rear of the property is to allow for garages to open onto the alley. Row dwellings are allowed and are the predominant housing type in the R-4 zone (Section 330).
 - b. Per Section 101.1, the Zoning Regulations were adopted "for the promotion of the public health, safety, morals, convenience, order, prosperity, and general welfare." The Variance application meets the following criteria:
 - i. *Provide adequate light and air:* The garage fits between existing neighboring garages and bounded by the property's existing garden wall, so there will not be a negative impact to light and air. On the alley side, the garage will be consistent or have less impact than the neighboring garages (shorter than some neighbor garages that have building space above them).
 - ii. *Prevent undue concentration of populations and the overcrowding of land:* the use will stay as a single family row dwelling. The garage fills in an existing asphalt area, and the preservation of the garden wall location benefits the public health and general welfare by preserving the large mature tree of the property's rear yard. Trees provide canopy shade to neighboring properties and an aesthetic and softening buffer to the density of row dwellings, as well as overall positive contributions to the environment. The close relationship to neighboring properties as shown in Photos #2 and 6 demonstrates this positive impact.
 - iii. *Provide distribution of population, business and industry, and use of land that will tend to create conditions, favorable to transportation, protection of property, civic activity, and recreational, educational, and cultural opportunities, and that will tend to further economy and efficiency in the supply of public services:* the proposed accessory building will not hinder any of these goals as it will fit harmoniously with the character of the surrounding neighborhood.
 - c. Per Section 101.2, the proposed addition will meet the following criteria:
 - i. *Character of the respective districts:* the proposed garage will be in scale and in character with the surrounding residential scale and character of the neighborhood.
 - ii. *Suitability of each district for the uses permitted in each district under this title:* the proposed garage fits harmoniously with the residential use of the existing neighborhood.
 - iii. *Encouragement of the stability of districts and of land values in those districts:* the proposed garage will be consistent with the enclosed parking amenity offered in neighboring properties and thus will contribute to the stability and land values within the district.

Report accompanying Form 121

Applicant's Burden of Proof

Prepared by Robert Weaver AIA LEED AP, KGRW & Associates, LLC

Variance for Relief from Section 403.2 for Percentage of Lot Occupancy

1. The Owner seeks relief due to the exceptional situation or condition of the specific piece of property as detailed below.
 - a. The Owner seeks to build a garage along the rear of the property, opening onto the alley. This is a use and configuration of structure that is consistent with row dwellings within the R-4 zone in general and the alley behind 906 Maryland Avenue in particular.
 - b. With the existing row dwelling and deck, and utilizing the existing garden wall, the proposed garage still provides the 20' rear yard as required by Sections 404 and 2500.
 - c. There are extraordinary conditions regarding lot occupancy percentage for this property:
 - i. As sometimes occurs in much older neighborhoods, the existing buildings do not always fall within property lines.
 - ii. The garage/building of the neighboring property (908 Maryland Ave) actually partially sits on the subject property. Its footprint actually occupies just over 2% of the lot's area.
 - iii. This 2% of lot occupancy pushes the total lot occupancy with the proposed garage to be over 70% (71.8%).
 - d. This extraordinary condition prevents the Owner from applying for a Special Exception through Section 223 for Zoning Relief for Additions or New or Enlarged Accessory Structures. Section 223.1 allows for relief from Section 403 (Percentage of Lot Occupancy), particularly specified in Section 223.3, which allows for an increase from 60% lot occupancy for R-4 zoning to 70% lot occupancy.
 - e. The 70% lot occupancy request (if neighboring building not included) would meet the Special Exception requirements for approval by meeting the general intent of the zoning (Section 101), general requirements of Section 3104, and other requirements of Section 223 (given the demonstrated infill condition and small scale of the building combined with its consistency with the surrounding garages along the alley):
 - i. Light and air available to neighboring properties will not be unduly affected
 - ii. Privacy of use and enjoyment of neighboring properties shall not be unduly compromised
 - iii. The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subjects street frontage; and
 - iv. In demonstrating compliance with the above three criteria, plans, photos or elevation drawings sufficiently show the relationship of the proposed accessory structure to adjacent buildings and public ways.
 - f. The result is exceptional practical difficulty and undue hardship to the Owner. To meet the 70% threshold, the neighboring garage/building would have to be removed/altered to not occupy within the property's area, which would be impractical, prohibitively costly, and disruptive to the neighborhood.
 - g. Therefore, a variance granting 71.8% lot occupancy for this particular property would be appropriate and in spirit with the 70% threshold envisioned in Section 223.
2. The relief can be granted without substantial detriment to the public good.
 - a. The higher percentage of lot occupancy preserves all of the existing garden space and the mature tree near the garden wall and avoids disruption to the neighborhood relative to the neighbor's existing building location. (See photos #2, 5, and 6).

Report accompanying Form 121

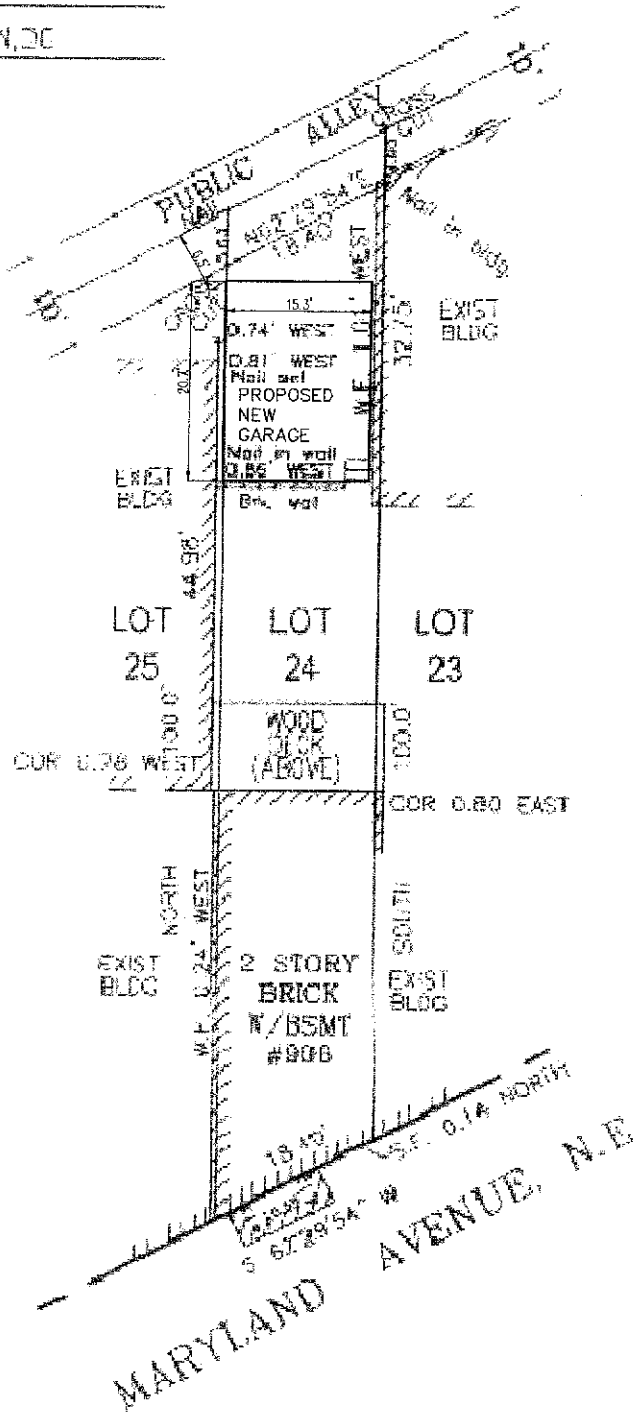
Applicant's Burden of Proof

Prepared by Robert Weaver AIA LEED AP, KGRW & Associates, LLC

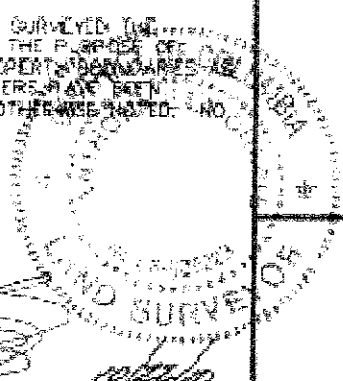
- b. The relief for the lot occupancy would locate the garage in a way that is actually more consistent with the typical pattern/location of garages along this alley.
3. The relief can be granted without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map (same reasons as listed for #3 of Variance for relief from Section 2300).
 - a. The general intent and purpose of row dwellings with alleys along the rear of the property is to allow for garages to open onto the alley. Row dwellings are allowed and are the predominant housing type in the R-4 zone (Section 330).
 - b. Per Section 101.1, the Zoning Regulations were adopted "for the promotion of the public health, safety, morals, convenience, order, prosperity, and general welfare." The Variance application meets the following criteria:
 - i. *Provide adequate light and air:* The garage fits between existing neighboring garages and bounded by the property's existing garden wall, so there will not be a negative impact to light and air. On the alley side, the garage will be consistent or have less impact than the neighboring garages (shorter than some neighbor garages that have building space above them).
 - ii. *Prevent undue concentration of populations and the overcrowding of land:* the use will stay as a single family row dwelling. The garage fills in an existing asphalt area, and the preservation of the garden wall location benefits the public health and general welfare by preserving the large mature tree of the property's rear yard. Trees provide canopy shade to neighboring properties and an aesthetic and softening buffer to the density of row dwellings, as well as overall positive contributions to the environment. The close relationship to neighboring properties as shown in Photos #2 and 6 demonstrates this positive impact.
 - iii. *Provide distribution of population, business and industry, and use of land that will tend to create conditions, favorable to transportation, protection of property, civic activity, and recreational, educational, and cultural opportunities, and that will tend to further economy and efficiency in the supply of public services:* the proposed accessory building will not hinder any of these goals as it will fit harmoniously with the character of the surrounding neighborhood.
 - c. Per Section 101.2, the proposed addition will meet the following criteria:
 - i. *Character of the respective districts:* the proposed garage will be in scale and in character with the surrounding residential scale and character of the neighborhood.
 - ii. *Suitability of each district for the uses permitted in each district under this title:* the proposed garage fits harmoniously with the residential use of the existing neighborhood.
 - iii. *Encouragement of the stability of districts and of land values in those districts:* the proposed garage will be consistent with the enclosed parking amenity offered in neighboring properties and thus will contribute to the stability and land values within the district.

Summary: For the above reasons, the reduced alley setback and increased percentage of lot occupancy requested in this Variance application should be granted as it fulfills the criteria required by the Title 11 DCMR.

ADDRESS: 906 MARYLAND AVENUE, N.E.
 WASHINGTON, DC



I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF LOCATING OR ESTABLISHING PROPERTY CORNERS AS SHOWN. EXACT PROPERTY CORNERS HAVE BEEN ESTABLISHED OR SET, UNLESS OTHERWISE NOTED. NO TITLE REPORT FURNISHED.



ANTHONY C. CURRIE
 SURVEYOR

DATE

CURRIE AND ASSOCIATES
 CONSULTING
 ENGINEERS, SURVEYORS AND PLANNERS

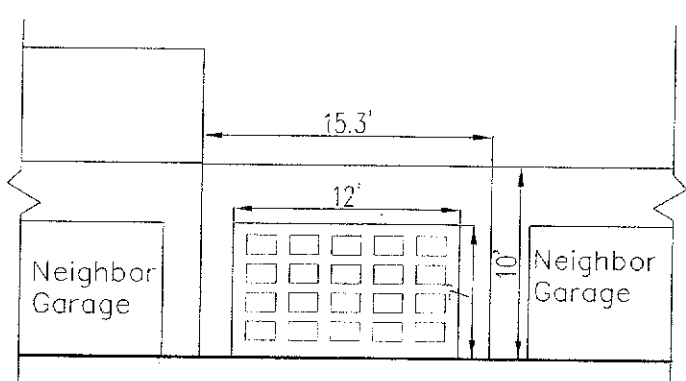
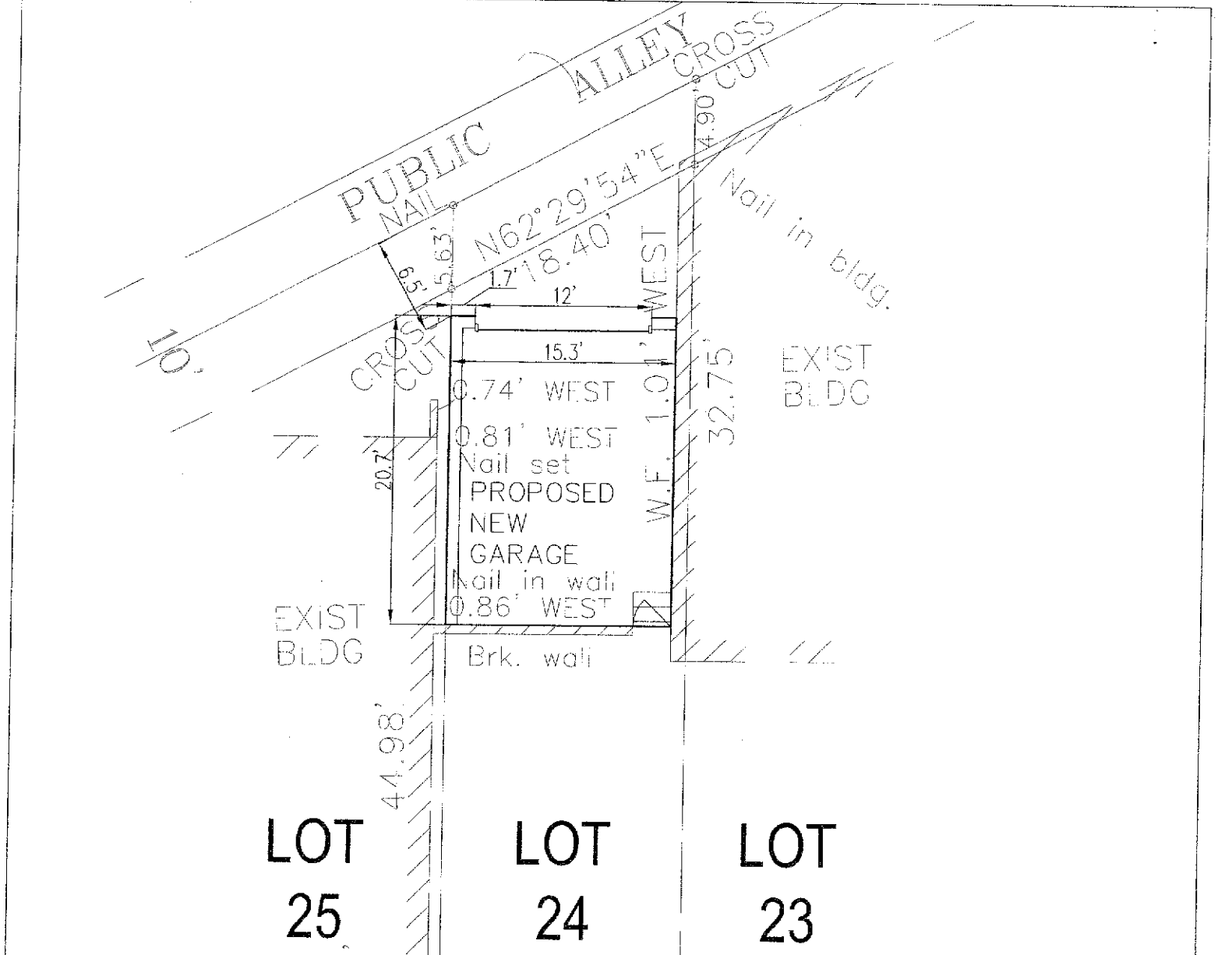
3937 TOLEDO TERRACE, SUITE 105, HYATTSVILLE MD 20762
 TEL (301) 508-0100 FAX (301) 558-4760
 EMAIL YCCURRIE@aol.com

BOUNDARY SURVEY
 LOT 24 SQUARE 936
 WASHINGTON

DISTRICT OF COLUMBIA

SCALE: 1" = 20'

DATE: 10-26-10



Allison
Warren
906 Maryland Avenue
N.E.
Washington, D.C.
20002

KGRW & Associates LLC
development services, planning, architecture, project management
1306 Greenway Drive Elkport City, MD 21042 / 410.267.4381
kevin.glover@kgrw.com
www.kgrw.com

Garage
906 Maryland Avenue NE
Washington, D.C. 20002

Garage Plan & Elevation	
TC	1 1 of 1
RW	
Project #	
1:20	



Photo 1: View from alley to garden wall



Photo 2: View from alley
with tree beyond garden
wall

906 Maryland Avenue N.E. Washington, D.C. 20002
Variance Application



Photo 3: Garage of neighbor to east (908) and view of alley



Photo 4: Garage of neighbor to west (904)

906 Maryland Avenue N.E. Washington, D.C. 20002
Variance Application



Photo 5: View from house to garden wall



Photo 6: View from house to garden wall

906 Maryland Avenue N.E. Washington, D.C. 20002
Variance Application



Aerial Photo with Proposed Garage Superimposed on Google Earth Image

906 Maryland Avenue N.E. Washington, D.C. 20002
Variance Application



**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**



APPLICATION

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.

Pursuant to Sections §3103.2 - Use Variance, §3103.2 - Area Variance and/or §3104.1 - Special Exception of Title 11 DCMR-Zoning Regulations an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zoning Districts	Relief Being Sought Area Variance • Use Variance Special Exception	Section No(s).
617 16 th ST NE	4540	84	R-4	Variances	403
					404
					406
					2001.3
					9:20

Present use(s) of Property: ONE-FAMILY ROW DWELLING

Proposed use(s) of Property: ONE-FAMILY ROW DWELLING

Owner of Property: CAMERON BURNETTE Telephone No: 202-652-1860

Address of Owner: 617 16th ST NE WASHINGTON DC 20002

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public

Hearing Notice: Variances to allow rear garage addition to one-family row dwelling. To be able to safely park my car in my garage and also have a place to be outside to enjoy the neighborhood. The yard is too small to be able to sit outside and enjoy the outdoors.

Estimated construction cost \$ 4500 Advisory Neighborhood Commission Single-Member District(s) GA07

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22-2405)

Date: 15 NOV 10 Signature: [Signature] Applicant*

* The Owner of the Property for which the application is made or his/her authorized agent. In the event an authorized agent files an application on the behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany the notice of application.

To be notified of hearing and decision (Owner or Authorized Agent*):

Name: Cameron Burnette

Address: 617 16th ST NE

Phone No.: 202-652-1860 Fax No.: 803-240-8127 E-Mail: Cam2469@gmail.com

NOTES AND COMPUTATIONS

ADDRESS: 617 16th Street, NE

LOT(S): 0084

SQUARE: 4540

SFD Row Structure

REQUIRED

ALLOWED

ZONED: R-4

PROVIDED

VARIANCE

LOT AREA	1800 Sq. Ft.		1360 Sq. Ft. (Exist.)	440 Sq. Ft. (Exist.)	24% (Exist.)
LOT WIDTH	18 Ft.		17 Ft. (Exist.)	1 Ft. (Exist.)	6% (Exist.)
LOT OCCUPANCY (60%)		816 Sq. Ft. (Max. 60%)	Exist. 910 Sq. Ft. (67%) Add. 372 Sq. Ft. Total 1282 Sq. Ft.	466Sq. Ft.	10%
FLOOR AREA RATIO ()		N/A	N/A		
PARKING SPACES	1		1 (New attached garage)		
LOADING BERTHS	N/A		N/A		
FRONT YARD	N/A		N/A		
REAR YARD	20 Ft. min.		0 Ft.	20 Ft.	100%
SIDE YARD	N/A		N/A		
COURT, OPEN	N/A		N/A		

4 D. I would like to close in my driveway that has a garage door and fences around it to make it a closed in garage and I would like to put a deck on top of the garage. The physical characteristics of the property make it difficult to use the property in compliance with the Zoning Regulations because there is not enough land to have a garage and a deck beside each other on my property. If I can close in my driveway to make a real garage I can store things as well as my car without worrying about the elements harming them. I would like to put a deck on top of my garage so that I can eat outside when the weather is nice and to be able have a place for some plants which I do not have anywhere else.

Granting the application will not be substantial detriment to the public good because it is closing in a garage that is already there and putting a deck on top of it. Because it is already being used as a garage it will not add any more traffic, there will not be anything to add noise to the neighborhood and there will not be any other added nuisances.

Granting this application will not be inconsistent with the general intent and purpose of the Zoning Regulations because there are many other house in the vicinity with decks and garages and this small addition will add to the atmosphere of the neighborhood.

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



August 19, 2010

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator *WS*

SUBJECT: Proposed rear addition as an attached garage to an existing non-conforming single family dwelling row structure located at
617 16th Street, NE
Lot 0084 in Square 4540
Zoned R-4
DCRA File Job #B1006620
DCRA BZA Case #FY-10-34-Z

Review of plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Variance from § 2001.3 to permit a new rear attached garage to an existing non-conforming single family dwelling (SFD) row structure in the R-4 residential zone district. (§ 3103.2)
2. Variance from § 403.2 to allow addition to an existing (SFD) with an existing non-conforming lot occupancy which will increase its structure non-conformity in the R-4 residential zone district. (§ 3103.2)
3. Variance from § 404.1 to allow a rear addition without any minimum required rear yard setback for an existing (SFD) row structure in the R-4 residential zone district. (§ 3103.2)
4. Variance from § 406.1 to permit a rear addition which will increase & transform an existing non-conforming open court to a non-conforming closed court without meeting the minimum required width & area for a (SFD) row structure in the R-4 residential zone district. (§ 3103.2)

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., June 8, 2010

Plat for Building Permit of: SQUARE 4540 LOT 84

Scale: 1 inch = 20 feet Recorded in Book Co.8 Page 28

Receipt No. 08530

Furnished to: CAMERON BURNETTE

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

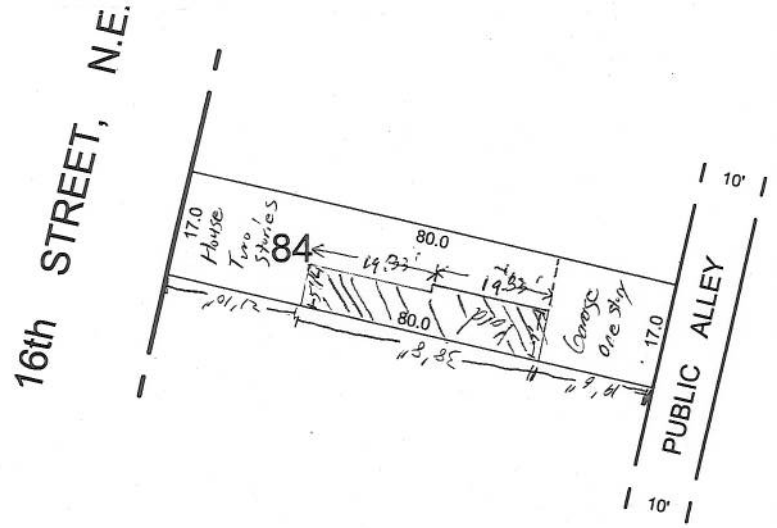
B. J. Meyer
Surveyor, D.C.

Date: 29 JUN 10

By: A.S. *[Signature]*

[Signature]
(Signature of owner or his authorized agent)

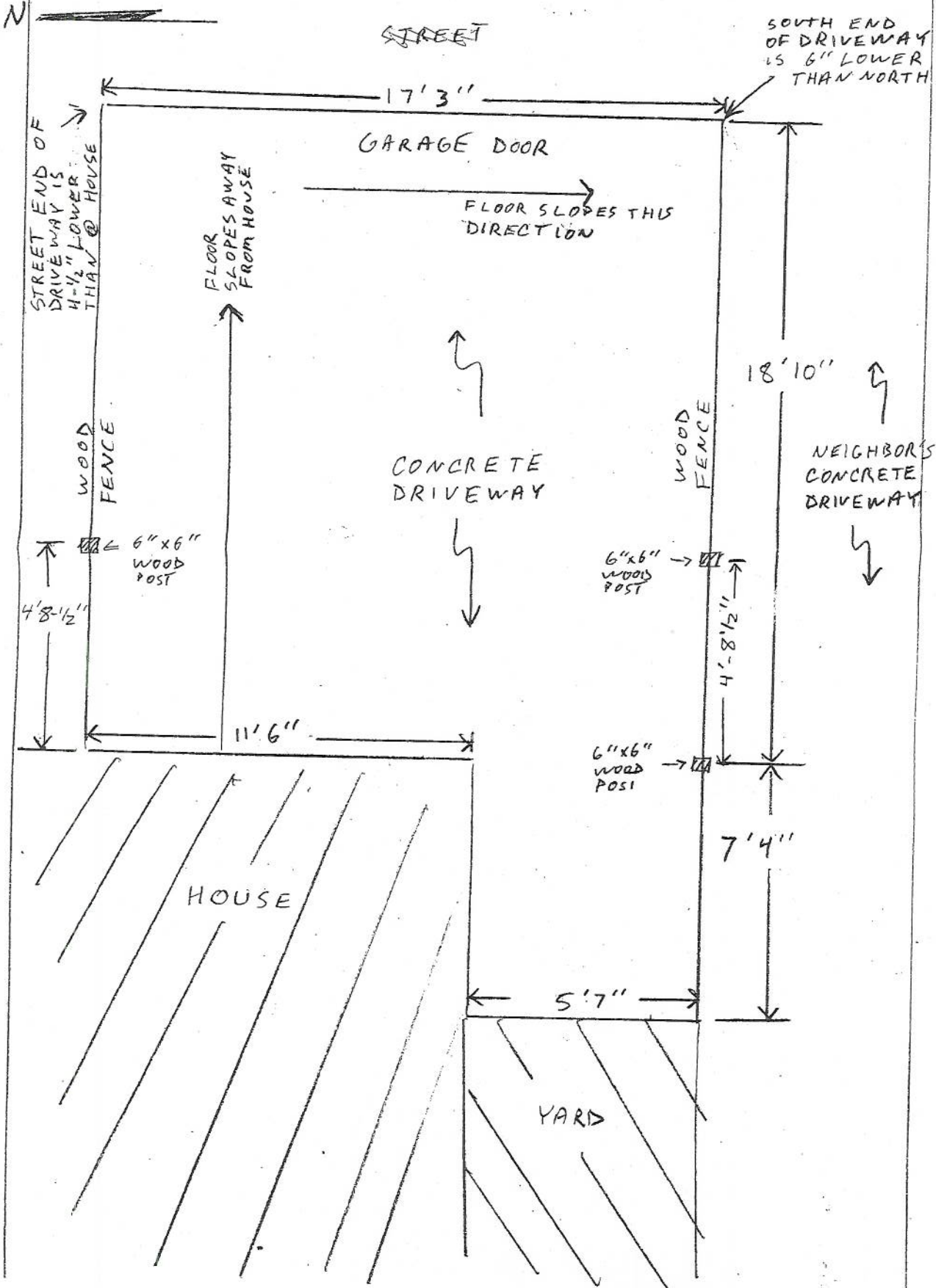
NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.







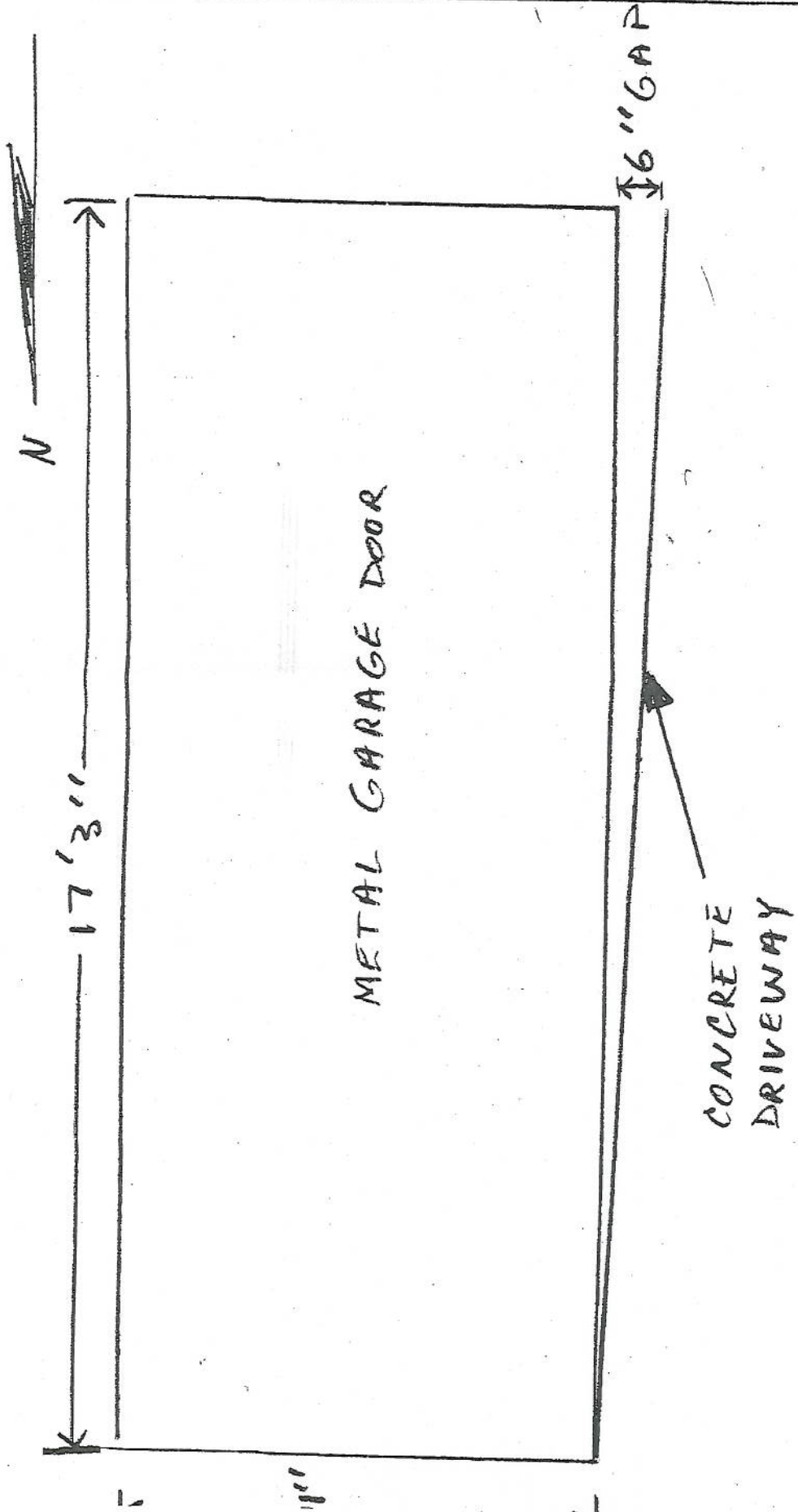




VIEW OF

EXISTING GARAGE DOOR

PAGE 2 OF 4



CONCRETE DRIVEWAY

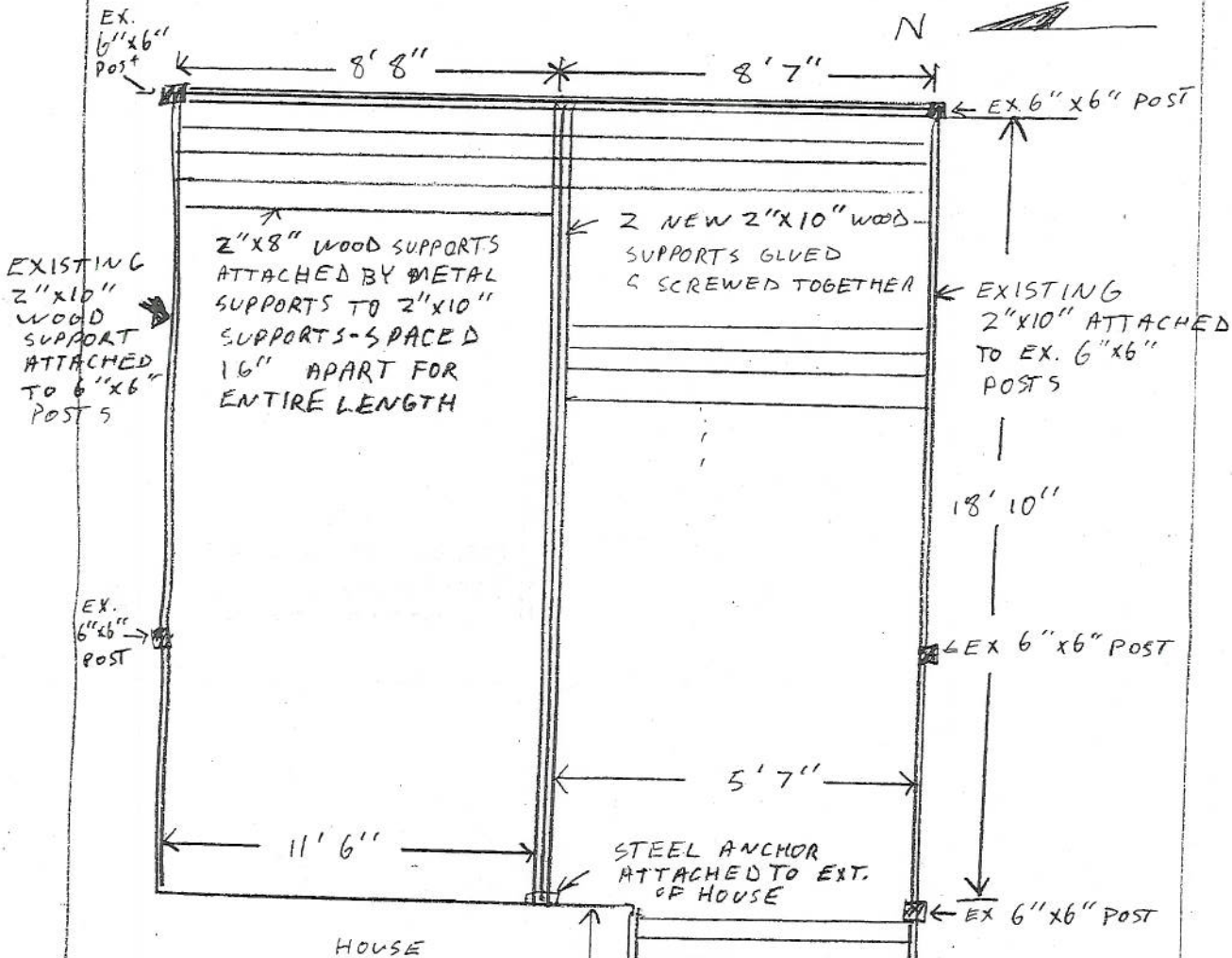
METAL GARAGE DOOR

17'3"

N

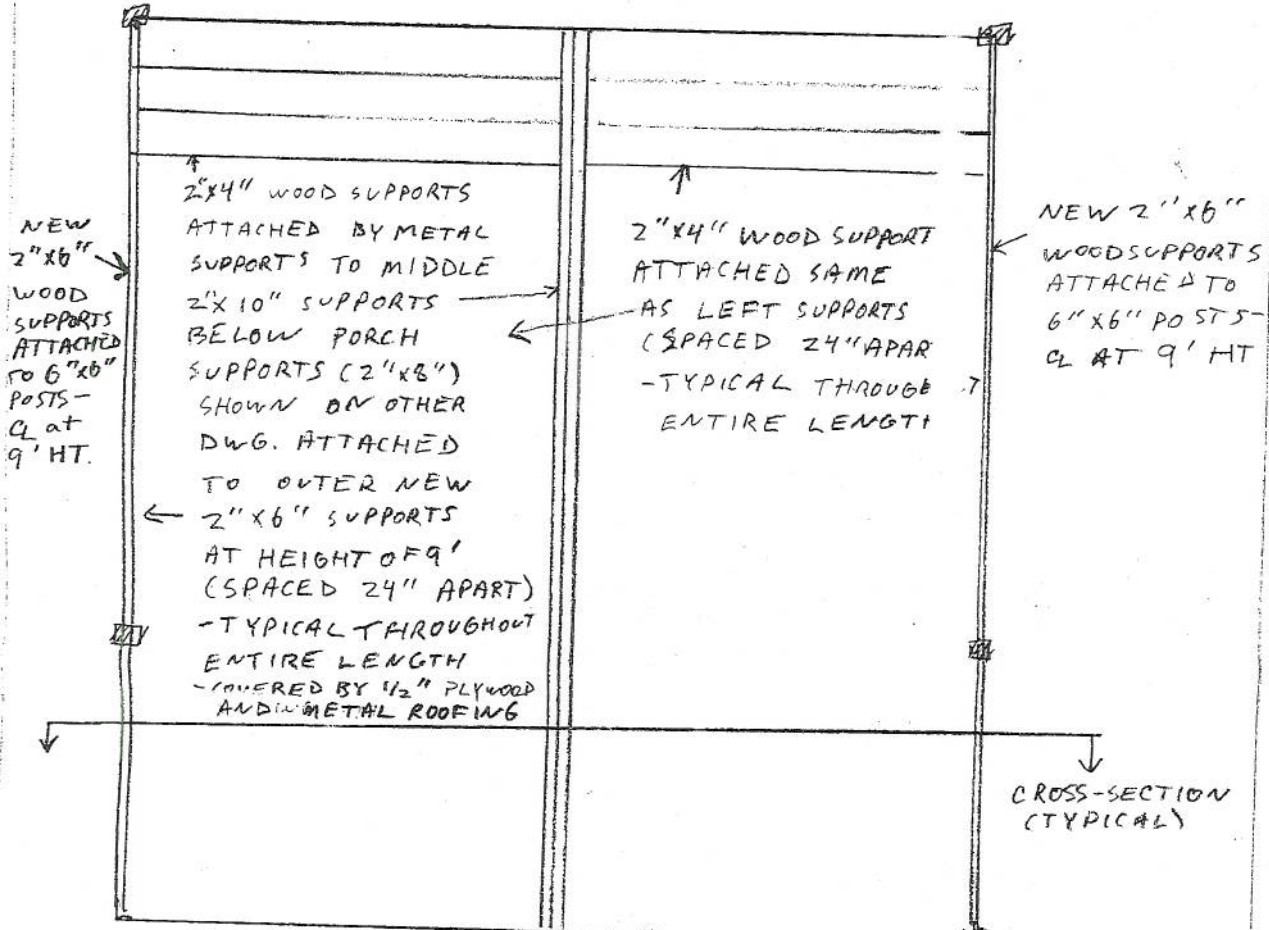
16" GAP

11"

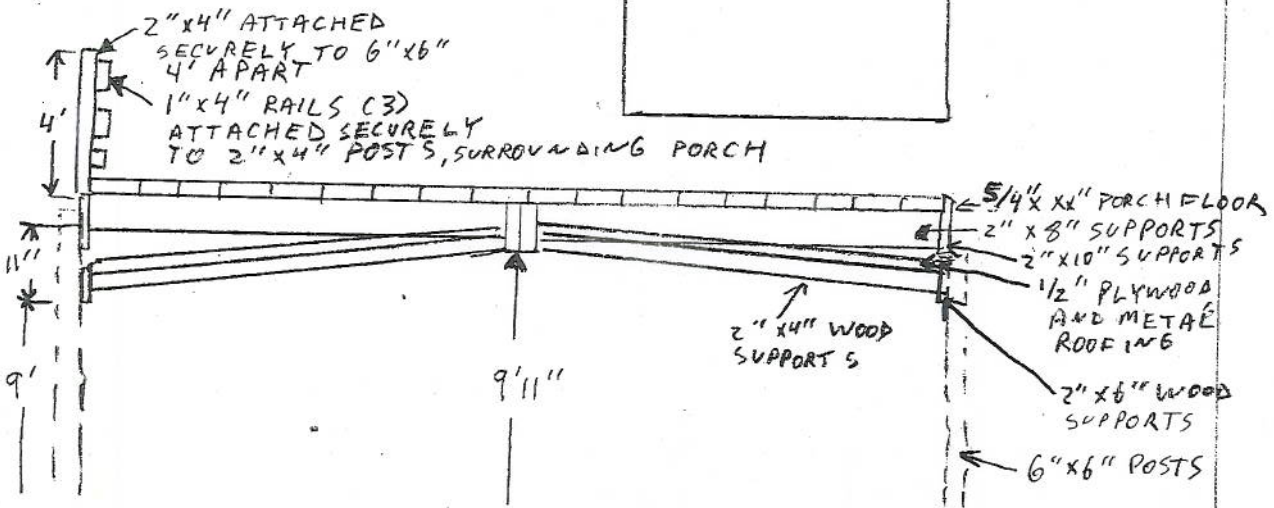


NOTES:

- ① PORCH FLOOR HT = 9' 11" (ADJUST AS NEEDED TO MATCH HT OF EXISTING 2" x 10" SUPPORTS FOR FENCE & GARAGE DOOR)
- ② ALL LUMBER SHALL BE PRESSURE TREATED.
- ③ PORCH FLOOR SHALL BE MADE OF TYPICAL 5/4" THICK DECK BOARDS
- ④ PORCH SHALL BE SURROUNDED BY PERMANENT GUARD RAILING SHOWN IN SEPARATE DRAWING



CROSS-SECTION (TYPICAL)



ANC 6A Economic Development & Zoning Committee Proposed 2011 Goals

1. Provide a regular public forum for Commissioners and residents to obtain information and discuss land use issues in the ANC 6A area or that affect the ANC 6A area.
2. Review and report to the ANC on all significant activities by the Board of Zoning Adjustment, Zoning Commission, Historic Preservation Review Board, Office of Planning, National Capital Planning Commission, and other agencies that affect land use in the ANC 6A area.
3. Make timely recommendations to the ANC that permit informed participation in city decisions on zoning, historic preservation, economic development, and other topics related to land use in the ANC 6A area.
4. Monitor public and private development activities on H Street NE for consistency with the Strategic Development Plan and Neighborhood Commercial Overlay.
5. As needed, schedule speakers from city or federal agencies who can address the interests or concerns of residents related to land use in the ANC 6A area.
6. Major topical focus areas in 2011 will be:
 - a) Developing stronger relationships with the H Street business community.
 - b) Working with the owners of the Autozone site and 1113-1117 H St NE to insure that any potential redevelopment is consistent with the H Street Overlay and Commission Guidance.
 - c) Making sure DCRA applies the provisions of the H Street NE NC Overlay district to all properties on H Street.
 - d) Working with DCRA's vacant property division to insure that all properties in the ANC are correctly designated as occupied, vacant or blighted.
 - e) Investigating the creation/expansion of a Historic District in the residential areas south of H St NE.
 - f) Investigating the creation/expansion of a commercial Historic District for the commercial properties on H St NE.
 - g) Participating in the process of rewriting the DC Zoning Code.