

AGENDA

ANC 6A Economic Development & Zoning Committee
Wednesday May 20, 2008, 7-9:00 PM
Sherwood Recreation Center (640 10th St, NE)
2nd Floor Community Room

7:00 pm **Call to order**

7:01 **Ongoing Status Reports:**

1. Vacant Properties (Nick Alberti) (2 minutes)
2. Historic District Expansion/Creation (Annie Swingen) (3 minutes)
3. Condo Conversions and Warranties (Barbara Halleck) (2 minutes)

7:10 **Old Business - None**

7:10 **New Business**

1. 225 9th St. NE – HPA #08-239. Demolition of a garage, construction of a new garage. (30 minutes).
2. 1131 D St. NE – HPA #07-337. Mr. Barry Johnson will be presenting plans for the renovation of 1131 D. St. NE (30 minutes).
3. Recommendation to the ANC for preferred proposals for 1343 Maryland Ave. and 525 9th St NE. (20 minutes).

8:30 **Additional Community Comment (time permitting)**

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

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/>

1131 D St. NE

EMAIL From Barry Johnson, owner of 1131 D St. NE

All: Please find attached proposed plans for 1131 aka 1131 D Street NE. The major revision is a reconfiguration from three units (owner's unit plus 2 rentals) to a 2-unit flat (owner's unit + 1 rental) which under prevailing zoning codes permits 60% lot occupancy. This addresses Joseph's significant discovery that the 3-unit plan was limited by statute to 40% lot occupancy, contrary to the incorrect findings and advice of the architect firm, 3DG, that I engaged to do the original zoning analysis and massing study. They are no longer on the project.

In addition to the reconfiguration change noted above the attach plan reflects various adjustments in consideration of comments articulated by CHRS and HPRB.

Joseph raise a number of issues in his correspondence to David Maloney dated January 11th. Please allow me to address those concerns in below in CAPS.

JOSEPH's TEXT:

1. This free-standing building is on an R4 designated square. The existing structure is over the maximum 40 % lot occupancy (DCMR 403.2).

PER MULTIPLE MEETINGS OVER THE LAST THREE MONTHS WITH DCRA ZONING ENGINEERS, MY ARCHITECT AND I CONFIGURED THE PRO FORMA DESIGN TO BE A 2-UNIT FLAT, ALLOWING FOR 60% LOT COVERAGE.

2. The owner and developer of the property, Mr. Barry Johnson, are seeking to put an addition onto the west side of the existing structure. The proposed addition will be built into a side yard which is currently vacant. There are questions as to where his property lined ends and if the side yard is indeed part of the lot.

THE DEED, IN TEXT, AND MULTIPLE SURVEYS ON FILE WITH THE DC SURVEYORS OFFICE CLEARLY DEMONSTRATE AND DESCRIBE THE LIMITS AND BOUNDS OF LOT 836. THERE IS NOT QUESTION THAT WHAT JOSEPH IS DESCRIBING AS THE "SIDEYARD" IS OWNED BY ME.

3. Based on the drawings, it appears that Mr. Johnson plans to connect his building, via the addition, to his neighbor's (lot 836) through the creation of a party wall. However, no letters of notice and approval from neighbors have been presented to CHRS or the ANC. Thus, we are concerned both about the zoning implications of this addition (as he is already over the maximum lot occupancy allowed) and the lack of proper notice given to his neighbors.

AS CLARIFIED IN THE DRAWINGS AND NOTATIONS OF THE ATTACHED DESIGN INTENT DRAWINGS ("DID'S") THE PLAN IS TO EXERCISE RIGHTS TO BUILD UP TO AND FACE ON LINE WITH THE WEST NEIGHBOR, THOUGH NOT THROUGH THE CREATION OF A PARTY WALL. PLEASE SEE DRAWINGS AND NOTATIONS. NEIGHBOR SUPPORT DOCUMENTATION WILL BE FORWARDED AT OR PRIOR TO MY PRESENTATION TO THE ANC.

- 4. We are also unclear as to his actual property lines and design of the building. Based on his survey and drawings, it appears the applicant may be planning to use public space in the rear for parking.

THE DID'S HONOR THE PROPERTY LINES AS NOTED ABOVE. AS THE DID'S CLEARLY DEMONSTRATE THERE IS NOT PLAN TO USE PUBLIC SPACE FOR PARKING. THE CAR PARK WILL BE BEYOND THE PUBLIC SPACE WHICH A MATTER OF RIGHT ACCESS TO THE EXISTING DRIVEWAY AND CAR PARK ON THE SOUTH END (REAR) OF THE BUILDING. CONVEYING WITH MY PURCHASE OF THE PROPERTY IN 2002 WERE TWO CURVE CUTS.

- 5. Thus, we would like the opportunity to speak with Mr. Johnson and clarify these issues.

I AM OPEN TO DISCUSSING BEFORE OR AT THE ANC MEETING. 202 491 319 1

- 6. Additionally, we have a few design questions (e.g., placement and number of doors, bay projecting into public space) that should be addressed.

THE DID'S PROVIDE SOME ADDITIONAL CLARITY REGARDING DOORS AND THE BAY PROJECTING INTO PUBLIC SPACE. THE BAY WAS DISCUSSED IN DETAIL WITH HPRB WHO HAS SET THE EXPECTATION THAT THE BAY ULTIMATE BAY DESIGN WILL NEED TO BE DETERMINED IN COLLABORATION WITH THAT ORGANIZATION. WHAT IS REPRESENTED IN THE DID'S IS SIMPLY CONCEPT/PLACE HOLDER REPRESENTATION. ALSO REGARDING THE BAY PROJECTING INTO PUBLIC SPACE, THIS WAS ADDED ONLY AFTER SEVERAL CONVERSATIONS 2006 AND EMAIL CORRESPONDENCES WITH JOSE COLON OF DDOT ("Colon, Jose (DDOT)" <Jose.Colon@dc.gov>) WHO PROVIDED GUIDELINES AND AN INDICATION THAT THE BAY AS DISCUSSED WAS IN KEEPING WITH ACCEPTED PRACTICE.

- 7. The existing structure has two curb cuts; on D Street, NE and the other on 11th Street, NE. We have not received any site plans that include the curb cuts or driveway/alley and would like to review the plans for these areas with Mr. Johnson.

EXISTING CURB CUTS AND USE OF PUBLIC SPACE ONLY TO ACCESS EXISTING CAR PARK SPACES IS ADDRESSED IN THE ATTACHED DID'S.

THANKS TO ALL FOR YOUR CONTINUED INTEREST IN THIS PROJECT. I LOOK FORWARD TO RETURNING TO CAPITOL HILL AS A RESIDENT!!!


ANNIE PLEASE LET ME KNOW THE NEXT AVAILABLE ANC MEETING AT WHICH I MAY PRESENT.

BEST REGARDS,

BARRY JOHNSON

CEO -ACRESH DEVELOPMENT, LLC<



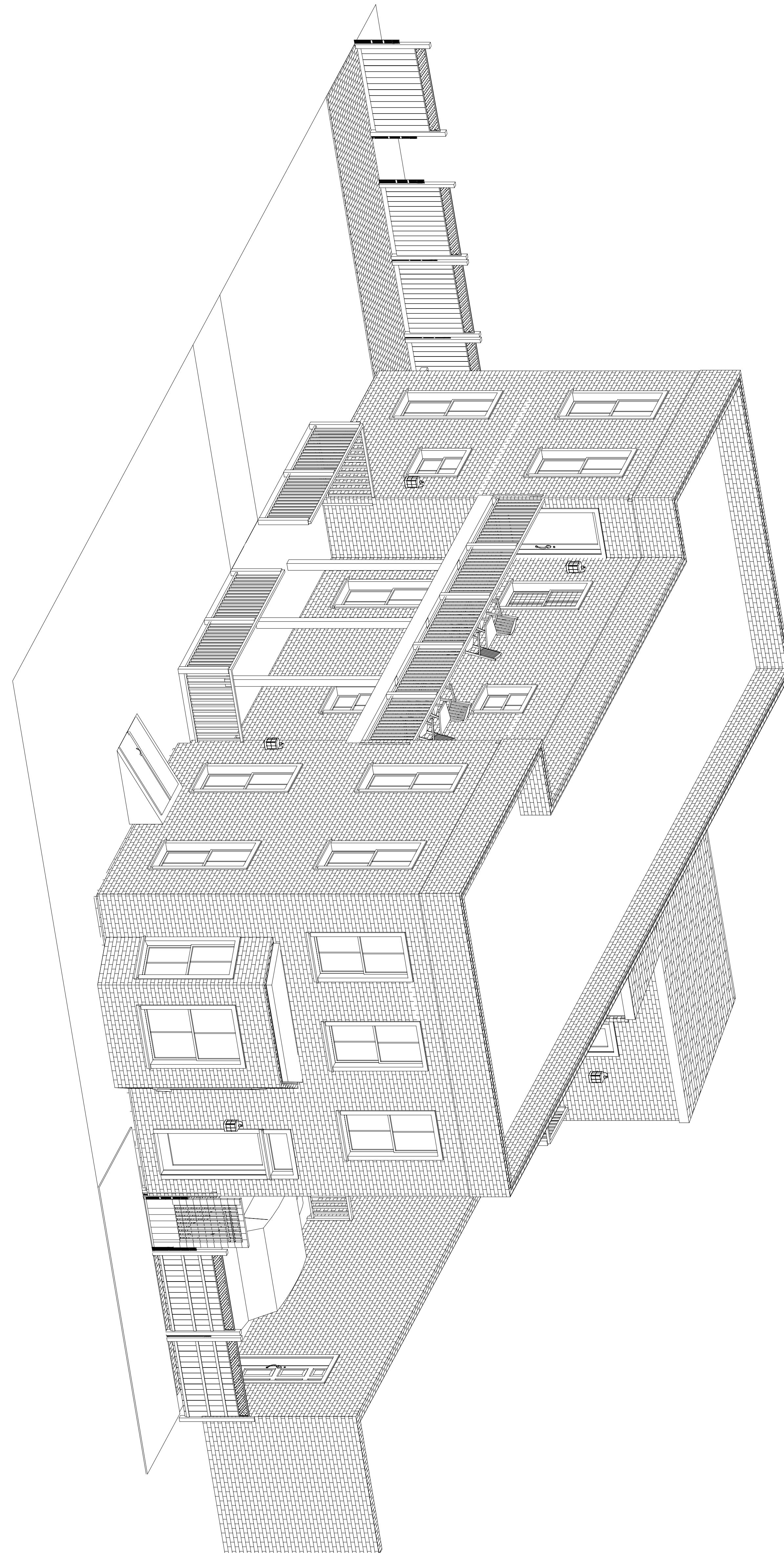


DD-3

ISOMETRIC PLAN

NEW ISOMETRIC PLAN

SCALE: NONE



REFERENCE
NORTH

As noted

DD-3

00 RET
July 2, 2007

revisions

IMAGE DESIGN
WASHINGTON, DC + LOS ANGELES, CA
design & construction
www.imagedesign-dc.com

1. July 30, 2007
2. April 9, 2008

1131-1133 D Street, N.E.
WASHINGTON, D.C.
ALTERATION & REPAIR