

AGENDA

ANC 6A Economic Development & Zoning Committee
Tuesday September 25, 2007, 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. 200 H (Drew Ronneberg) (3 minutes)
2. H Street Upzoning Moratorium (Rich Luna/Drew Ronneberg) (1 minute)
3. Vacant Properties (Heather Scott) (3 minutes)
4. Historic District Expansion/Creation (Annie Swingen) (3 minutes)
5. Fast food restaurant appeal -1016 H St NE (Drew Ronneberg) (1 minute)
6. 1113-1117 H St NE. NCRC proposals (Drew Ronneberg) (4 minutes)

7:15 **Old Business - None**

7:15 **New Business**

1. BZA 17683 (109 15th St NE). Special Exception from Section 223.1, to permit a 2nd level rear deck addition to an existing non-conforming 2 unit flat structure in Section 2001.3(a) and (b) not in compliance with the percentage of lot occupancy limitation of Section 403.2 and also not meet the minimum width of an open court set forth in Section 406.1 in the R-4 Residential Zone District. (15 min)
2. 1309-1311 H St. NE. Applications for raze (demolition) permits have been filed with DCRA. (15 min)
3. Request OP to revise/update H Street NE Design Guidelines (25min)

8:10 **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/>

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



MEMORANDUM

To: Advisory Neighborhood Commission

6A

From: Jerrily R. Kress, FAIA **DSNJ**
Director

Date: JUN 25 2007

Re: BZA Application No. 17683

In accordance with DCMR 3112.7 and 3113.7, you are hereby advised that the above-numbered application, which falls within the boundaries of your Advisory Neighborhood Commission, was filed with the BZA on 6/25/07. A copy of the above-numbered application is attached for your information and use. This is not a notice of public hearing on the application. You will receive notice of the hearing by mail and through the D.C. Register approximately forty (40) days in the advance of the hearing. In accordance with 11 DCMR 3115, the written report of an ANC shall contain certain information specified in that section. A copy of Section 3115 is on the reverse side. If you have any questions, please contact the Office of Zoning at (202) 727-6311.

APPROXIMATE HEARING DATE: MID-NOV. 07

Office of Advisory Neighborhood Commission
C/O Gottlieb Simon
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004



BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



APPLICATION

Notice: See other side of application form for instructions

Pursuant to Sections §3103.2 - Use Variance, §3103.2 - Area 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)	Zoning Districts	Relief Being Sought Area Variance Use Variance Special Exception	Section No(s)
109 15th Str. NE	1069	42	R-4	Special Exception	223

Present use(s) of Property:	Flat
Proposed use(s) of Property:	Flat with deck
Owner of Property:	Heidi Elliott + Caroline Vollmer
Telephone No:	202) 834-4072
Address of Owner:	109 15th Str. NE

Write paragraph specifically stating the who, what, and where of the proposed action(s). This will serve as the Public

Hearing Notice: We are requesting a special exception for section 223 for the construction of a second story deck on the rear of our house

Estimated construction cost:	\$	Advisory Neighborhood Commission Single Member District(s):	Ward 6A
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Date:	6/22/07	Signature:	Heidi Elliott / Caroline Vollmer
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* The Owner of the Property for which the application is made or his/her authorized agent. In the event an authorized agent files an application on the behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany the notice of application.

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

Name:	Heidi Elliott / Caroline Vollmer
Address:	109 15th Str. NE
Phone No:	202) 834 4072
Fax No:	301) 350-6505
Email:	helliott109@comcast.net

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

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



May 3, 2007

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew LeGrant *m22*
Deputy Zoning Administrator

SUBJECT: Proposed 2nd Level Rear Deck Addition to an Existing
Non-conforming 2 Unit Flat Structure located at
109 15th Street, N.E., Lot 42 in Square 1069, Zoned R-4.
File Job #FY07-5-Z.

Review of plans for the proposed rear deck addition to an existing non-conforming 2 unit flat structure at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Special Exception from Section 223.1, to permit a 2nd level rear deck addition to an existing non-conforming 2 unit flat structure in Section 2001.3(a) and (b) not in compliance with the percentage of lot occupancy limitation of Section 403.2 and also not meet the minimum width of an open court set forth in Section 406.1 in the R-4 Residential Zone District. (Section 3104.1)

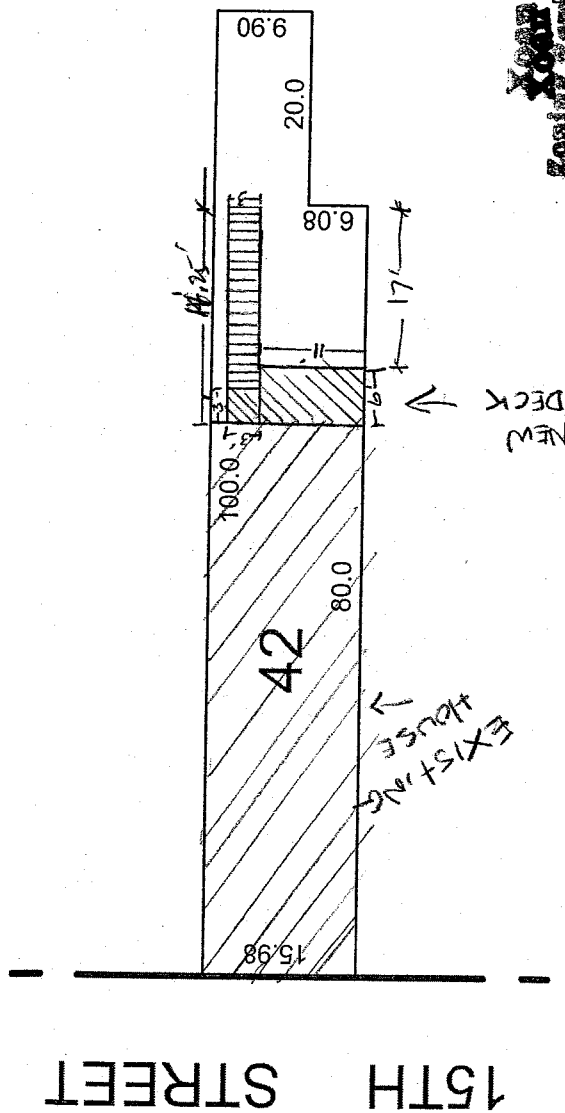
NOTES AND COMPUTATIONS

ADDRESS: 109 5th Street, N.E.
2 Unit FlatLOT(S): 42
ZONED: R-4SQUARE: 1069REQUIREDALLOWEDPROVIDEDVARIANCE

LOT AREA	1,800 Sq. Ft.		1,476 Sq. Ft. (Existing)	324 Sq. Ft. (Exist.) 18% (Exist.)
LOT WIDTH	18'		15.98' (Existing)	2.02' (Exist.) 11% (Exist.)
LOT OCCUPANCY (60%)		886 Sq. Ft.	Existing: 927 Sq. Ft. Addition: 96 Sq. Ft. Total 1,023 Sq. Ft. (69%)	137 Sq. Ft. (9%)
LOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		1 (Existing)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		<u>0</u>	
REAR YARD	20' min.		± 29.40'	
SIDE YARD	N/A		N/A	
COURT, OPEN	10' min.		1.98'	8.02' (80%)
COURT, CLOSED	N/A		N/A	

(Signature of owner or his authorized agent)

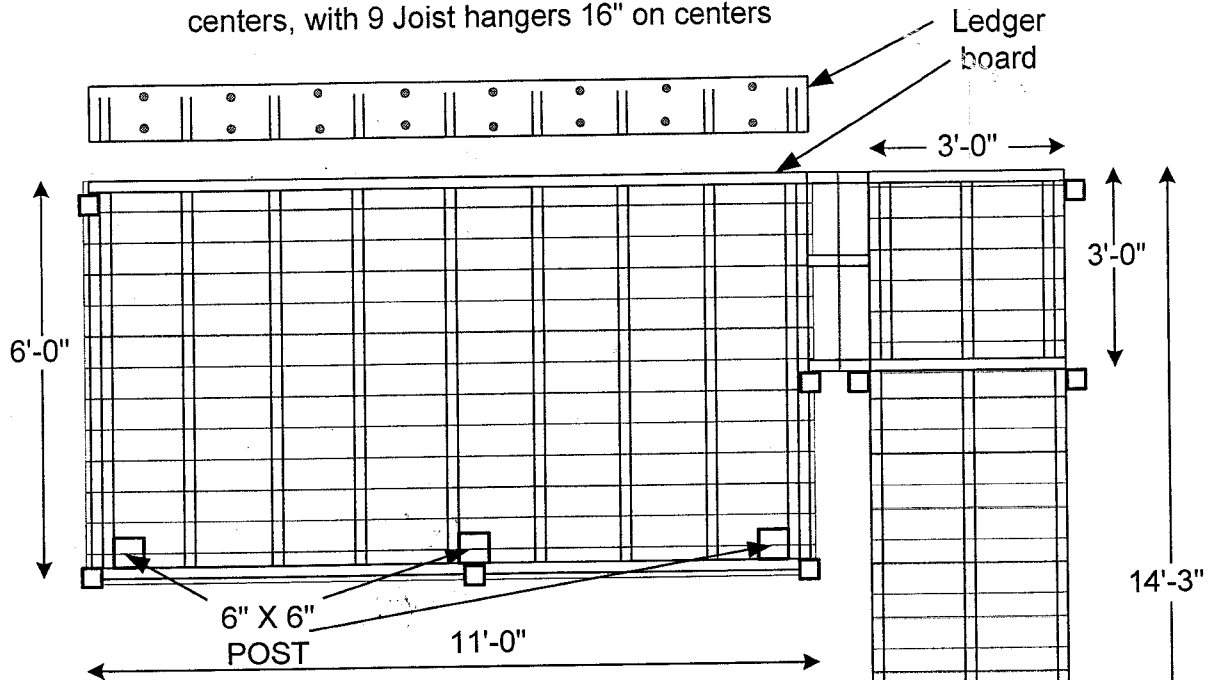
NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



YOUR NAME
Zoning Review Branch
Planning Division

104 15 Street, NE

2" x 10" x 11' Ledger Board anchored to house
with 16 - 1/2" x 4" sleeve anchors 16" on
centers, with 9 Joist hangers 16" on centers

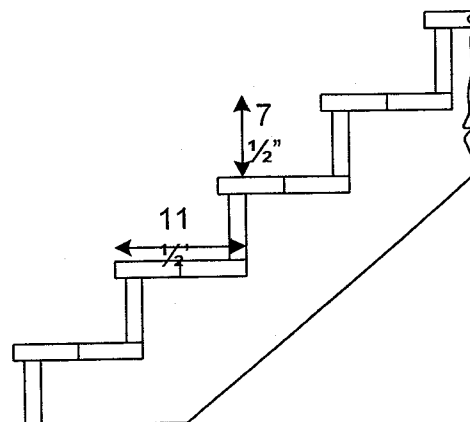
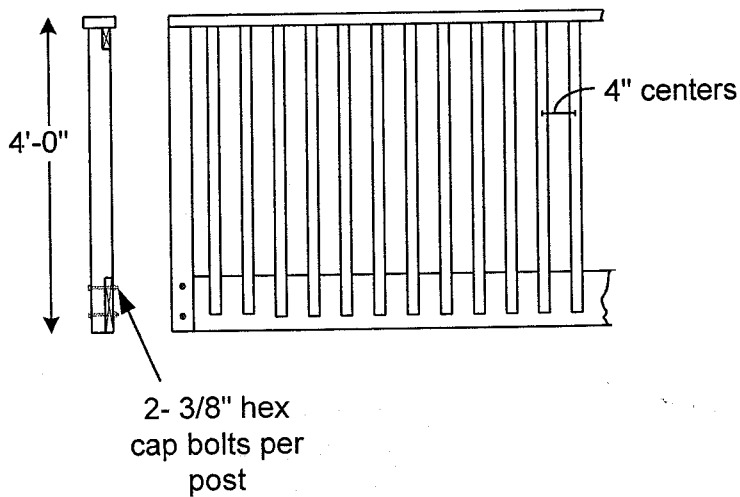


All Deck framing 2" x 10" with double 2" x 10" frame ends

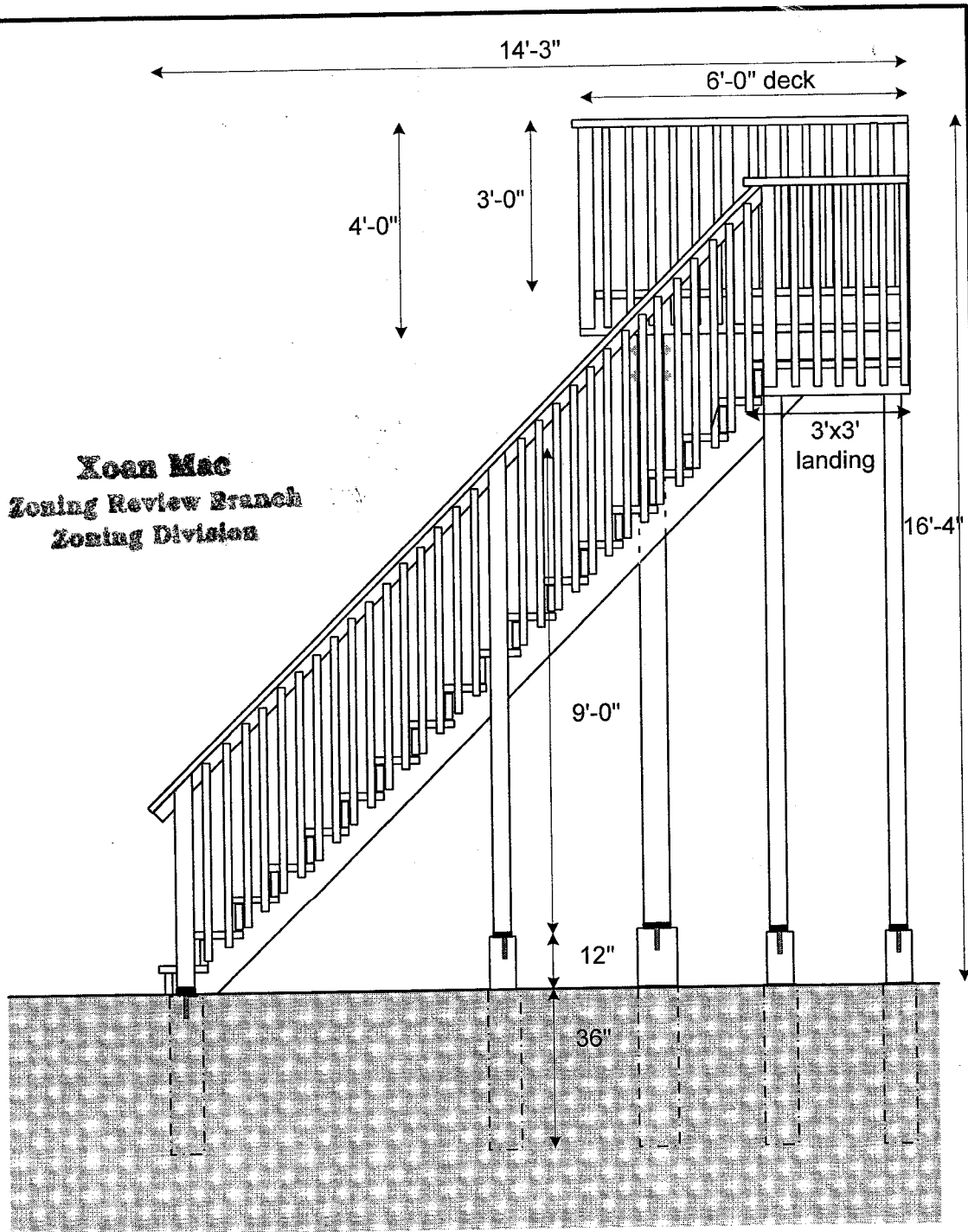
Deck size = 11' x 6', Deck surface = 13 -1" x 6" deck boards

Xoan Mac
Zoning Review Branch
Zoning Division

Railing with 4" x 4" post, 2" x 2"
pickets, and 2" x 6" rail cap

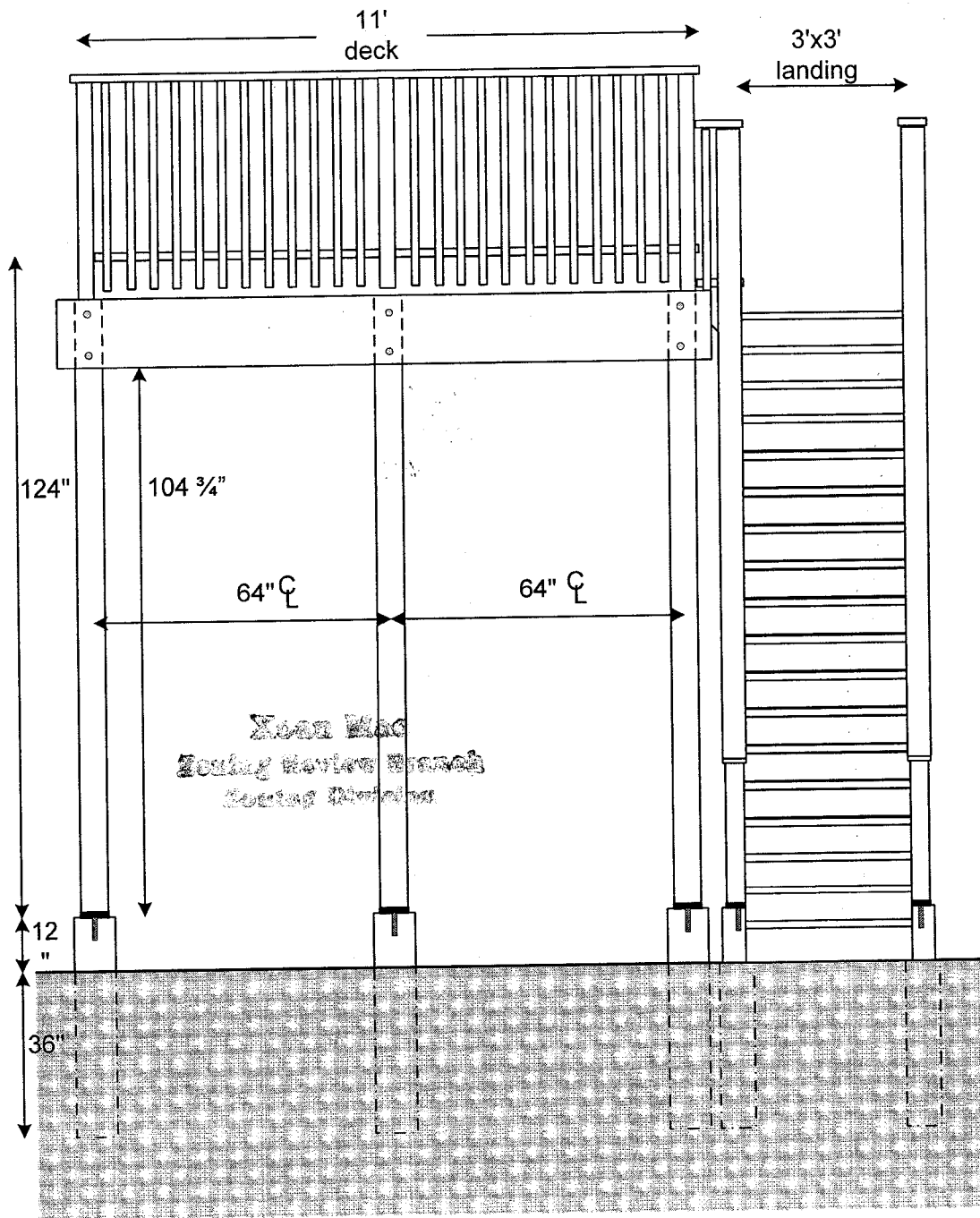


3 - 2" x 12" x 16' stringers with 2" x 6" stair treads
and risers, 48" hand rails with 2" x 2" pickets



Xoan Mac
Zoning Review Branch
Zoning Division

West Elevation	109 15 TH Street, N.E. Washington, DC 20002	Scale 3/8" = 1'-0"
Lot 42		DRAWN BY B. GUGLIUZZA
Square 1069		Date 7-21-06



South Elevation	109 15 TH Street, N.E. Washington, DC 20002	Scale 3/8" = 1'-0"
Lot 42		DRAWN BY B. GUGLIUZZA
Square 1069		Date 7-21-06



109 15th St NE



113 15th St NE



109 15th St NE

113 15th St NE

111 15th St NE

113 15th St NE

115 15th St NE





107 15th St NE

109 15th St NE

113 15th St NE

111 15th St NE

1514 A St NE

1512 A St NE



109 15th St NE

1513 & 1515
Constitution Ave



111 15th St NE



**Old Deck
109 15th St NE**

STATEMENT OF EXISTING AND INTENDED USE

109 15th Street, NE
Square 1069
Lot 42

To: **The Office of Zoning**
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington, DC 20001

From: **Heidi Elliott and Caroline Vollmer**
Owner / Applicants
109 15th Street, NE
Washington, DC 20002

Date: June 18, 2007

Subject: **BZA Application No. _____ - Elliott/Vollmer Addition**
109 15th Street, NE (Square 1069 / Lot 42)

The House:

The house is currently a multi-family flat. There are two units, one downstairs and one upstairs. With the addition of the second story deck, the house will remain a multi-family flat with the two units, but this will provide a means of egress from the back of the house on the second story to the back yard.

Purpose of the Original Deck:

The original deck was supported on the ground floor by piles of bricks and the second story was attached to the house by nails. The staircase was attached only to the second story deck. Over the short period of time we lived there, the nails became loose and the entire structure began to separate from the building and became very shaky. The original use of the old deck was as a means of egress from the back of the second floor flat.

Purpose of the New Deck:

The proposed deck will have cement footers in addition to being bolted to the house. The second story deck will be used as a means of egress from the back of the second floor flat.

**Burden of Proof
Special Exception Application**

**109 15th Street, NE
Square 1069
Lot 42**

To: The Office of Zoning
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington, DC 20001

From: Heidi Elliott and Caroline Vollmer
Owner / Applicants
109 15th Street, NE
Washington, DC 20002

Date: June 18, 2007

Subject: BZA Application No. _____ - Elliott/Vollmer Addition
109 15th Street, NE (Square 1069 / Lot 42)

Heidi Elliott and Caroline Vollmer, owners and residents of 109 15th Street, NE hereby apply for a special exception to build a second story deck on their existing row house. The aspect of the proposed project that falls outside the current zoning regulation is as follows:

The proposed construction maintains the existing lot occupancy of 1013.2 SF, which 9% over the allowed lot occupancy for a row house in the R-4 zoning district (11 DCMR 403.2).

I. Summary:

- A. The special exception qualifies under 11 DCMR Section 223 because the lot occupancy for the property does not exceed 70% (11 DCMR 223.3), and the addition will not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property (11 DCMR 223.2).
- B. The proposed second story deck will provide a means of access into/out of the back of the house to/from the yard for the second floor unit.

II. Bases for Grant of Special Exception

Section 223 provides relief based on satisfying specific criteria under which additions to single-family dwellings may be permitted with a residential district. Those criteria are address separately below:

223.1 An addition to a one-family dwelling or flat in those Residence Districts where a flat is permitted that does not comply with all of the applicable area requirements of sections 403, 406

The second story decks is to a permitted multi-family flat residence that is currently not in conformance with Section 403.2 (60 percent lot occupancy).

The proposed deck will be an extension on the back of our house on the second story. The existing structure has a lot coverage of 62.8 percent, which will increase to 69.3 percent. This is 6.5 percentage points over the matter-of-right lot occupancy allowed in the R-4 district, but is below the 70% allowed by Section 223.1 as a special exception.

223.2 The addition shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

(a) The light and air available to neighboring properties shall not be unduly affected.

107 15th Street NE

The project will have only minimal impact on light and air availability of the neighboring property directly to the south (107 15th Street NE), because:

- a.) The proposed deck will be an open plan and not have a roof to the structure as there was on the old deck (see photographs) allowing for increased airflow and light.
- b.) The proposed deck will is an open structure that will not block light or air availability.
- c.) The proposed deck will only extend an additional 4 feet above our shared privacy fence and is at least 4 feet from the closest neighboring window.
- d.) The owner of 107 15th Street NE has been presented with the proposed plans and signed a letter in support of it.

111 15th Street NE

The project will have only minimal impact on light and air availability of the neighboring property directly to the north (111 15th Street NE), because:

- a.) The proposed deck will be an open plan and not have a roof to the structure as there was on the old deck (see photographs) allowing for increased airflow and light.
- b.) The proposed deck will is an open structure that will not block light or air availability.
- c.) The proposed deck will only extend an additional 4 feet above our shared privacy fence and is at least 4 feet from the closest neighboring window.
- d.) The owner of 111 15th Street NE has been presented with the proposed plans and signed a letter in support of it.

- (b) The privacy of use and enjoyment of neighboring properties shall not be unduly comprised.**

The proposed project will not significantly alter the privacy or enjoyment of the immediate neighbors.

107 15th Street NE

The proposed addition will not unduly compromise the privacy or enjoyment of neighbors to the south, because:

- a.) This is the replacement of an old deck.
- b.) The owner of 107 15th Street NE has been presented with the proposed plans and signed a letter in support of it.

111 15th Street NE

The proposed addition will not unduly compromise the privacy or enjoyment of neighbors to the south, because:

- a.) This is the replacement of an old deck.
- b.) The owner of 107 15th Street NE has been presented with the proposed plans and signed a letter in support of it.

- (c) The addition, together with the original building, as viewed from the street, alley, or other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage.**

The deck will not be visible from the street frontage at 15th Street NE.

The deck will only be visible from the alley where other decks located.

- (d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways.**

Along with this applications, we have included the following items:

- a) Photos of the existing house and surroundings
- b) Letter of Support from next door neighbors
- c) Plan and elevation drawings of proposed deck
- d) Official Plat from the DC Office of the Surveyor

If you require further clarification or have any questions regarding the application, please contact us.

Thank you,

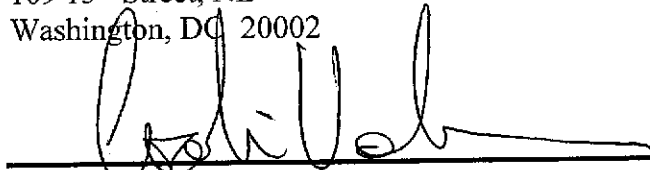


Heidi Elliott

Owner/Applicant

109 15th Street, NE

Washington, DC 20002



Caroline Vollmer

Owner/Applicant

109 15th Street, NE

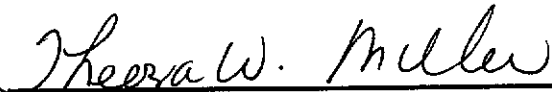
Washington, DC 20002

To: **The Office of Zoning**
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington, DC 20001

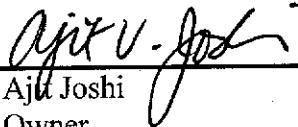
Date: June 11, 2007

Subject: **Letter of Support for Proposed Elliott/Vollmer Second Story Deck**
109 15th Street, NE (Square 1069 / Lot 42)

We, the immediate neighbors of 109 15th Street NE have seen, discussed and support the plans for the new second story deck as proposed by Heidi Elliott and Caroline Vollmer.



Theoza Miller
Owner
107 15th Street, NE
Washington, DC 20002



Ajit Joshi
Owner
111 15th Street, NE
Washington, DC 20002

[illegible]

-Square-1069

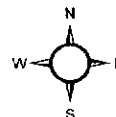
Sq 1069

15TH ST NE

Sq1070

Property Lin...

Map Created: 05-21-2007



C of O

CERTIFICATE OF OCCUPANCY

PERMIT NO.

CO 108570

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

DATE : 11/27/2005

ADDRESS:	FLOOR(S):	PRCLID: 1069 (square)	-0000-	0042 (lot)
109 15TH ST NE	1ST & 2ND	WARD: 6	ZONE: R4	

PERMISSION IS HEREBY GRANTED TO:

SOLE PROPRIETOR: HEIDI ELLICOTT & CAROLINE VOLLMER

TRADING AS:

APPROVED USES:

TWO FAMILY FLAT

PREVIOUS USES:

TWO FAMILY FLAT

TYPE:	BZA NO:	OCCUPIED SQ. FOOTAGE:	OCCUP. LOAD:	EXPIRATION DATE:
CHANGE OF OWNERSHIP		1,852	2	NONE

DESCRIPTION OF USE:

TWO FAMILY FLAT (2) UNITS

FEE:

\$75.00

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, VALID ONLY for the premise at the above address or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

Patrick J. Canavan, Psy. D.
DIRECTOR

PERMIT CLERK

ADENOLA SHITTU