

## AGENDA

ANC 6A Economic Development & Zoning Committee  
Wednesday October 21, 2009, 7-9:00 PM  
Sherwood Recreation Center (640 10<sup>th</sup> St. NE)  
2<sup>nd</sup> Floor Community Room

7:00 pm **Call to order**

7:01 **Ongoing Status Reports:**

1. H Street Survey (Drew Ronneberg) (2 min)
2. Zoning Code Rewrite (Cody Rice) (2 min)
3. Vacant Properties (Dan Golden and Drew Ronneberg) (1 min)

7:05 **Old Business** - None

7:05 **New Business**

1. H Street Connection Redevelopment (900 H St NE). The community amenities portion of the project will be discussed. (1 hour)
2. BZA #18010 (1212 Wylie St. NE) The owner is seeking 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 allow a second story addition to an existing one-family row dwelling in the R-4 District at premises 1212 Wylie Street, N.E. (Square 1003, Lot 87). (35 minutes)

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

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

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

Sign up for automated meeting reminders and community listserv at

<http://groups.yahoo.com/group/anc-6a/>

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BEFORE THE BOARD OF ZONING ADJUSTMENT  
OF THE DISTRICT OF COLUMBIA  
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**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).
1212 Wylie St NE	1003	0087	R-4	Area Variance	2001.3(a)(b) 1,2
				Area Variance	404.1
				Area Variance	406.1

Present use(s) of Property: Residential

Proposed use(s) of Property: Residential

Owner of Property: Ashley B. Poole

Telephone No: 703-200-1045

Address of Owner: 1212 Wylie 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: Ashley Poole, the homeowner requests approval for a 2<sup>nd</sup> story addition, over an existing 1<sup>st</sup> floor portion of the house. The footprint of the house will not be increased.

Estimated construction cost \$ 10,000.00

Advisory Neighborhood Commission Single-Member District(s)

ANC6a

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: 9-21-09

Signature: Ashley B. Poole 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: Ashley Poole

Address: 1212 Wylie St, NE Washington DC 20002

Phone No.: 703-200-1045

Fax No.:

E-Mail: ashleypoole@hotmail.com

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



September 16, 2009

**MEMORANDUM**

**To:** Board of Zoning Adjustment

**From:** Matthew LeGrant *m22*  
Zoning Administrator

**Subject:** Proposed 2<sup>nd</sup> level rear addition to an existing non-conforming single family dwelling row structure located at...  
1212 Wylie Street, NE  
Square 1003  
Lot 0087  
Zone R-4  
DCRA File Job #B0908138  
DCRA BZA Case # FY-09-24-Z

Review of plans at the above subject premises indicates that Board of Zoning Adjustment approval is required as follows:

1. Variance from section 2001.3 (a), (b), (1) & (2) to permit an addition to an existing non-conforming single family row structure in the R-4 residential zone district. (Sect. 3103.2)
2. Variance from section 404.1 to permit a rear addition to an existing non-conforming single family row structure not in compliance with the minimum required rear yard setback in the in the R-4 residential zone district. (Sect. 3103.2)
3. Variance from section 406.1 to permit an addition to an existing non-conforming single family dwelling row structure without complying the minimum required width of an open court in the R-4 residential zone district. (Sect. 3103.2)

**NOTES AND COMPUTATIONS**

ADDRESS: 1212 Wylie St. N.E.

LOT(S): 87

SQUARE: 1003





ZONED: R-4

REQUIRED      ALLOWED      PROVIDED      VARIANCE

LOT AREA	1800 sq. ft.		825 sq. ft. (Exist.)	975 sq. ft. (Exist.)	54% (Exist.)
LOT WIDTH	18 ft.		15 ft. (Exist.)	3 ft. (Exist.)	17% (Exist.)
LOT OCCUPANCY (60%)		495 sq. ft. (Max. 60%)	638 sq. ft. (77% Exist.)	143 sq. ft. (Exist.)	29% (Exist.)
FLOOR AREA RATIO (1.5)		N/A	N/A		
PARKING SPACES	1		1 (Exist.)		
LOADING BERTHS	N/A		N/A		
FRONT YARD	N/A		N/A		
REAR YARD	Min. 20'		9.5'	10.5'	53%
SIDE YARD	N/A		N/A		
COURT, OPEN	Min. 6'		3.75'	2.25'	38%

COURT, CLOSED	N/A		N/A	
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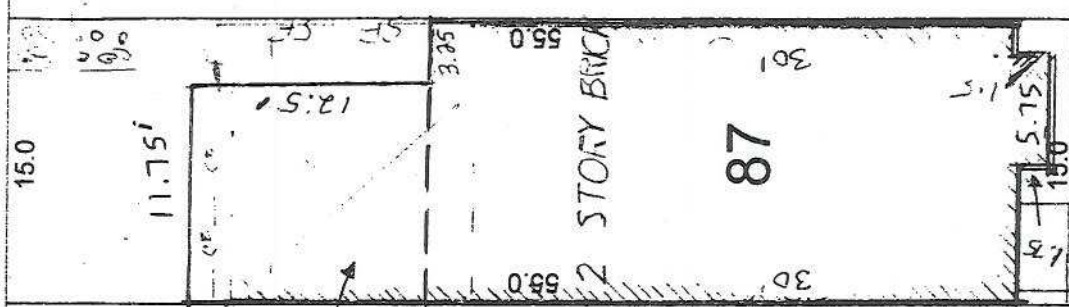
LEGEND

-  CCNST ENTRANCE
-  SILT FENCE
-  LIMIT OF DISTURBANCE
-  AREA OF DISTURBANCE

PUBLIC ALLEY

or

CONST. ENTRANCE



REFERRAL TO BZA  
*Joan Han*  
Office of the Zoning Administrator



WYLIE STREET, N.E.

Applicants Burden of Proof Statement

The appeal meets the specific tests identified in the zoning regulations for variance. There is no additional land available for use for an addition. The second floor addition would be built over the existing first floor and the addition would not expand the footprint of the house. The lot size is small, 825 square feet, and the existing structure is over the allowed lot coverage, it is a very small 2 bedroom, 1 bathroom house. The existing structure was in poor condition, with water damage, an abnormally narrow staircase and did not have any appliances in the kitchen. The house needed work to make it inhabitable, and as a part of the general interior renovation of the existing structure, the owner would like to add one bathroom, making it a 2 bedroom, 2 bathroom house. The house with the proposed addition makes it similar to many of the houses on Wylie Street.

The addition will not produce any additional noise or lighting for the surrounding neighbors. It appears as if approximately 50 percent of the houses on the street have completed similar additions in the past. The immediate neighbors on either side of the house are in support of the addition, and have signed letters of approval.

The house will continue to be a single-family residence after the proposed addition is completed.

Statement of Existing and Proposed Use

The house at 1212 Wylie Street, Northeast will be the residence for the person making the appeal, Ashley Poole. Prior to the purchase in June 2009, the house was rented for many years by the owner. The house was dilapidated at the time of the purchase, and did not contain appliances in the kitchen. The intended use of the 2<sup>nd</sup> story addition is an additional bathroom, making the house a 2 bedroom, 2 bathroom dwelling. Currently, construction is being done on the existing structure, so that the house will be inhabitable. The house will continue to be the residence for Ashley Poole.







