

AGENDA

ANC 6A Economic Development & Zoning Committee
Wednesday June 20, 2012, 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) (3 min)
3. Zoning Regulations Rewrite (Drew Ronneberg) (2 min)
4. H Street Business Liaison Report (Charmaine Josiah) (3 min)

7:20 **Old Business - None**

7:20 **New Business**

1. 1001 H St NE. Representatives of Ben's Chili Bowl will presenting site plans for the redevelopment of the 1001 H St NE site. (35 minutes)
2. BZA #18373 (1326 H St NE). Atlas Vet is seeking special exceptions from off-street parking requirements under Sections 730 and 2116.1 to establish a veterinary hospital under Section 730. (15 minutes)
3. BZA #18387 (232 11th St NE). The owner seeks a special exception for an addition to an existing one-family row dwelling under section 223, not meeting the open court (section 406) requirements in the R-4 District (Square 964, Lot 827). (20 min)
4. HPA 12-XXX (242 10th St NE) . The owner is seeking to add a 8.5 foot rear addition to the property. (20 minutes)

8:45 **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
DISTRICT OF COLUMBIA**



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
232 11th Street NE	964	827	R-4

Single-Member Advisory Neighborhood Commission District(s): **6A03**

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested 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			223, 406

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 form 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)

 <small>Owner's Signature</small>	Beverly Pringle <small>Owner's Name (Please Print)</small>			
 <small>Agent's Signature</small>	Michael Fowler, AIA <small>Agent's Name (Please Print)</small>			
Date: 03/14/2012	D.C. Bar No.:	or	Architect Registration No.:	101183

FOR OFFICIAL USE ONLY

Based upon review of the application and self-certification, the Office of Zoning determines, pursuant to 11 DCMR §3113.2, this application is

<input type="checkbox"/>	Accepted for filing.
<input type="checkbox"/>	Referred to the Office of the Zoning Administrator within DCRA, 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	
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ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Case No. _____

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 this form. 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 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	2055 SF	1800 SF	N/A	No Change	N/A
Lot Width (ft. to the tenth)	18.53'	18.0'	N/A	No Change	N/A
Lot Occupancy (building area/lot area)	1224.3 SF/59.6%	N/A	1233.0 SF/60%	No Change	N/A
Floor Area Ratio (FAR) (floor area/lot area)	N/A	N/A	N/A	N/A	N/A
Parking Spaces (number)	1	1	N/A	No Change	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)	N/A	N/A	N/A	N/A	N/A
Rear Yard (ft. to the tenth)	59.4'	20.0'	N/A	No Change	N/A
Side Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Court, Open (width by depth in ft.)	4.5'	11.1'	N/A	4.5'	6.6'
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Height (ft. to the tenth)	38.7'	N/A	40.0'	No Change	N/A



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.

March 14, 2012

Board of Zoning Adjustment

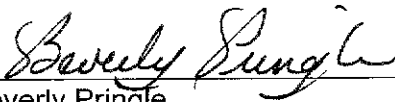
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

Re: BZA Zoning Application
Application of Beverly Pringle and Mark Moran, 232 11th Street NE

Dear Board of Zoning Adjustment:

I authorize my architects, Jennifer Cox Fowler, A.I.A; Mike Fowler, A.I.A; and Catherine Tilghman to act as my agents regarding the BZA Zoning application for 232 11th Street NE.

Sincerely,



Beverly Pringle
Owner/Applicant
232 11th Street NE
Washington, DC 20002



Mark Moran
Owner/Applicant
232 11th Street NE
Washington, DC 20002

**Burden of Proof
Special Exception Application**

232 11th Street NE

To: **The Office of Zoning**
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

From: **Beverly Pringle and Mark Moran**
Owners/Applicants
232 11th Street NE
Washington, DC 20002

Date: March 14, 2012

Subject : **BZA Application for an Addition at 232 11th Street NE**
(Square 964, Lot 827)

Beverly Pringle and Mark Moran, owners and residents of 232 11th Street NE hereby apply for a special exception to build a third-story addition on top of an existing two-story addition on the rear of their existing row house. The aspects of the proposed project that fall outside the current zoning regulation are as follows:

The existing open court is 4.5', which is less than the required minimum for a flat in the R-4 zoning district (11 DCMR 406.1). The proposed addition follows the lines of the existing house and therefore does not provide for an 11.1' (4" per foot of court height 33.3') open court on the side.

I. Summary:

- A.** This special exception qualifies under 11 DCMR Section 223 because the lot occupancy does not exceed 70% (11 DCMR 223.3), and the addition will not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property (11 DCMR 223.2).
- B.** The proposed two-story addition will not extend past the existing footprint of the house.
- C.** The proposed two-story addition will follow the same lines of the existing house therefore maintaining the existing 4.5' open court on the north side of the property.

II. Bases for Grant of Special Exception

Section 223 provides relief based on satisfying specific criteria under which additions to a one-family dwelling or flat may be permitted within a residential district. Those criteria are addressed separately below:

223.1 An addition to a one-family dwelling or flat in those Residence Districts where a flat is permitted that does not comply with all of the applicable area requirements of sections 401, 403, 404, 405, 406 and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under section 3104, subject to the provisions of this section.

The proposed addition will be on the rear (west facing side) of the existing building. The existing structure has an open court of 4.5' which does not meet the requirements of section 406.1, but the proposed addition follows the lines of the existing house and does not decrease the open court width or change the existing lot occupancy of 59.6%.

223.2 The addition shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

(a) The light and air available to neighboring properties shall not be unduly affected.

230 11th Street NE

230 11th Street NE lies immediately to the south of the property at 232 11th Street NE. The proposed addition at 232 11th Street NE will not extend past the existing two-story or one-story portions of the structure on the property. Thus the addition will have minimal impact on the air or light at 230 11th Street NE.

The owners of 230 11th Street NE have been presented with the proposed plans, and support the proposed addition.

234 11th Street NE

234 11th Street NE lies immediately to the north of the property at 232 11th Street NE. The proposed addition at 232 11th Street NE will not extend past the existing three-story structure at 234 11th Street NE. The width of the existing open court will remain the same. Thus the addition will have minimal impact on the air or light at 234 11th Street NE.

The owners of 234 11th Street NE have been presented with the proposed plans, and support the proposed addition.

Neighbors to the West of 234 11th Street NE

The proposed addition at 232 11th Street NE will not extend past the existing two-story portion of the structure at 234 11th Street NE. The majority of the rear yard will remain unobstructed and the proposed addition will not affect the public alley. Currently, the existing garage on the property blocks the view from the alley to the rear of 232 11th Street NE. Thus, the proposed addition at 232 11th Street NE will have minimal impact on the neighbors to the west, across the public alley.

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised

230 11th Street NE

The proposed addition will be modest in size. The proposed plans at 232 11th St. NE do not extend past the existing two-story structure at 230 11th St. NE. The proposed third-floor addition will replace an existing roof deck. Thus the privacy of use and enjoyment of 230 11th St. NE will not be compromised.

The owners of 230 11th St. NE have been presented with the proposed plans, and support the proposed addition.

234 C Street NE

The proposed addition will be modest in size, and does not extend past the existing three-story structure at 234 11th St. NE. It will not extend to the shared property line with 234 11th Street NE and will maintain the existing open court width. The proposed window along the west wall will be set back from the property line by 4.5'. Thus the privacy of use and enjoyment of 234 11th Street NE will not be compromised.

The owners of 234 11th Street NE have been presented with the proposed plans, and support the proposed addition.

Neighbors to the West of 232 11th St. NE

The proposed addition is modest in scale. The rear yard at 232 11th St. NE remains the same size and the neighbors to the west of 232 11th St. will remain separated from the proposed addition by the rear yard, the existing garage and the public alley. Thus, the privacy of use and enjoyment for the neighbors to the north of 232 11th St. NE will not be compromised.

(c) The addition, together with the original building, as viewed from the street, alley, or other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage

There is alley access to the rear of the property, but the proposed addition at 232 11th St. NE will not dramatically change the existing view from the alley because the existing garage blocks the view of the house. The addition is modest in size and does not extend past the existing structures to the north and south. The proposed addition also maintains the existing scale in the public alley. The proposed addition will not be visible from any street.

The proposed addition will be constructed with high quality, historically appropriate materials.

(d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways.

Along with this application, we have included the following items:

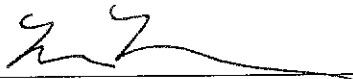
- a) Photos of the existing house and surroundings;
- b) Signatures of support from neighbors for a rear addition;
- c) Plan and elevation drawings of proposed addition, including a site plan showing the relationship of the proposed addition to adjacent buildings.
- d) Official Plat from the DC Office of the Surveyor.

If you require any further clarification or have any questions regarding the application, Beverly Pringle, Mark Moran, and authorized agent Mike Fowler, A.I.A. are available at any time to discuss them with you.

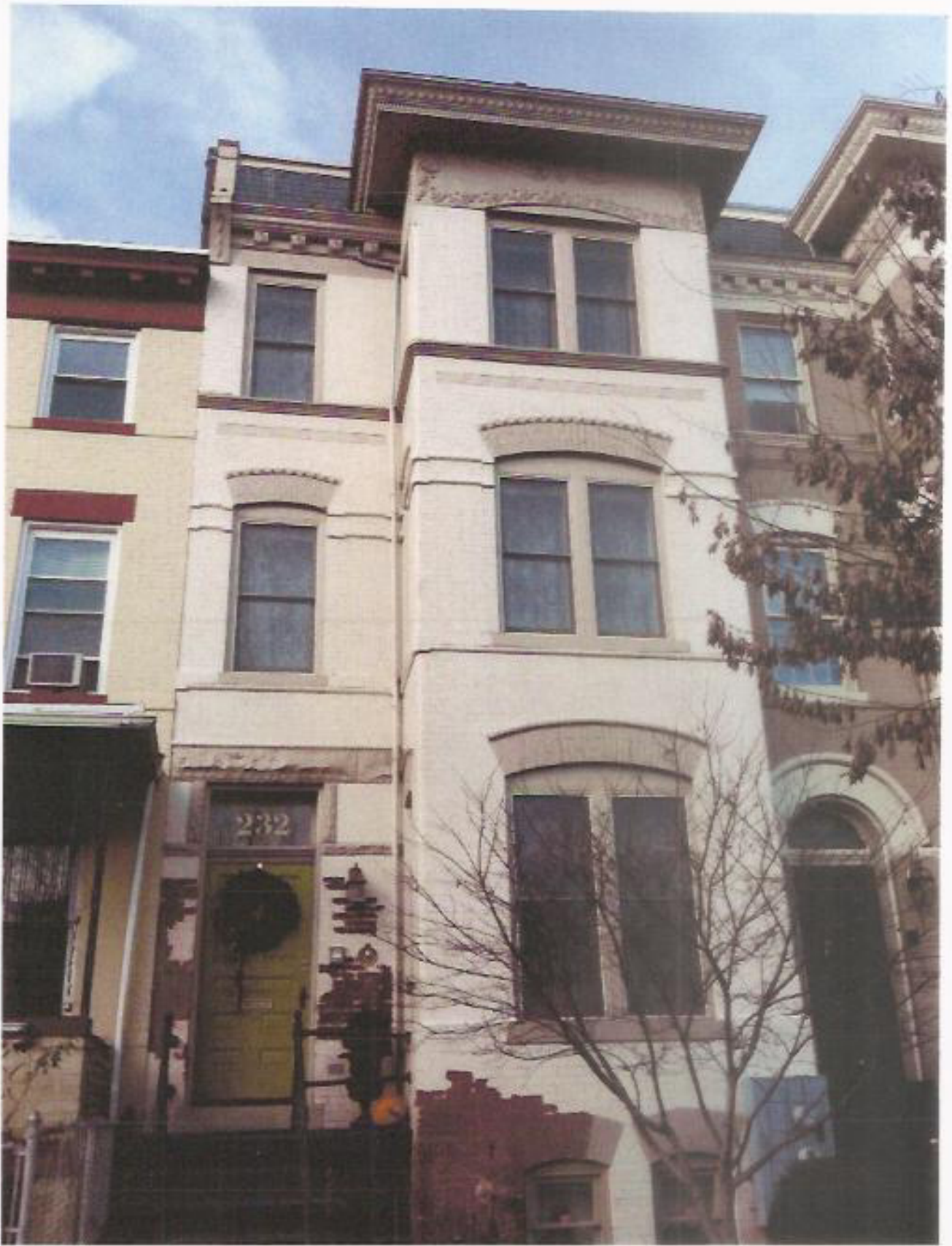
Thank you,



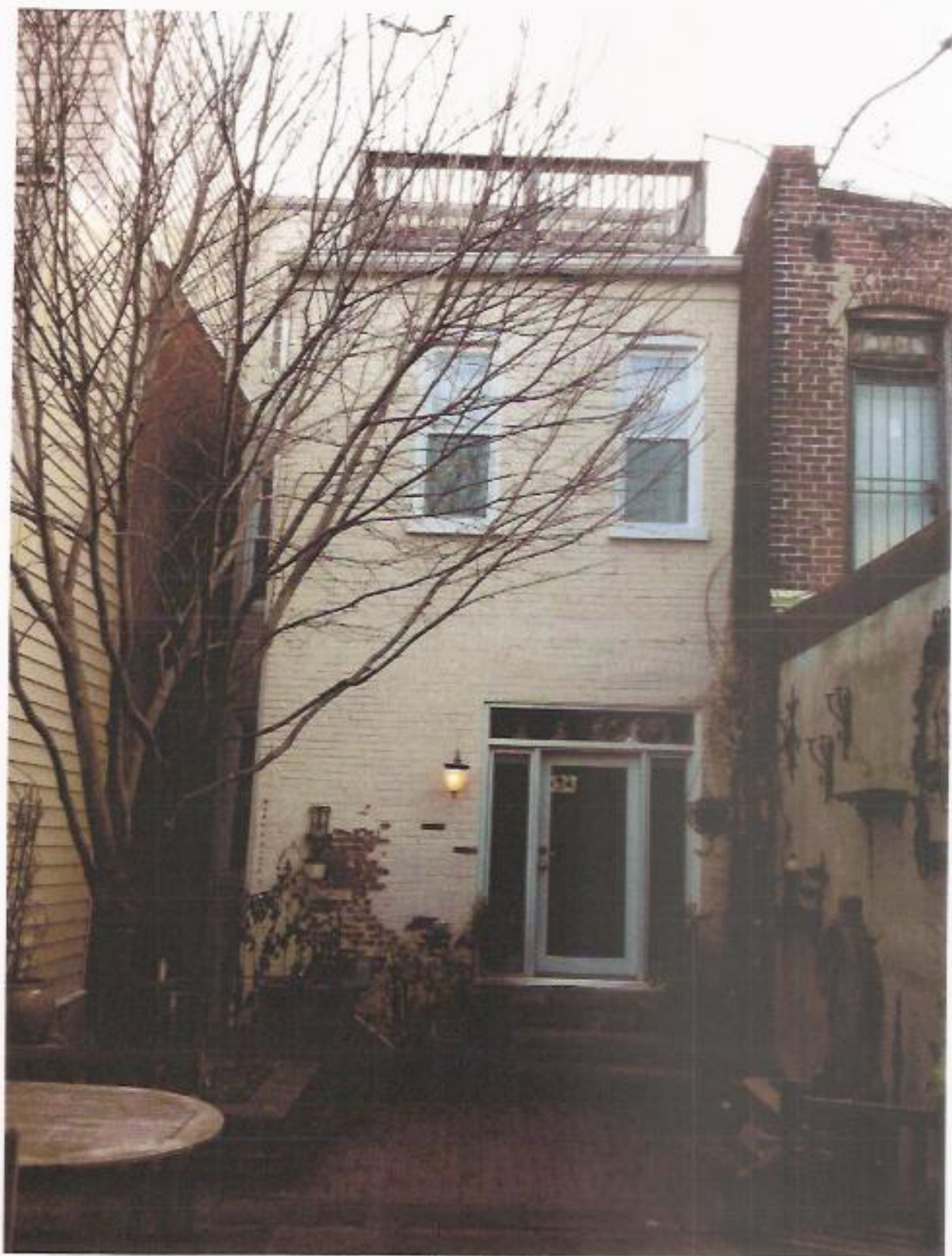
Beverly Pringle
Owner/Applicant
232 11th Street NE
Washington, DC 20002



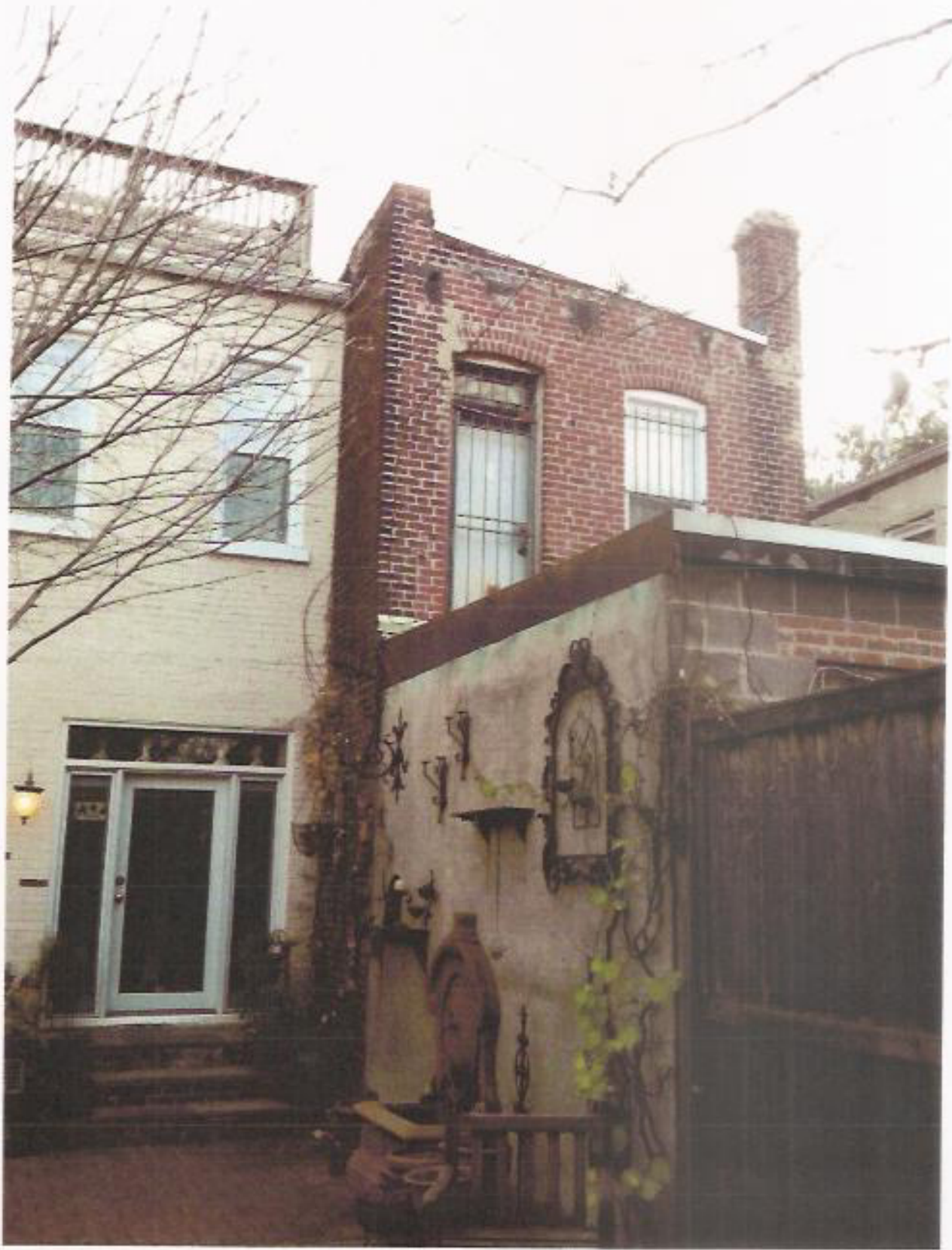
Mark Moran
Owner/Applicant
232 11th Street NE
Washington, DC 20002



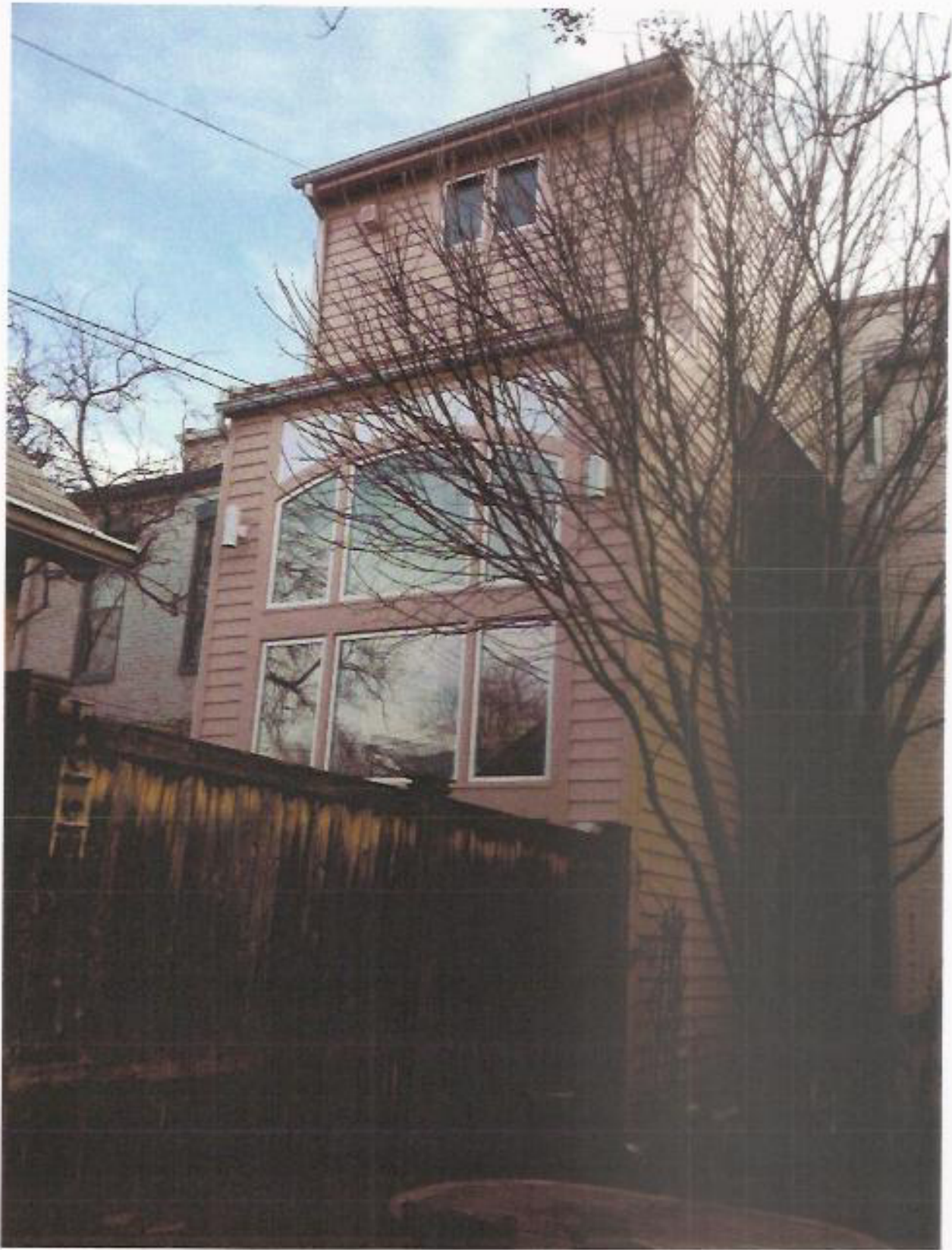
Street Frontage 232 11th Street NE



View of 232 11th Street NE from rear yard



View from rear yard towards 230 11th St NE

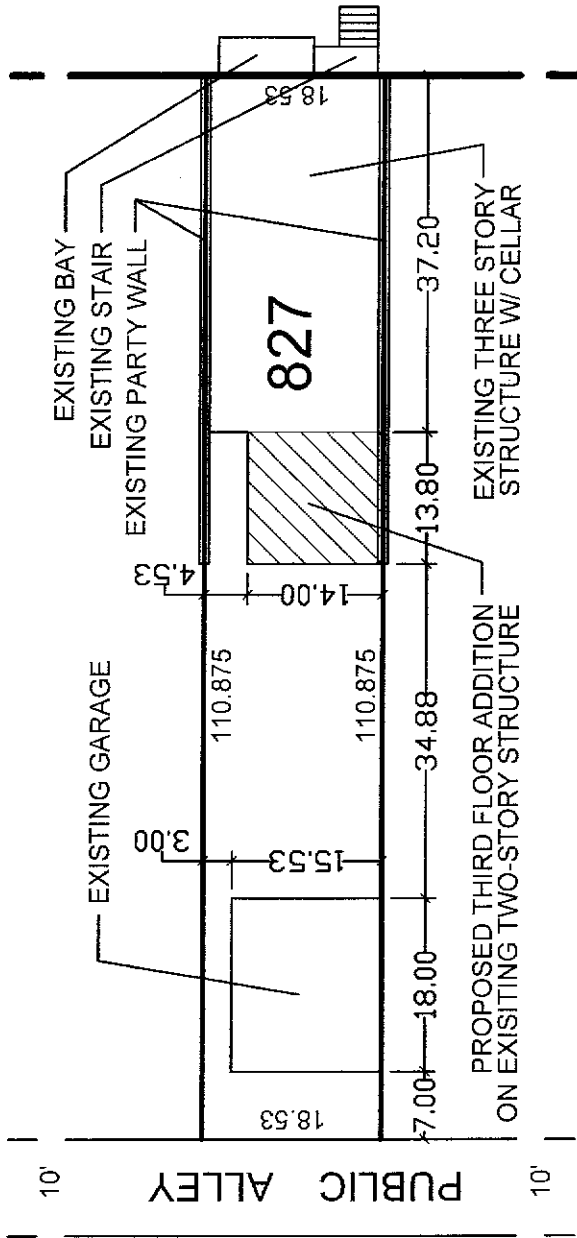


View from rear yard towards 234 11th St NE

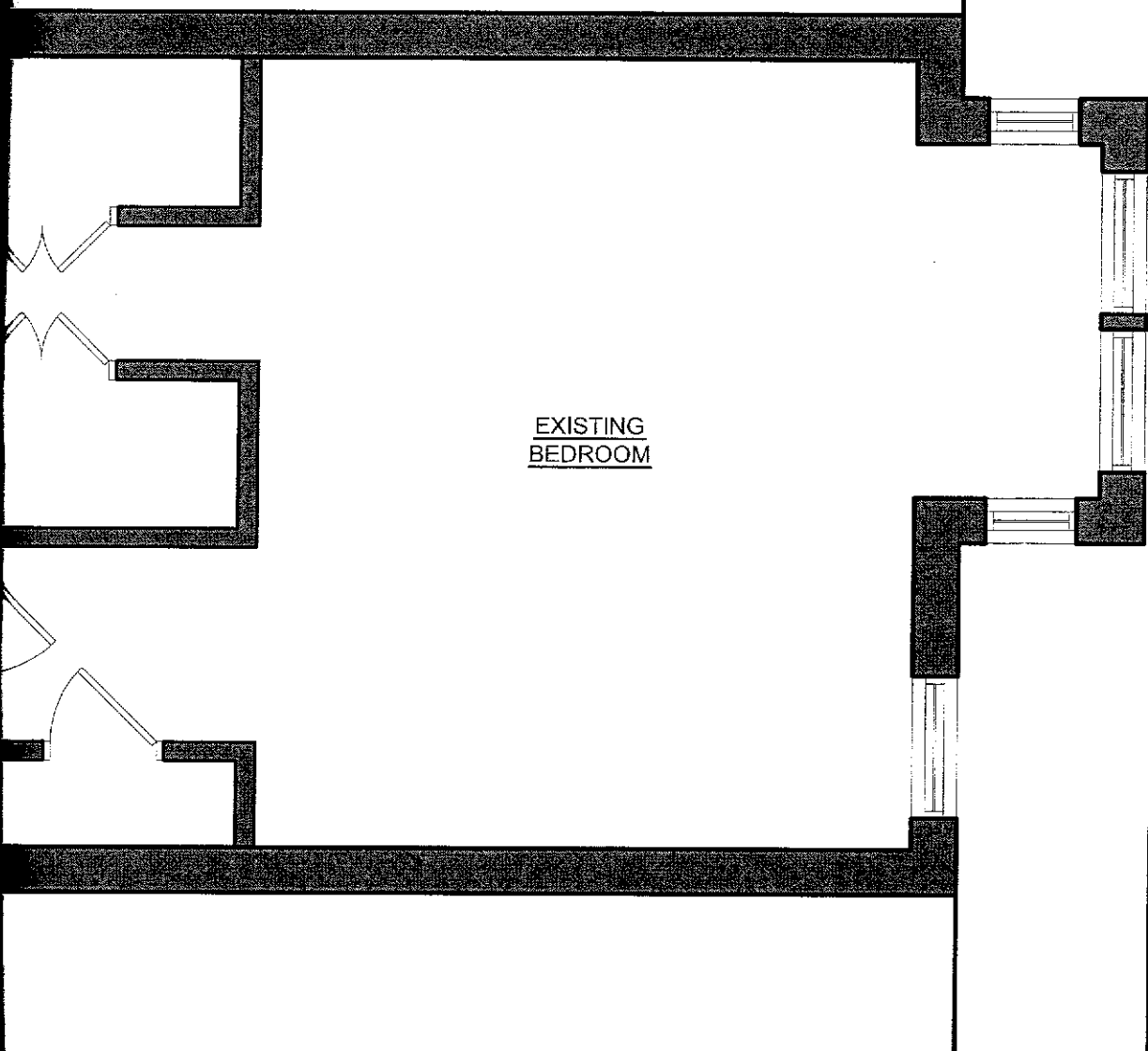


View over garage from existing 3rd floor roof deck

11th STREET, N.E.



REVISIONS		
#	DATE	COMMENTS



EXISTING
BEDROOM

PRINGLE - MORAN RESIDENCE

232 11 TH STREET NE Washington, DC 20002

FOWLER ARCHITECTS

1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:


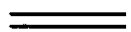
VERSION: BZA
DATE: 3-14-12
SCALE: 1/4"=1'-0"

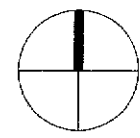
THIRD FLOOR PLAN

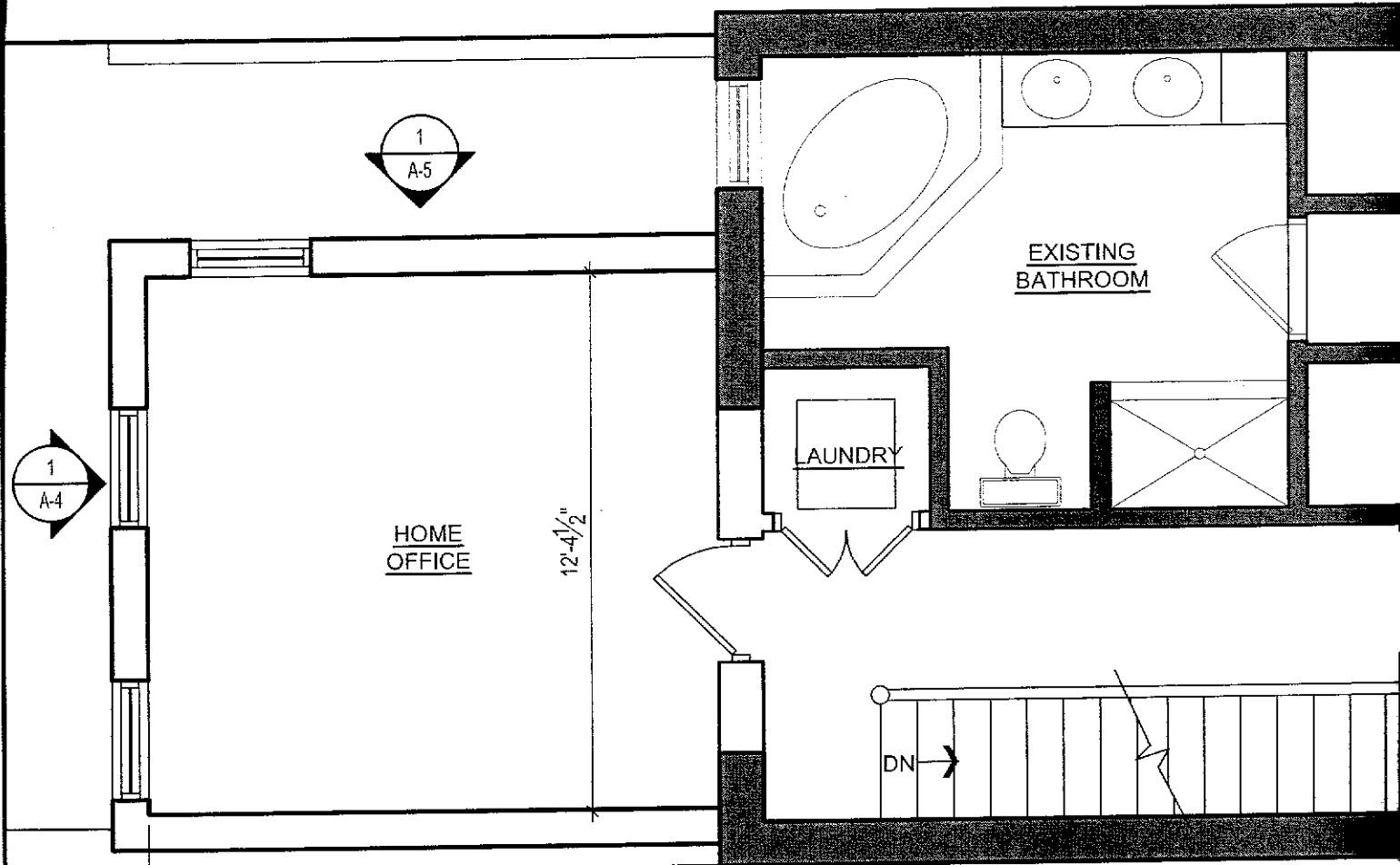
A-3

1 THIRD FLOOR PLAN
A-3 SCALE: 1/4"=1'-0"

LEGEND:

-  EXISTING PARTITION TO REMAIN
-  NEW PARTITION





HOME
OFFICE

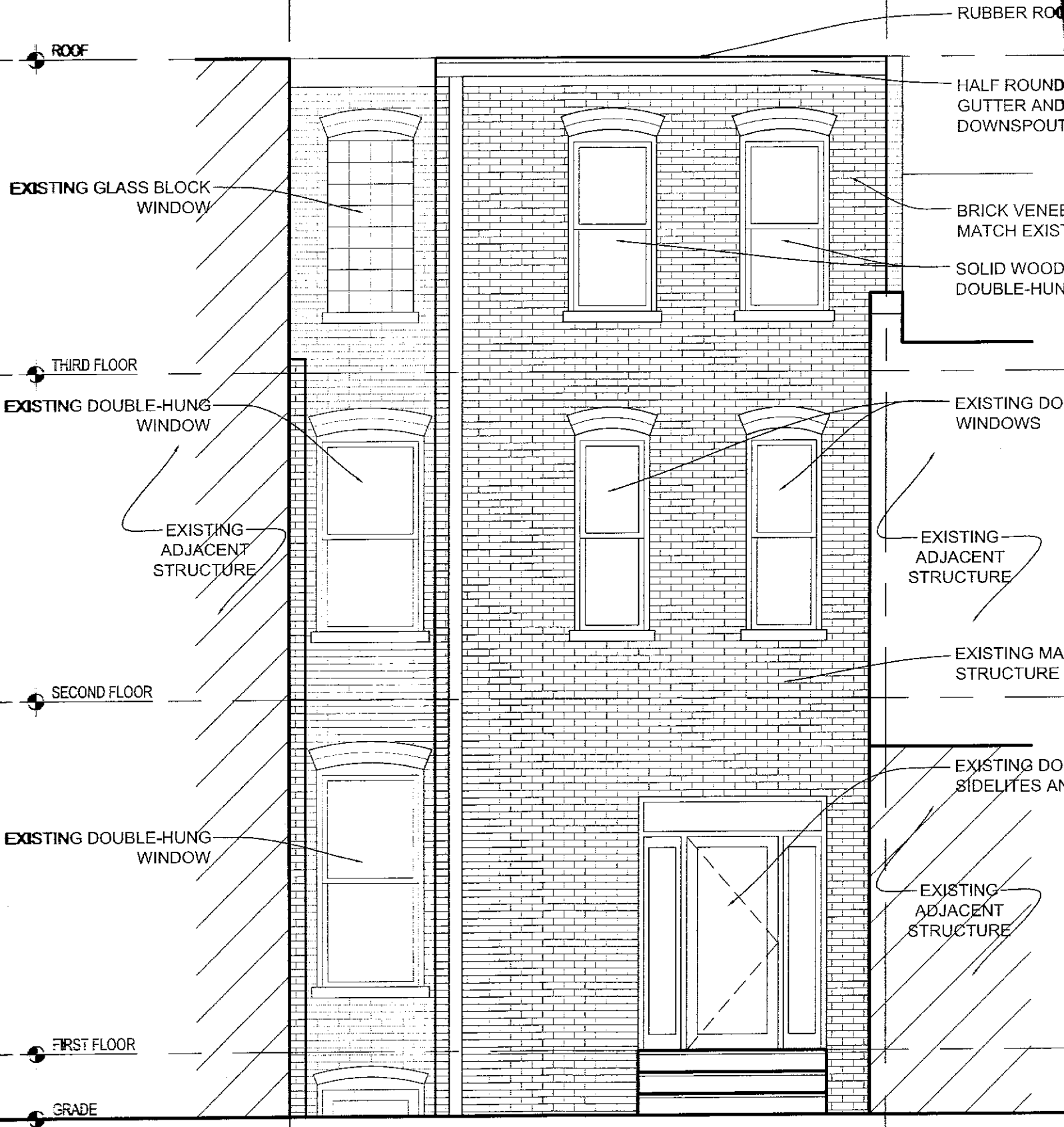
LAUNDRY

EXISTING
BATHROOM

DN →

12'-11 5/8"

12'-4 1/2"



ROOF

RUBBER ROOF

HALF ROUND GUTTER AND DOWNSPOUT

EXISTING GLASS BLOCK WINDOW

BRICK VENEER MATCH EXISTING

SOLID WOOD DOUBLE-HUNG

THIRD FLOOR

EXISTING DOUBLE-HUNG WINDOW

EXISTING DOUBLE-HUNG WINDOWS

EXISTING ADJACENT STRUCTURE

EXISTING ADJACENT STRUCTURE

SECOND FLOOR

EXISTING MASS STRUCTURE

EXISTING DOUBLE-HUNG WINDOW

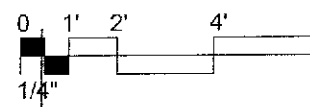
EXISTING DOUBLE-HUNG SIDELITES AND TRANSOM

EXISTING ADJACENT STRUCTURE

FIRST FLOOR

GRADE

1 WEST ELEVATION
A-4 SCALE: 1/4"=1'-0"



EXISTING ROOF

NEW RUBBER ROOF

EXISTING STRUCTURE

HALF ROUND COPPER
GUTTER AND ROUND
DOWNSPOUT

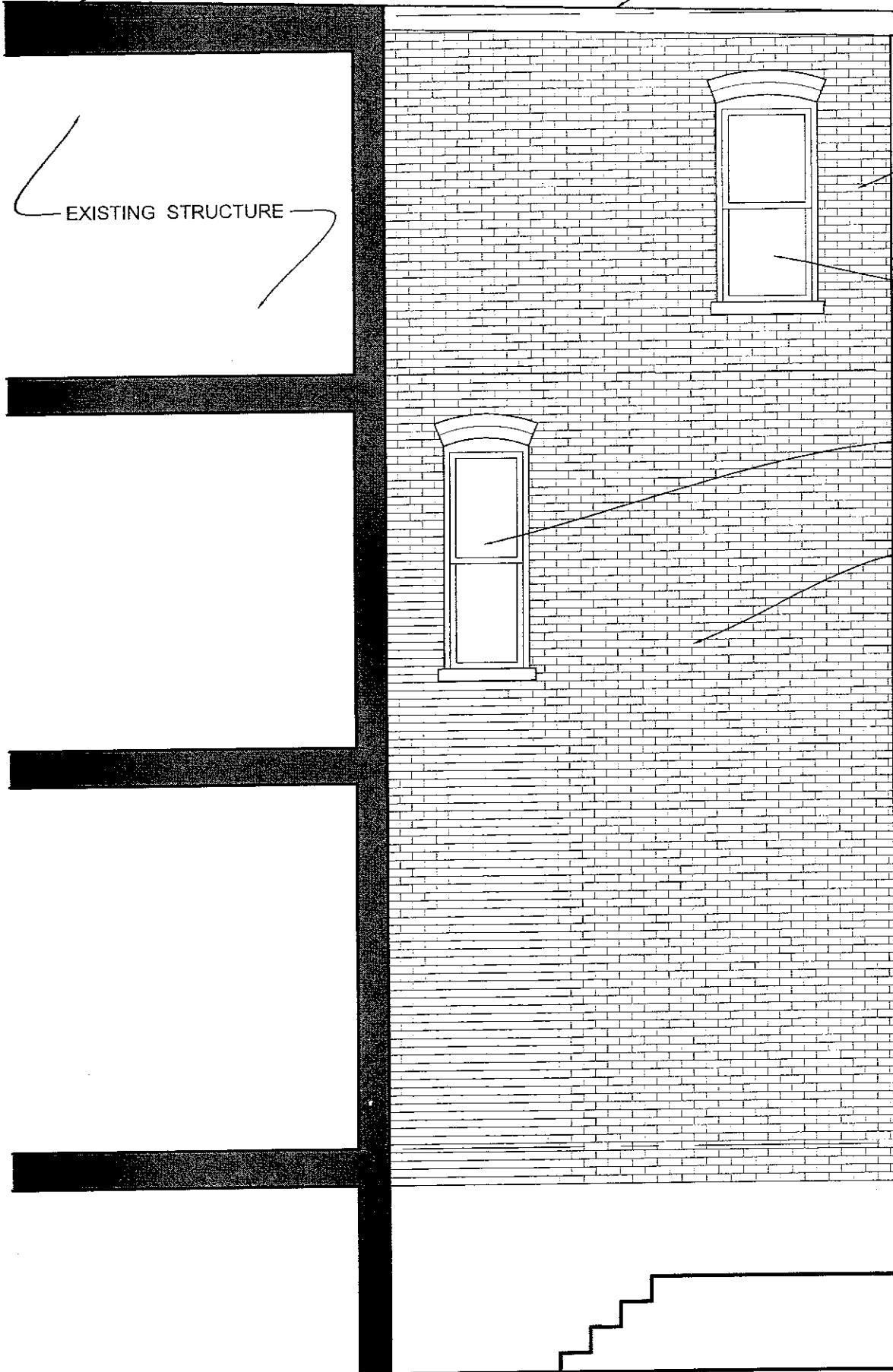
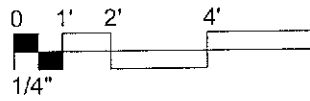
PROPOSED THIRD FL
ADDITION, BRICK VEN
TO MATCH EXISTING

SOLID WOOD
DOUBLE-HUNG WIND

EXISTING DOUBLE-HU
WINDOWS

EXISTING 2-STORY
ADDITION

1 NORTH
A-5 SCALE: 1/4" =



EXISTING ROOF

ROUND COPPER
DOWNSPOUT

ONE BRICK
PIER WALL

EXISTING MASONRY
STRUCTURE

EXISTING ADJACENT
STRUCTURE

1 SOUTH ELEVATION
A-6 SCALE: 1/4"=1'-0"

