

## **AGENDA**

ANC 6A Economic Development & Zoning Committee  
Wednesday December 15, 2010, 7-9:00 PM  
Sherwood Recreation Center (640 10<sup>th</sup> St, NE)  
2<sup>nd</sup> Floor Community Room

7:00 pm **Call to order**

7:01 **Community Comments**

7:05 **Ongoing Status Reports:**

1. Resolution of previously heard BZA/HPRB cases (Group) (2 min)
2. 7-Eleven Appeal (Phil Toomajian) (2 min)
3. Vacant Properties (Dan Golden/Phil Toomajian) (2 min)
4. H Street Business Liason Report (Charmaine Josiah/Sharee Lawler) (3 min)

7:11 **Old Business** - None

7:11 **New Business**

1. ZC Case #03-02B (Gallaudet University). Application of Gallaudet University, pursuant to 11 DCMR §§ 210.1 and 3104, for special exception approval to amend an approved campus plan, and further processing under the amended campus plan, for construction of a mixed-use academic and student residential building on property zoned R-4, with premises address of 800 Florida Avenue, N.E. (30 minutes)
2. BZA #18161 (1245 G St NE). Application for a variance from the nonconforming structure provisions under subsection 2001.3, to allow a second story sunroom addition on top of an existing attached garage serving an existing one-family row dwelling in the R-4 District at premises 1245 G Street, N.E. (Square 1005, Lot 41) (45 minutes)

8:45 **Additional Community Comment (time permitting)**

Everyone is welcome! Call Drew Ronneberg with questions at 202 431-4305.

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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
1245 G STREET NE 20002	1005	0041	R-4	Area Variance	§ 2001.3

Present use(s) of Property: SINGLE FAMILY DWELLING.

Proposed use(s) of Property: SINGLE FAMILY DWELLING

Owner of Property: VALERIE BYRD

Telephone No: \_\_\_\_\_

Address of Owner: 1245 G STREET NE, WASHINGTON DC 20002

Advisory Neighborhood Commission: \_\_\_\_\_

Single-Member District(s): \_\_\_\_\_

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

VALERIE BYRD OF 1245 G STREET NE REQUESTS VARIANCE FROM §2001.3 TO  
ADD "SUNROOM AND DECK" ON TOP OF 1-STORY ATTACHED GARAGE OF THE EXISTING  
NON-CONFORMING 3-STORY SINGLE FAMILY DWELLING AT SAME ADDRESS.

**EXPEDITED REVIEW REQUEST**

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: 11/1/10

Signature\*: [Signature]

\* 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.

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

Name: JOE WOODILL

E-Mail: JOE.WOODILL@LANDMARK-CONSTRUCTION.COM

Address: PO Box 25511, WASHINGTON DC 20027

Phone No.: 202-491-1533

Fax No.: 703-859-7608

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. 18161

# LANDMARK CONSTRUCTION

Remodeling - Design Build - Restoration

Permission to act as Agent for Owner:

I, Valeri A. Byrd, do hereby authorize Job Woodill, Landmark Construction, Lancaster Diversified Inc., and any other associated entity, architect or sub-contractor, to act as my agent, while obtaining permits, permissions or necessary variances as is required for work to be performed on the building at 1245 G. Street, N.E. Washington, DC 20002 as is expedient and correct for the completion of work on aforementioned building. This in no way grants any exclusive or specific rights to any of the mentioned parties, but solely grants permission to obtain permits/permissions/variances on the above mentioned building.

Building Owner Signature Valeri A. Byrd

Printed Name Valeri A. Byrd

Date 10/25/2010

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LANDMARK CONSTRUCTION

PO Box 25511  
Washington DC 20027

Phone: 202-491-1533  
Fax: 703-859-7608  
[www.landmark-construction.net](http://www.landmark-construction.net)



"Firmus Similis Quercus"



**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**



September 14, 2010

**MEMORANDUM**

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*  
Zoning Administrator

SUBJECT: Proposed sunroom with deck on top of a 1-story attached garage of the existing non-conforming 3-story single family dwelling (SFD) row structure located at  
1245 G Street, NE  
Lot 0041 in Square 1005  
Zoned R-4  
DCRA File Job #B1009096  
DCRA BZA Case #FY-10-38-Z

Review of plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Variance from § 2001.3 (a) to permit an addition to an existing single family dwelling (SFD) with non-conforming lot occupancy. (§ 3103.2)

Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date this memo.

**NOTES AND COMPUTATIONS**ADDRESS: 1245 G St., NELOT(S): 0041SQUARE: 1005Non-conf. SDF row  
w/ 2<sup>nd</sup> level Add.ZONED: R-4

<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
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LOT AREA	1800 Sq. Ft.		1233 Sq. Ft.	567 Sq. Ft.	32%
LOT WIDTH	18 Ft.		17 Ft. (Exist.)	1 Ft.	6%
LOT OCCUPANCY (60%)		740 Sq. Ft. (Max. 60 %)	Exist. 1233 Sq. Ft. (100%)	296 Sq. Ft.	40 %
FLOOR AREA RATIO ()		N/A	N/A		
PARKING SPACES	1		1 (Exist. Attached Garage)		
LOADING BERTHS	N/A		N/A		
FRONT YARD	N/A		N/A'		
REAR YARD	20 Ft. min.		Exist. 0 Ft. (First Level) 8.5 Ft. (2 <sup>nd</sup> Level)	11.5 Ft. Note -- Allowed as per § 404.4	58%
SIDE YARD	N/A		N/A		
COURT, OPEN	N/A		N/A		
COURT, CLOSED	N/A		N/A		

# LANDMARK CONSTRUCTION

Remodeling - Design Build - Restoration

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## Statement of Existing and Intended use of Structure:

The structure is an existing, 3-story, single family dwelling row home, with attached one story garage, located at:

1245 G Street, NE  
LOT 0041 in Square 1005  
Zoned R-4.

The structure will remain a 3-story single family dwelling with attached garage and addition of proposed sunroom and deck on top of the one-story attached garage. The existing garage is structurally unsound and must be rebuilt. The proposed sunroom is of minimum impact to surrounding properties and remains well below roofline.

Job Woodill

  
Agent for owner

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Fax: 703-859-7608  
[www.landmark-construction.net](http://www.landmark-construction.net)



**"Firmus Similis Quercus"**

# LANDMARK CONSTRUCTION

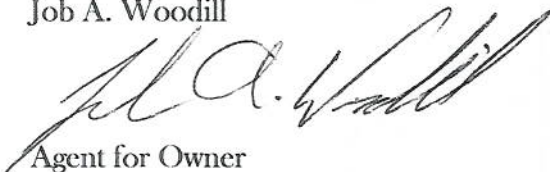
Remodeling - Design Build - Restoration

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## Statement Meeting the Provision's Three Main Tests:

- 1) Due to the current condition of the one-story attached garage, the owner of 1245 G Street NE has been unable to safely utilize the existing structure. Since the existing garage is "grandfathered in" the owner would like to utilize the space above the garage as an indoor/outdoor living space after completion of structural renovations. The space above the one story garage is "dead space" and cannot be effectively or safely utilized without the proposed sunroom and deck.
- 2) The proposed renovations at 1245 G Street NE will serve only to beautify and increase the safety of the immediate area while not increasing the footprint of the existing structure. There will be no impact to traffic, noise, lighting, etc.
- 3) The "general intent" of the Zoning Regulations and Map is to prevent an increase in footprint and/or obstruction of views and skyline. The proposed sunroom and deck remain well below the roofline and do not add to the structure's current footprint.

Job A. Woodill



Agent for Owner

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"Firmus Similus Quercus"









# Square 1005 Lot 0041

- Property Lines
- 200 Foot Radius

Office of Tax and Revenue  
Real Property Assessment Division  
Geographic Information Systems

Map Created: 11-05-2010  
For planning purposes only

F410 - #38-2

Scale 1/2=1

A-1 cover

A-2 Foundation

## A-3 Wall Framing

### A-4 Ceiling/Floor

## Framing

## A-5 Deck and Roof

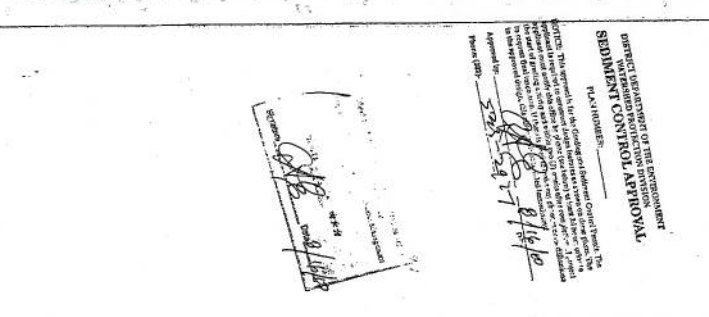
## Framing

## A-6 Electrical

## A-7 3-D Framing

## A-8 3-D Views

General Description-  
Demolish existing single story garage and slab.  
Install new 8X16 standard footer and concrete slab with same footprint.  
Construct garage, sun room and porch as depicted



DATE: 8/15/2010  
SCALE: 1/1  
SHEET: A-1

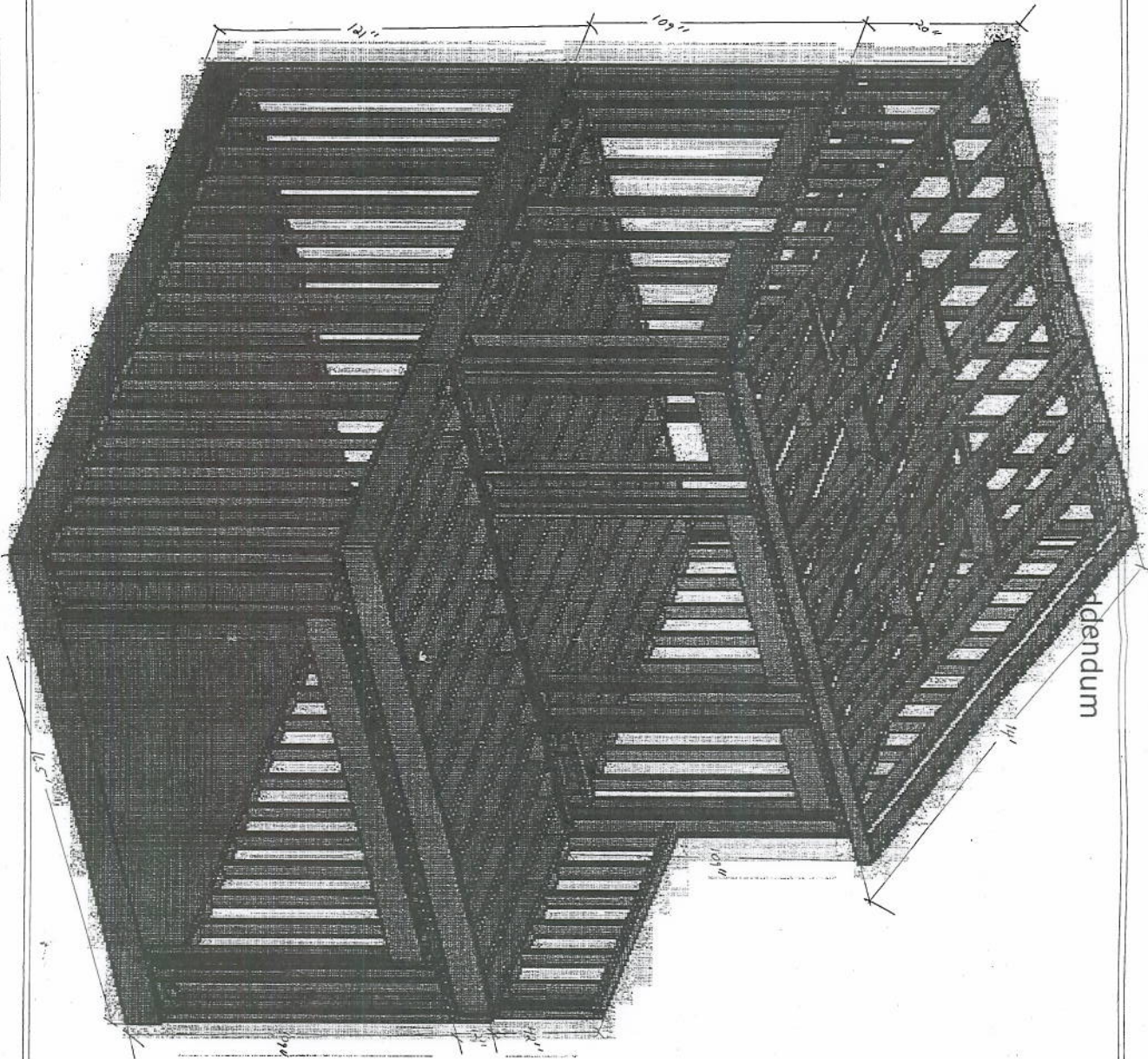
DRAWINGS PROVIDED BY:  
Landmark Construction  
PO Box 25511  
Washington, DC 20027  
703.663.0767

PROJECT DESCRIPTION:  
Valeri Byrd Garage and Porch\_

SHEET TITLE: Construction Drawings

[illegible]





A-7

SHEET:

SCALE: 1/2" = 1'

DATE: 8/15/2010

DRAWINGS PROVIDED BY:

Landmark Construction  
PO Box 25511  
Washington, DC 20027  
7035853536

PROJECT DESCRIPTION:

Valeri Byrd Garage and Porch\_2

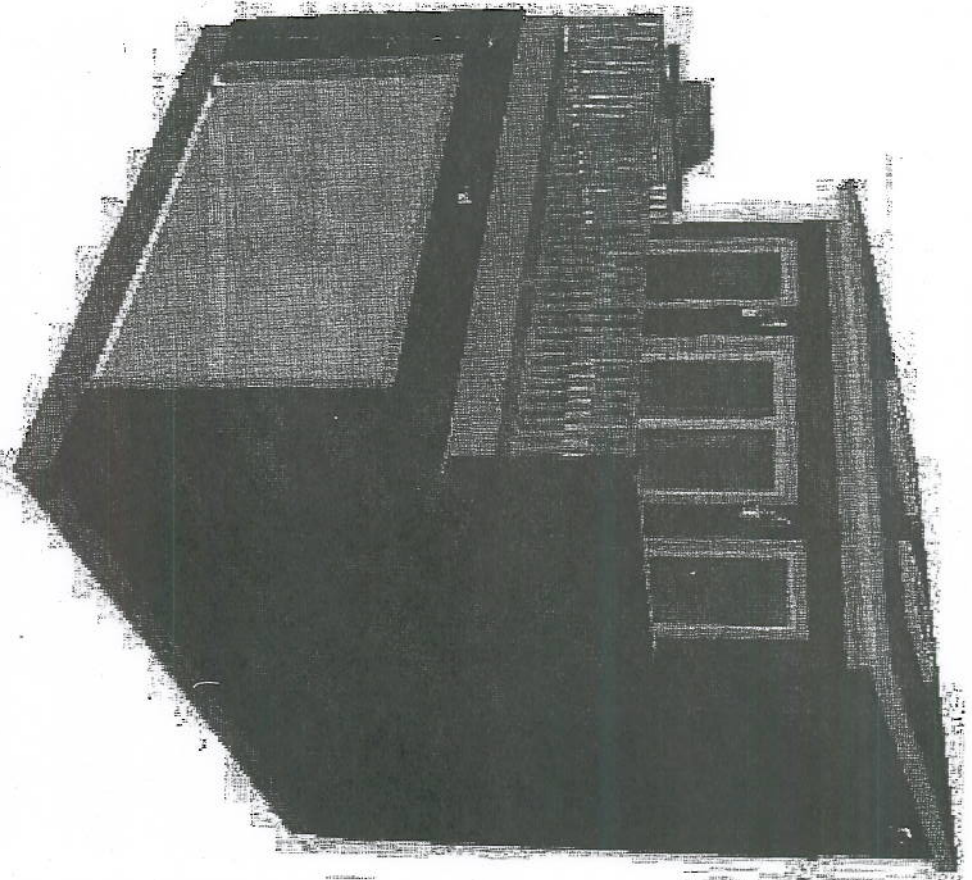
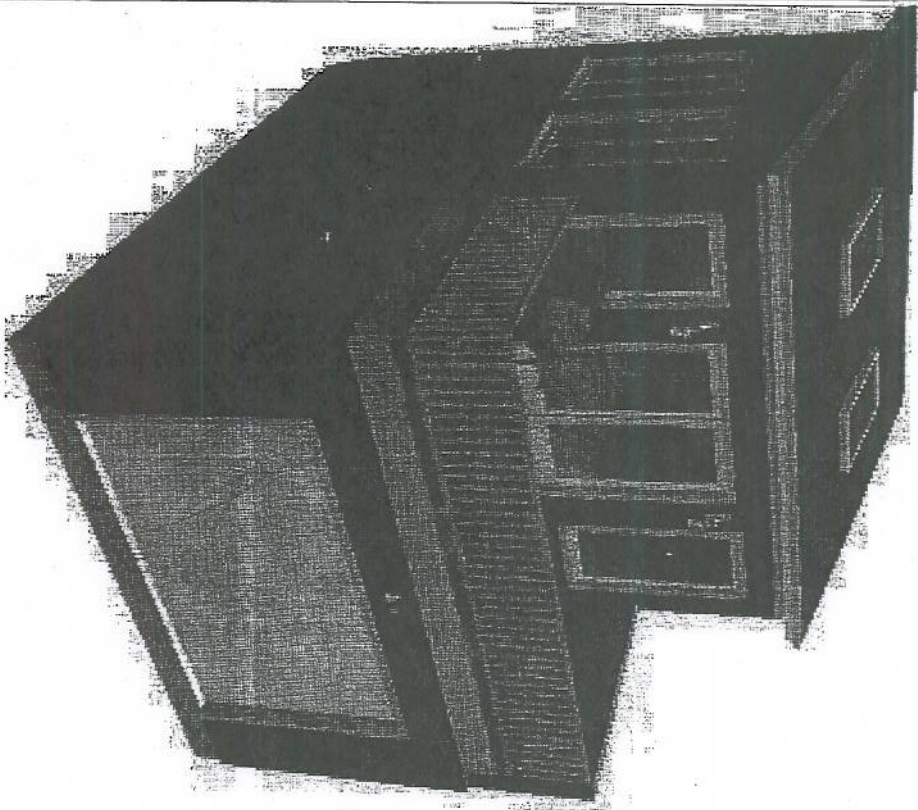
SHEET TITLE:

Construction Drawings

NO.	DESCRIPTION	BY	DATE



# Plan Addendum



A-8

SHEET:

SCALE: 1/2"

DATE: 8/15/2010

DATE:

DRAWINGS PROVIDED BY:  
Landmark Construction  
PO Box 25511  
Washington, DC 20027  
703.953.3239

PROJECT DESCRIPTION:  
Valeri Byrd Garage and Porch, 2

SHEET TITLE:  
Construction Drawings

NO.	DESCRIPTION	BY	DATE