



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



February 21, 2008

Mr. David Maloney
Historic Preservation Review Board
801 North Capitol Street, NE
Suite 3000
Washington, DC 20002

RE: HPA #07-337 (1131 D Street, NE)

Dear Mr. Maloney:

At our regularly scheduled and properly noticed meeting on February 14, 2008, our Commission voted 5-0 (with five commissioners required for a quorum) to oppose the above referenced application. We have not had the opportunity to discuss potential concerns with the applicant. The applicant accepted our invitation to present his plans to on January 15, 2008; but failed to attend. After reviewing the draft plans, we believe the following issues must be addressed:

- This free-standing building is on an R4 designated square. The existing structure is over the maximum 40 % lot occupancy (DCMR 403.2). The owner of the property, Mr. Barry Johnson, is 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. 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 and the lack of proper notice given to his neighbors.
- We are also unclear as to his actual property lines and design of the building. Based on his survey, it appears the applicant may be planning to use public space in the rear for parking. Additionally, we have a few design questions (e.g., placement and number of doors, bay projecting into public space) that should be addressed.
- 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

If you have any questions, please contact Ms. Annie Swingen at annieswingen6a04@gmail.com or (571) 236-5376.

On behalf of the Commission,

Joseph Fengler
Chair, Advisory Neighborhood Commission 6A

cc: Mrs. Nancy Metzger, CHRS Mr. Jonathan Mellon, HPO
Mr. Gary Peterson, CHRS Mr. Barry Johnson