

AGENDA

ANC 6A Economic Development & Zoning Committee
Wednesday July 20, 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/Sharee Lawler) (3 min)

7:20 **Old Business - None**

7:20 **New Business**

1. BZA #18247 (1309-1311 H St NE). (Continued from June ED&Z meeting) The applicant seeks for a variance from the floor are ratio requirements under subsection 771.2, a variance from the rear yard requirements under section 774, a variance from the off-street parking requirements under subsection 2101.1, and a variance from the loading requirements under subsection 2201.1, to allow the development of a new restaurant in the HS/C-2-A District. (30 minutes)
2. BZA #18254 (1303 Linden Ct. NE). (Continued from June ED&Z meeting) The owner seeks multiple variances and a special exception to construct a 3-story residence and roof deck in the alley of Linden Ct. The lot is split zoned C-2-A/R4. (20 minutes)
3. 1350 Maryland Ave. NE. The developer will be presenting drawings of a new multi-use development that is proposed to replace the current structure at 1350 Maryland Ave NE. (30 minutes)
4. BZA #18266 (1317 D St .NE) The applicant seeks a special exception to allow the construction of a rear addition to an attached single family dwelling under section 223, not meeting the lot occupancy (section 403) and rear yard (section 404) requirements in the R-4 district. (25 minutes)

8:30 **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
1317 D St NE	1031	0148	R-4	Special Exception	3104.1-223

Present use(s) of Property:	Single Family Residence				
Proposed use(s) of Property:	Single Family Residence				
Owner of Property:	Melissa & Joseph Boyette	Telephone No:	202-543-1384		
Address of Owner:	1317 D ST NE, Washington, DC 20002				
Single-Member Advisory Neighborhood Commission District(s):	6A-05				

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

Request to allow the construction of a rear addition to a single family dwelling under section 223, not meeting the lot occupancy (section 403) and rear yard (section 404) requirements in the R-4 district at premises 1317 D St, NE (Square 1030, Lot 0148).

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:	7/11/2011	Signature*:			
To be notified of hearing and decision (Owner or Authorized Agent*):					
Name:	Melissa Boyette	E-Mail:	oldcitydesign@gmail.com		
Address:	1317 D Street, NE Washington, DC 20002				
Phone No(s):	202-465-6237	Fax No.:			

* 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. _____
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ITEM E
DETAILED STATEMENT OF RELIEF SOUGHT

MELISSA G. BOYETTE (applicant)

1317 D STREET, NE
WASHINGTON, DC 20002

The owner requests to allow the construction of a rear addition to an attached single family dwelling under section 223, not meeting the lot occupancy (section 403) and rear yard (section 404) requirements in the R-4 district at premises 1317 D Street, NE (Square 1030, Lot 0148). The property is currently a nonconforming site with respect to minimum lot area (section 401.3), with a one-car garage in the rear yard, a nonconforming accessory structure. The owner wishes to remove the nonconforming accessory structure and construct an addition to the single-family residence to reduce the overall lot occupancy from 77.5% (existing) to 67.2% (proposed) while increasing the rear yard setback from 1 foot (existing) to 18 feet (proposed).

The owners have been in this home for over 6 years and have become a stable part of the neighborhood. Over that time, the family has grown, and the house is not meeting their space needs as it once did. To meet their needs well into the future, they wish to construct a three-story addition at the rear of the building. The proposal will involve removing the existing porches and detached garage and providing new enclosed living space within a smaller overall footprint. The addition will consist of a new bedroom at the basement level, an enlarged kitchen and breakfast room at the first level, an enlarged bedroom at the second level, and a new third level bedroom. The owners have discussed this proposal with their immediate neighbors and have their full support.

The property is one of the only remaining homes on the block whose exterior porches have not been enclosed. While studying the options for an addition, simply enclosing the porches did not offer enough space for any additional, usable bedrooms.

By special exception, the owner is asking for relief from both lot occupancy and rear yard requirements.

- The owner is asking for 7.2% relief from the lot occupancy requirement. Because the site is nonconforming, it would be very difficult to meet the lot occupancy requirement. As an example, these constraints would only allow a 5 foot addition off the back of the existing brick dwelling.
- The owner is asking for 10% relief from the setback requirement in order to make the bedrooms in the addition large enough to furnish appropriately, and allow the family to remain in the home.

With respect to the impact that this addition will have on the neighborhood:

- Access to light will not be unduly affected to either adjacent property. The properties are fully attached, with northern and southern exposures on the front and rear, respectively. The southern exposure on the rear of the adjacent properties will not be obscured, providing maximum light in all seasons.
- The addition will not restrict airflow to adjacent properties.
- The addition will not adversely affect the views from adjacent properties because the primary view from the rear of these homes is straight through the lot to the alley. Furthermore, the removal of the existing garage will greatly enhance any view across the lot from adjacent properties.
- The addition will not adversely affect the privacy of adjacent properties, because a majority of the houses in this block have privacy fences that greatly restrict visibility between them. All of the windows in the proposed addition below the existing roof line will be oriented towards the alley.
- The addition will not be visible from D street, as it is an addition to the rear (south side) of an existing structure which is oriented North/South.
- From the alley, the addition is clear and pleasing in its character and massing. The materials will be attractive, low-maintenance and will provide a great improvement from the existing rear structures.