

AGENDA

ANC 6A Economic Development & Zoning Committee
Wednesday October 19, 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. H Street Business Liaison Report (Charmaine Josiah) (3 min)

7:20 **Old Business - None**

7:20 **New Business**

1. BZA #18290 (1414 A St NE). The owners are seeking a special exception to allow additions to an existing one-family row dwelling under section 223, not meeting the lot occupancy (section 403) requirements in the R-4 District. (30 minutes)
2. 1113-1117 H St NE. The developer will be presenting updated plans for this building. (45 minutes)

8:35 **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.
1414 A Street NE	1056	28	R-4	Special Exception	223, 403.2

Present use(s) of Property: **Single Family Dwelling**

Proposed use(s) of Property: **Single Family Dwelling**

Owner of Property: **Steve and Elizabeth Allenbach** Telephone No: **202-543-8452**

Address of Owner: **1414 A Street NE, Washington, DC 20002**

Single-Member Advisory Neighborhood Commission District(s): **ANC 6A 04**

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

The owner/applicants are requesting a special exception under DCMR 11, Section 223 to construct a rear three story addition and a third floor addition, exceeding the maximum lot occupancy as allowed by section 403.2.

EXPEDITED REVIEW REQUEST (If interested, please select the appropriate category)

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: **February 9, 2011** Signature*: *SEA Allenbach*

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

Name: **Jennifer Cox Fowler** E-Mail: **jennifer@fowler-architects.com**

Address: **1819 D Street SE**

Phone No(s): **202-546-0896** Fax No.: **202-546-2078**

* 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.

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. **18290**



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



FORM 126 – BOARD OF ZONING ADJUSTMENT FEE CALCULATOR

Per §3180 of the Zoning Regulations, at the time of the filing of an application or an appeal with the Board of Zoning Adjustment, the applicant or appellant shall pay a filing fee in accordance the fee calculator below. In the case of an application combining two (2) or more actions, or for an application requesting consideration of more than one alternative, the fee shall be the total of the amounts for each action or alternative computed separately. However, for applications involving owner-occupied, one-family dwellings or flats, regardless of the number of variances, special exceptions, or alternatives requested, the fee is three hundred and twenty-five dollars (\$325.00). A department, office, or agency of the Government of the District of Columbia shall not be required to pay a filing fee where the property is owned by the agency and the property is to be occupied for a government building or use.

APPLICATION OR APPEAL TYPE:	FEE	UNIT	TOTAL
VARIANCE:			
Owner-Occupied Dwelling	\$325		
All Other Variances Per Section Requested	\$1,040		

TOTAL FOR VARIANCES:

SPECIAL EXCEPTION:			
Parking Lot/Garage/Accessory Parking (per space)	\$104		
Child Development Center (per student)	\$33		
Private School (per student)	\$33		
Residential Under §353	\$520		
CBRF (per person)	\$104		
Office Use in SP (per 100 square feet)	\$52		
Roof Structures	\$2,600		
Hotel or Inn in SP (per room or suite)	\$104		
Gasoline Service Station	\$5,200		
Repair Garage	\$1,560		
Home Occupation	\$1,560		
Accessory Apartment Under §202	\$325		
Theoretical Lot Under §2516	\$1,560		
Additional Theoretical Lot Under §2516	\$520		
Recycling Facility Under §802	\$5,200		
Antenna Under §211	\$2,600		
Any Other Special Exception	\$1,560		
Chancery (per 100 square feet)	\$65		
Owner-Occupied Special Exception	\$325		325.00
Time Extension/Modification – Owner Occupied	\$130		
Time Extension/Modification – All other (percentage of filing fee)	26%		

TOTAL FOR SPECIAL EXCEPTIONS:

APPEAL:			
NCPC/ANCs/Citizens Association/Civic Association/Not-for-Profits	\$0		
All other organizations, groups or persons	\$1,040		

TOTAL FOR APPEALS:

GRAND TOTAL: 325.00

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)

Name: Terrence Fowler

Signature:



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



FORM 135 – ZONING SELF-CERTIFICATION

<i>Project Address(es)</i>	<i>Square</i>	<i>Lot(s)</i>	<i>Zone District(s)</i>
1414 A Street NE	1056	28	R-4

Single-Member Advisory Neighborhood Commission District(s): **ANC 6A 04**

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, 403.2		

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.


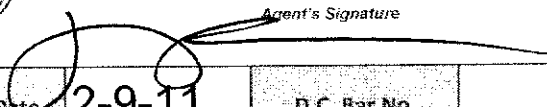
The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self certified in order to obtain, for the above referenced project, any building permit, certificate of occupancy, or other administrative determination 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)

 <i>Owner's Signature</i>	Steve and Elizabeth Allenbach <i>Owner's Name (Please Print)</i>
 <i>Agent's Signature</i>	Jennifer Cox Fowler <i>Agent's Name (Please Print)</i>
Date 2-9-11	D.C. Bar No. _____ or Architect Registration No. 100403

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 _____
------------------------	-------------------

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 8 1/2" 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.)	1120 SF	1800 SF	N/A	No Change	N/A
Lot Width (ft. to the tenth)	20.0'	18.0'	N/A	No Change	N/A
Lot Occupancy (building area/lot area)	590 SF-52.6%	N/A	672 SF-60%	720 SF-64.3%	48 SF- 4.3%
Floor Area Ratio (FAR) (floor area/lot area)	1.38	N/A	N/A	2.3	N/A
Parking Spaces (number)	2	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)	26.5'	20.0'	N/A	20.0'	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.)	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)	26'-10"	N/A	40.0'	34.0'	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.

February 15, 2011

Board of Zoning Adjustment

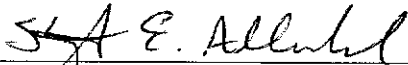
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

Re: BZA Zoning Application No. _____
(Application of Steve and Elizabeth Allenbach, 1414 A St. 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 808 9th St. NE.

Sincerely,



Steve Allenbach
Owner/Applicant
1414 A St. NE
Washington, DC 20002



Elizabeth Allenbach
Owner/Applicant
1414 A St. NE
Washington, DC 20002

Burden of Proof Special Exception Application

1414 A Street NE

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

From: Steve & Elizabeth Allenbach
Owner/Applicants
1414 A Street NE
Washington, DC 20002

Date: July 12, 2011

Subject : **BZA Application for an Addition at 1414 A Street NE**
(Square 1056, Lot 28)

Steve and Elizabeth Allenbach, owners and residents of 1414 A Street NE hereby apply for a special exception to build a rear addition and third floor addition on to their existing 2-story plus basement row house. The aspects of the proposed project that fall outside the current zoning regulation are as follows:

The proposed construction increases the lot occupancy from 590 SF (52.6%) to 720 SF (64.3%), which is 4.3% over the allowed lot occupancy for a row house in the R-4 zoning district (11 DCMR 403.2), and 11.7% above the existing lot occupancy. A 20' required rear setback will be maintained.

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 rear addition will extend only 6'-6" beyond the rear of the existing structure and the proposed third floor will change the structure's height from 26'-10" to 34'-0", which is less than the allowed 40'-0".

The owners of 1416 A Street NE have been presented with the proposed plans, and have not raised any objections.

Neighbors to the North of 1414 A Street NE

The proposed addition is modest in scale. The rear yard at 1414 A Street NE remains unobstructed and the neighbors to the north of 1414 A St. NE will remain separated from the proposed addition by the rear yard and the public alley. Thus, the privacy of use and enjoyment for the neighbors to the east of 4109 7th St. 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.

The proposed third floor addition will extend straight up from the front of the existing house at 1414 A St. NE, not including the bay. However, it will only extend 7'-2" above the existing structure and will be constructed of brick to match the existing house.

There is alley access to the property, but the proposed addition at 1414 A St. NE will not dramatically change the existing view from the alley. The addition is modest in size and only extends 6'-6" past the existing structures to the east and west.

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

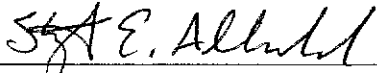
(d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public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

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

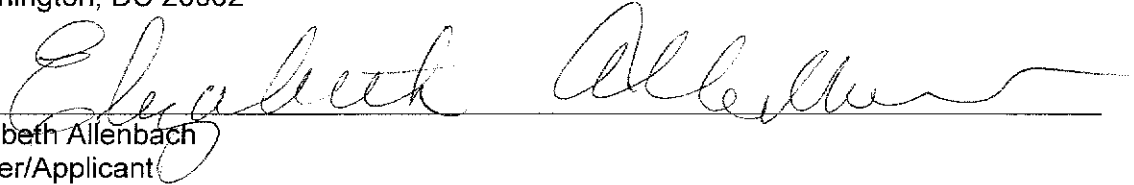
- a) Photos of the existing house and surroundings;
- b) Signatures of support from neighbors for a rear addition;
- c) Plan and elevation drawings of proposed addition, including a site plan showing the relationship of the proposed addition to adjacent buildings.
- d) Official Plat from the DC Office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

If you require any further clarification or have any questions regarding the application, Steve and Elizabeth Allenbach, and authorized agent Jennifer Fowler, A.I.A. are available at any time to discuss them with you.

Thank you,

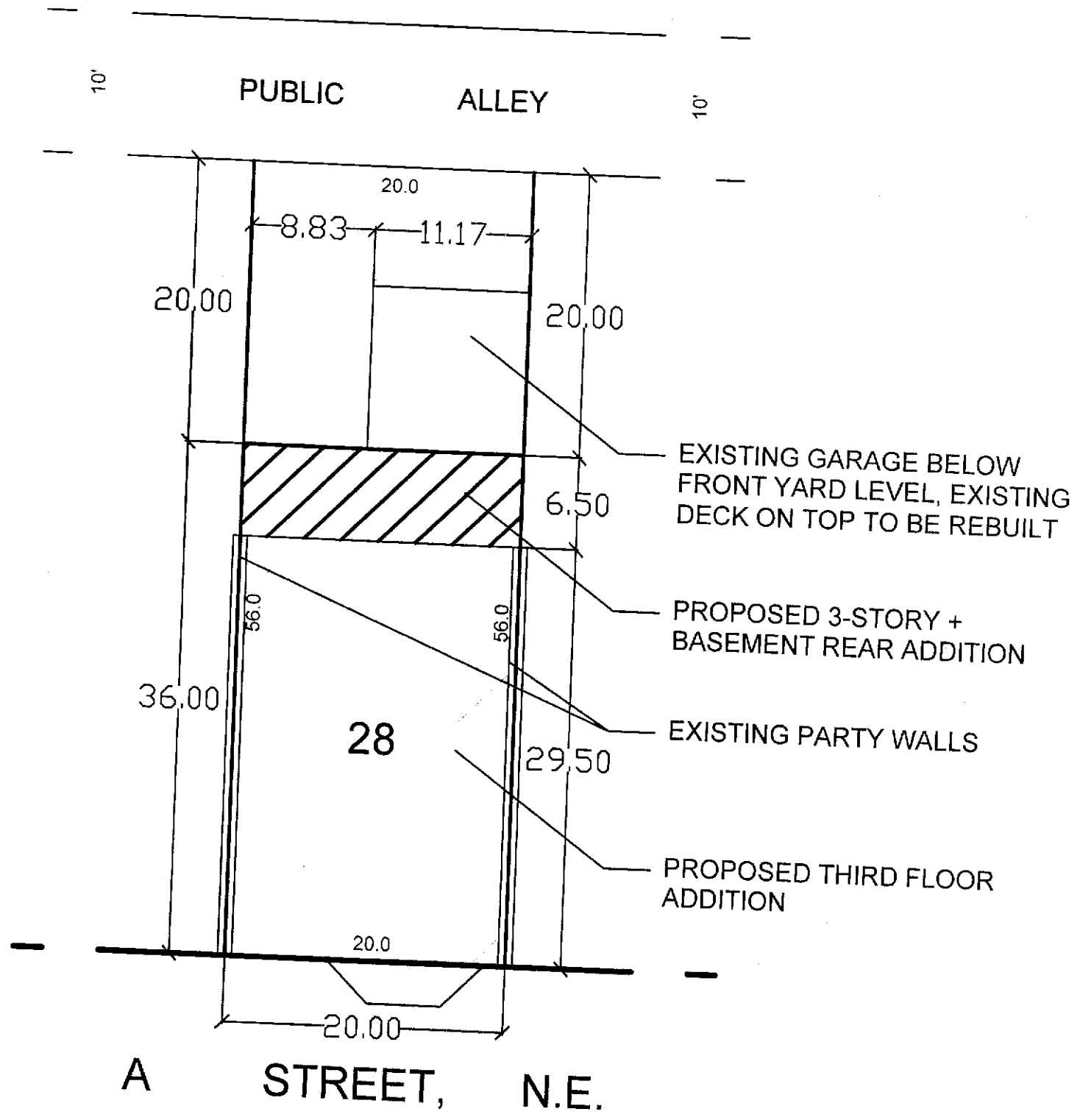


Steve Allenbach
Owner/Applicant
1414 A Street NE
Washington, DC 20002



Elizabeth Allenbach
Owner/Applicant
1414 A Street NE
Washington, DC 20002

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.



PROJECT DATA

OWNER:

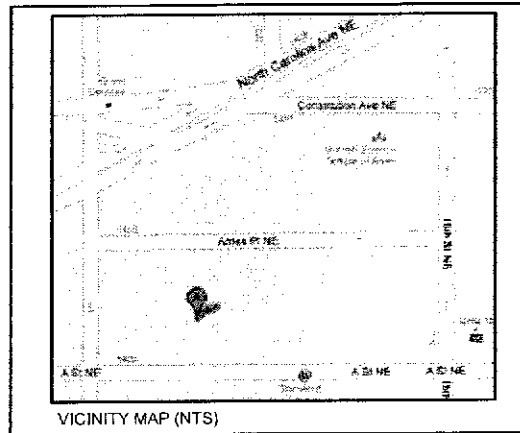
STEVE & ELIZABETH ALLENBACH
1414 A STREET NE
WASHINGTON, DC 20002

ZONING DATA:

LOT: 28
SQUARE: 1056
LOT AREA: 1120 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO STORY ROW DWELLING W/ BASEMENT
SINGLE FAMILY DWELLING

FIRE ALARM: NO
SPRINKLER: NO
FIRE DETECTION: HARD WIRED AND INTERCONNECTED
SMOKE DETECTORS W/ BATTERY BACKUP
ACCESSIBILITY: NO



VICINITY MAP (NTS)

STRUCTURAL DESIGN CRITERIA:

FLOOR JOIST SPANS
RESIDENTIAL LIVING AREAS: 40 PSI
RESIDENTIAL SLEEPING AREAS: 30 PSI

SOIL BEARING 2000 PSI

CONCRETE STRENGTH
FOUNDATIONS, FOOTING MIN 3000 PSI, AIR-ENTRAINED
BASEMENT SLAB MIN 2500 PSI
EXTERIOR STEPS MIN 3500 PSI, AIR-ENTRAINED

DECK
LIVE LOAD: 40 PSF
SNOW LOAD 30 PSF

WOOD STRUCT MEMBERS TO BE NON ARSENIC, PT HEM-FIR SS
EXTREME FIBER STRESS IN BENDING 1200 PSI
MODULUS OF ELASTICITY 1.4X10⁶ PSI
ALLOWABLE DEFLECTION $\frac{1}{320}$ OF SPAN

WOOD DECKING TO BE $\frac{3}{4}$ " RECYCLED NUMBER
COMPRESSION PARALLEL 1806 PSI
COMPRESSION PERPENDICULAR 1944 PSI
MODULUS OF ELASTICITY 175 PSI
TENSILE STRENGTH 854 PSI
SHEAR STRENGTH 561 PSI

MEZZANINE
LIVE LOAD: 40 PSF
WIND LOAD: 90 MPH

ROOF OF MEZZANINE
SNOW LOAD 30 PSF
WIND LOAD: 90 MPH
RAFTERS- EXTREME FIBER STRESS IN BENDING 1200 PSI
RAFTERS- MODULUS OF ELASTICITY .88 PSI
HURRICANE TIES TO BE LOCATED AT 24" OC.
RATED FOR -134.22 LBS

HANDRAILS
LIVE LOAD: 200 PSF

STAIRS
40 PSF OR 300 LBS CONCENTRATED LOAD
ACTING OVER 4 SQ INCHES

	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	590 SF	720 SF	672 SF
(PERCENTAGE)	52.6%	64.3%	60%
REAR YARD	26'-6"	20'-0"	20' MINIMUM
OPEN COURT	N/A	N/A	6'-0" MINIMUM
SIDE YARD	N/A	N/A	N/A
HEIGHT	26'-10"	34'-0"	3 STORIES/40'
STORIES	2+B	3+B	3+B
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
CELLAR	517 SF	648 SF	
FIRST FLOOR	517 SF	648 SF	
SECOND FLOOR	517 SF	648 SF	
THIRD FLOOR	N/A	634 SF	
TOTAL	1551 SF	2578 SF	

PROJECT DESCRIPTION:

3-STORY PLUS BASEMENT REAR ADDITION & THIRD FLOOR ADDITION

APPLICABLE BUILDING CODES:

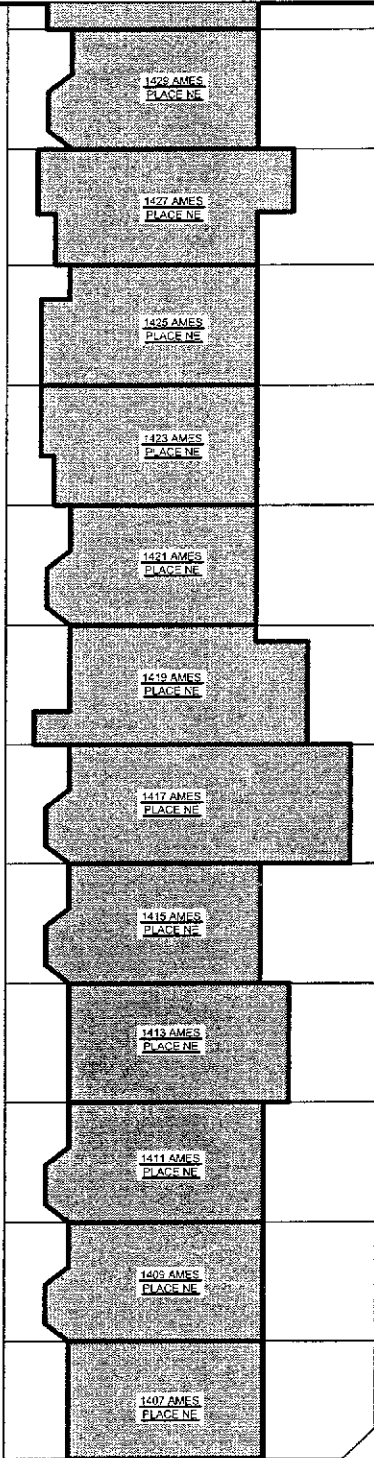
DCMR 11
IBC 2006
IRC 2006
DCMR 12-B, DC CONSTRUCTION CODES SUPPLEMENT 2008 EDITION

FIRE RATING DATA:

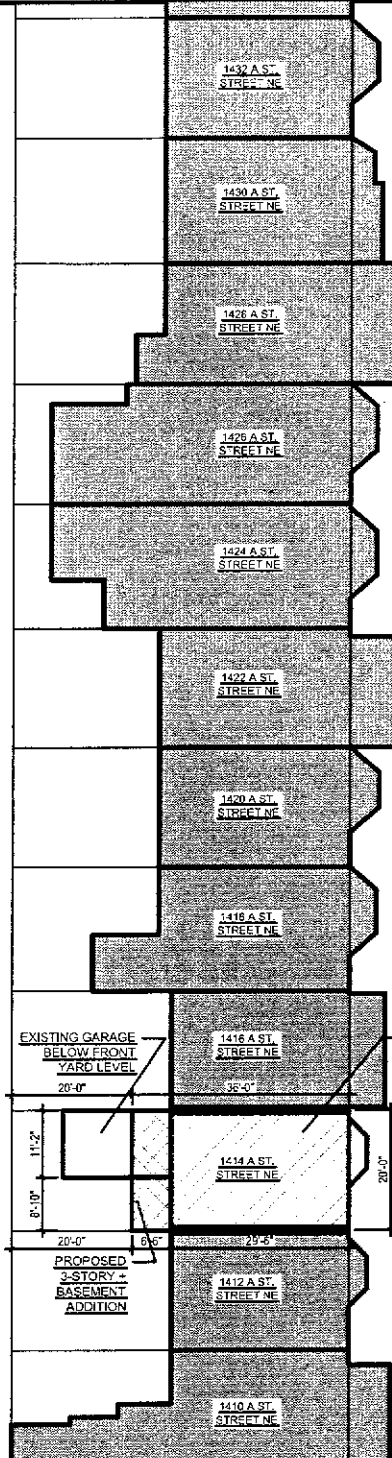
EXTERIOR LOAD BEARING FACE-ON-LINE WALLS
1 HOUR RATED WOOD FRAME W/ VENEER
EXTERIOR LOAD BEARING PARTY WALLS
2 HOUR RATED SOLID MASONRY, 12" THICK
FLOOR FRAMING
0 HOUR RATED, 2X10 WOOD JOISTS @ 16" OC
ROOF FRAMING
1 HOUR RATED W/IN 4' OF P.L. 2X8 RAFTERS, OR
2 HOUR RATED PARAPET WALL TO 30" ABOVE ROOF

AMES PLACE NE

AMES PLACE NE

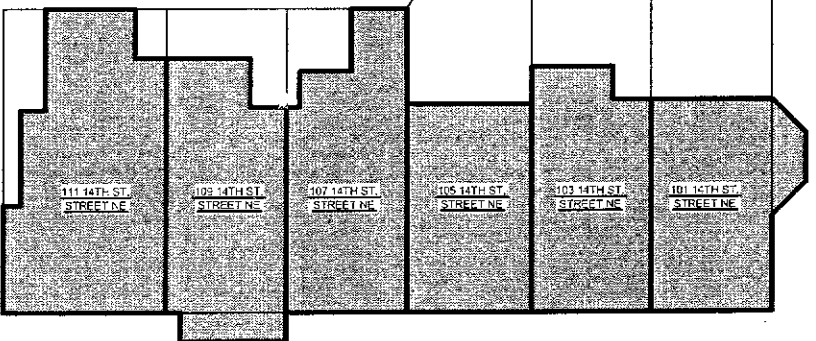


PUBLIC ALLEY



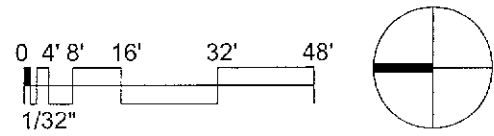
A STREET NE

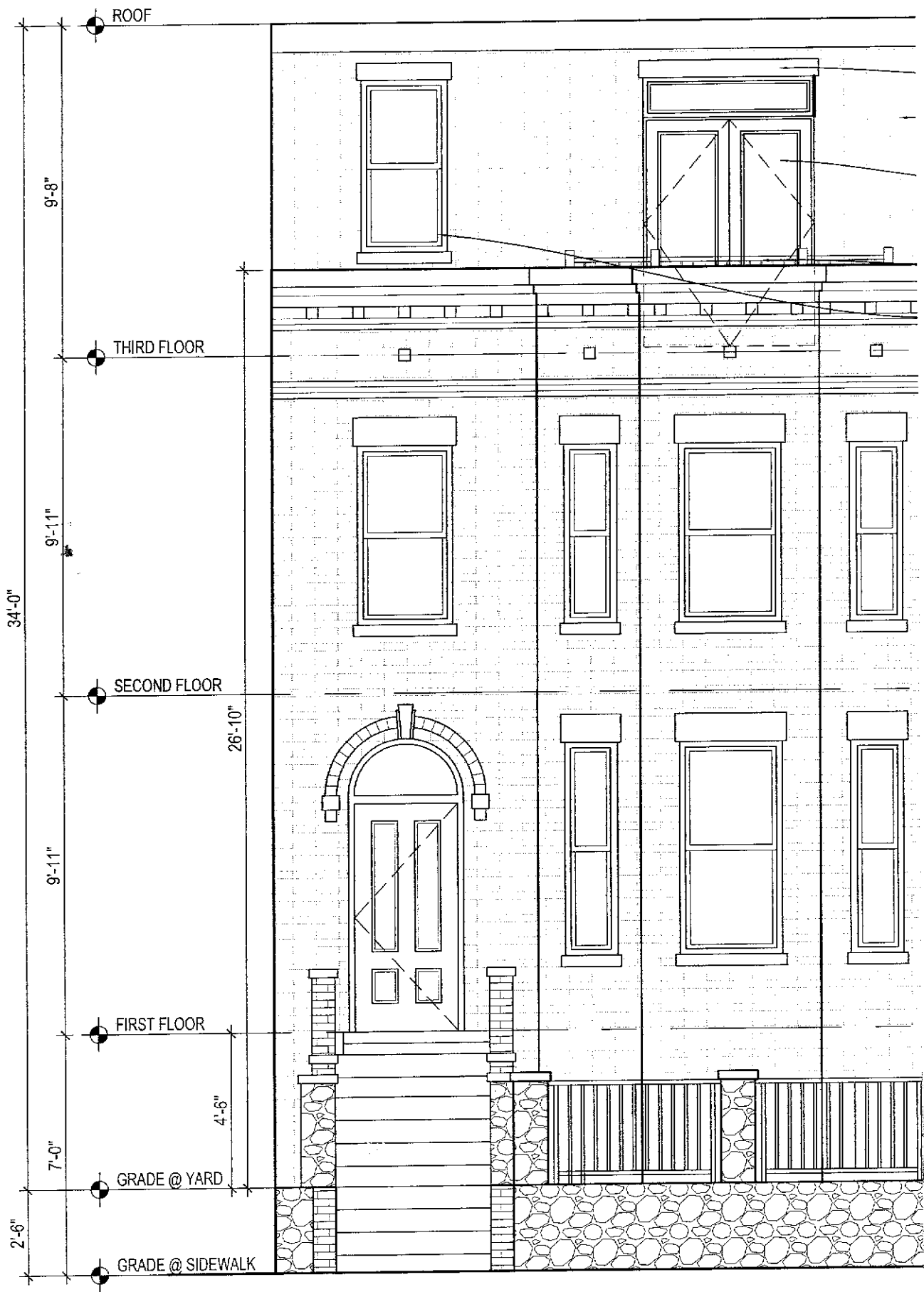
A STREET NE



14TH STREET NE

1 BLOCK SITE PLAN
C-3 SCALE: 1/16"=1'-0"





ROOF

1 WEST ELEVATION

A-6

SCALE: 1/4"=1'-0"



9'-0"

THIRD FLOOR

9'-11"

33'-4"

SECOND FLOOR

SPIRAL STAIR TO DECK ABOVE GARAGE

DECK ABOVE GARAGE TO BE REBUILT

EXISTING GARAGE

9'-11"

FIRST FLOOR

STEPS TO GRADE

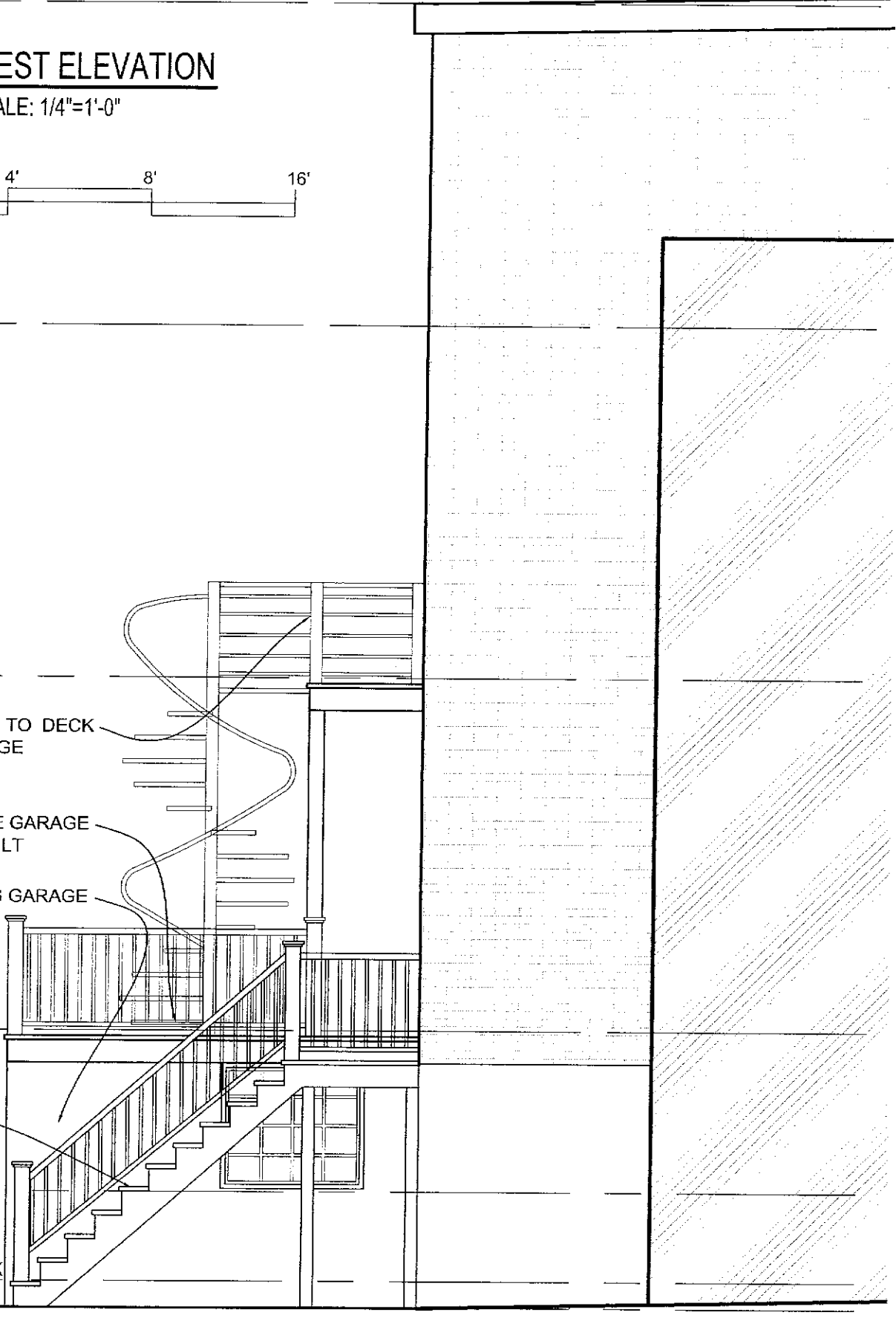
7'-9"

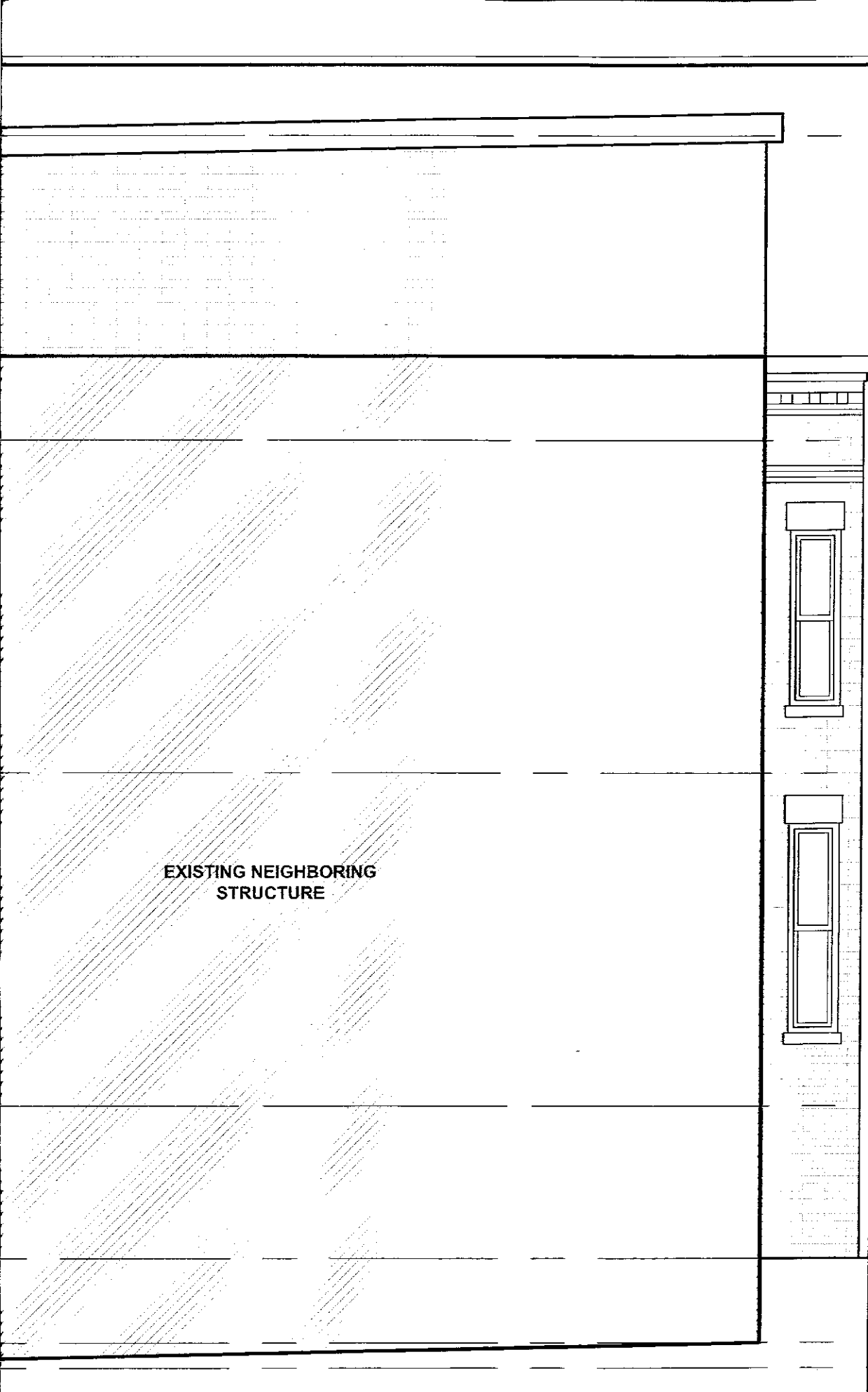
GRADE @ FRONT

3'-3"

GRADE @ SIDEWALK

GRADE @ ALLEY





EXISTING NEIGHBORING
STRUCTURE

REVISIONS		
#	DATE	COMMENTS

ALLENBACH RESIDENCE
1414 A STREET NE Washington, DC 20002

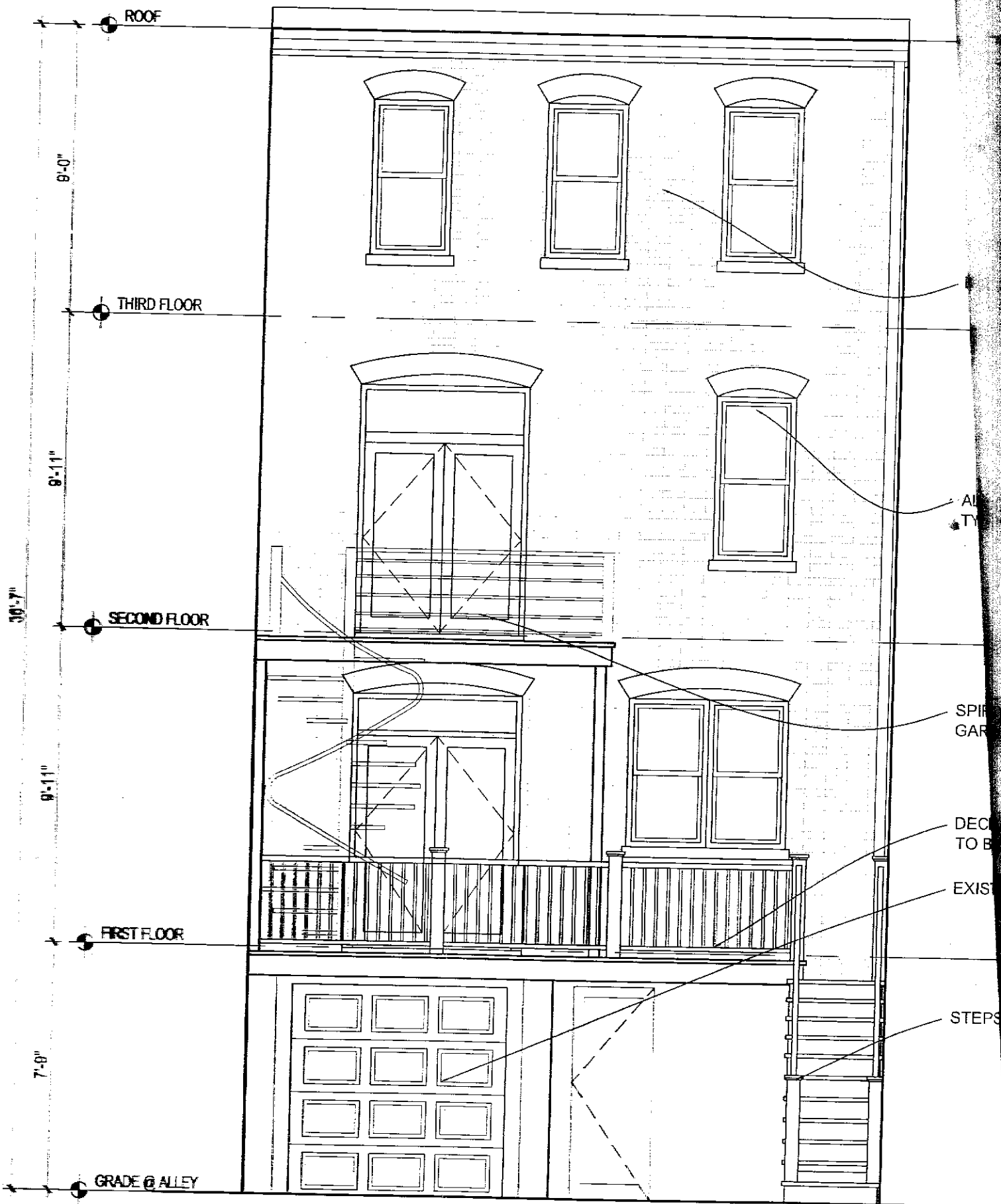
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 7-12-11
SCALE: 1/4"=1'-0"

EXTERIOR
ELEVATION

A-6





VIEW OF REAR OF HOUSE,
FROM ALLEY



VIEW OF FRONT OF HOUSE,
FROM A STREET NE





VIEW DOWN A STREET NE, LOOKING EAST



VIEW DOWN A STREET NE, LOOKING WEST

VIEW DOWN ALLEY,
LOOKING EAST



VIEW DOWN ALLEY,
LOOKING WEST

