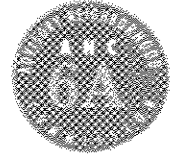


District of Columbia Government  
Advisory Neighborhood Commission 6A  
Box 75115  
Washington, DC 20013



January 11, 2008

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

RE: Request for hearing postponement for HPA# 07-337 (1131 D Street, NE)

Mr. Maloney:

We formally request a postponement in hearing HPA #07-337 regarding 1131 D Street, NE as our Commission has not had the opportunity to discuss potential concerns with the applicant. After reviewing the plans, we believe the following issues must be addressed before our Commission makes an informed recommendation on the application:

- 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 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. 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.
- 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. Thus, we would like the opportunity to speak with Mr. Johnson and clarify these issues. 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 11<sup>th</sup> 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

Mr. Johnson has agreed to present and discuss his plans at the scheduled ED&Z committee meeting on January 15, 2008.

On behalf of the Commission,

Joseph Fengler, Chair

Cc: Jonathan Mellon, HPO  
Nancy Metzger, CHRS  
Gary Peterson, CHRS  
Barry Johnson