

ANC 6B

Capitol Hill / Southeast

RECEIVED
OFFICE OF ZONING

2010 NOV 22 PM 3:25

703 D Street, SE
Washington, DC 20003
202.543.3344
FAX 202.543.3507

November 10, 2010

OFFICERS

Chairperson
David Garrison
Vice Chairperson
Ken Jarboe
Secretary
Kirsten Oldenburg
Treasurer
Carol Green
Parliamentarian
Neil Glick

Board of Zoning Adjustment
Office of Zoning
C/o Clifford Moy
441 4th Street, N.W.
Suite 210-S
Washington, DC 20004

**Re: BZA # 18154, CHRS Appeal of Zoning Administrator's decision
to approve construction of a rear addition to 1363 Massachusetts
Avenue SE that exceeds lot occupancy limits**

COMMISSIONERS

SMD 1 *David Garrison*
SMD 2 *Mary Wright*
SMD 3 *Norman Metzger*
SMD 4 *Kirsten Oldenburg*
SMD 5 *Kenan Jarboe*
SMD 6 *Will Hill*
SMD 7 *Carol Green*
SMD 8 *Neil Glick*
SMD 9 *Michael Patterson*
SMD 10 *Francis Campbell*
SMD 11 *Vacant*

Dear Board Members:

At a regularly called and properly noticed meeting on November 9, 2010, with a quorum (6 being a quorum) present, ANC 6B voted unanimously (10 to 0) to support the above CHRS appeal of the Zoning Administrator's decision to approve construction of a rear addition to 1363 Massachusetts Avenue SE that exceeds lot occupancy limits.

The Commission takes this action after reviewing the applicant's documentation and the grounds of the CHRS appeal, and taking testimony from an abutting property owner. The Commission concurs with CHRS that the Zoning Administrator exceeded his authority in granting a permit in this case.

Additionally, the Commission requests that an immediate Stop-Work Order be issued to allow this case to be properly re-evaluated before the project is completed. I have attached photographs of the project taken this week that show the current stage of construction. As you can see, the addition is likely to be closed in within days. Therefore, we request that an immediate Stop-Work Order be issued for this project.

Please notify the Commission if you have any questions or comments.

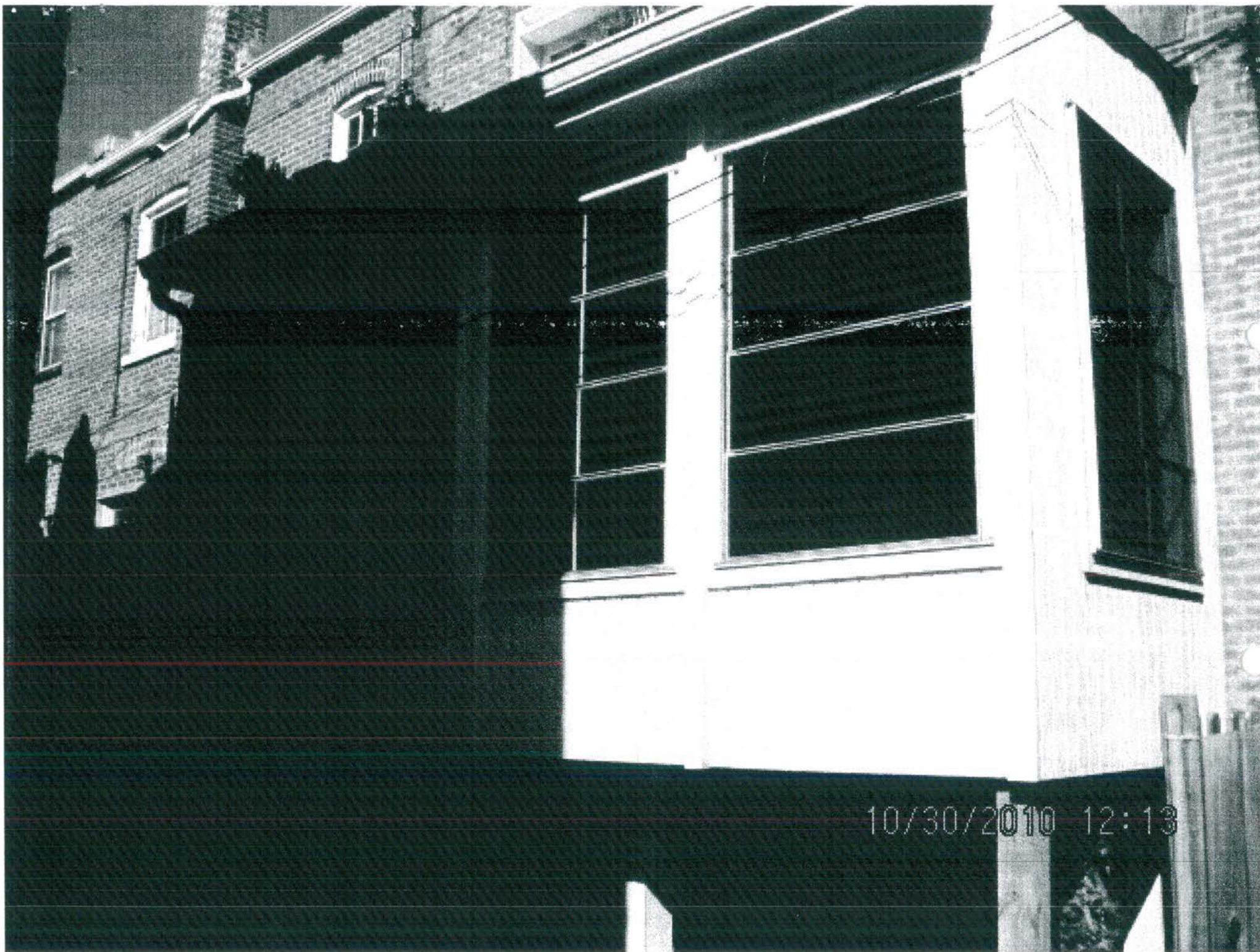
Sincerely,

David F. Garrison
David F. Garrison
Chair, ANC 6B

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18154
EXHIBIT NO. 21

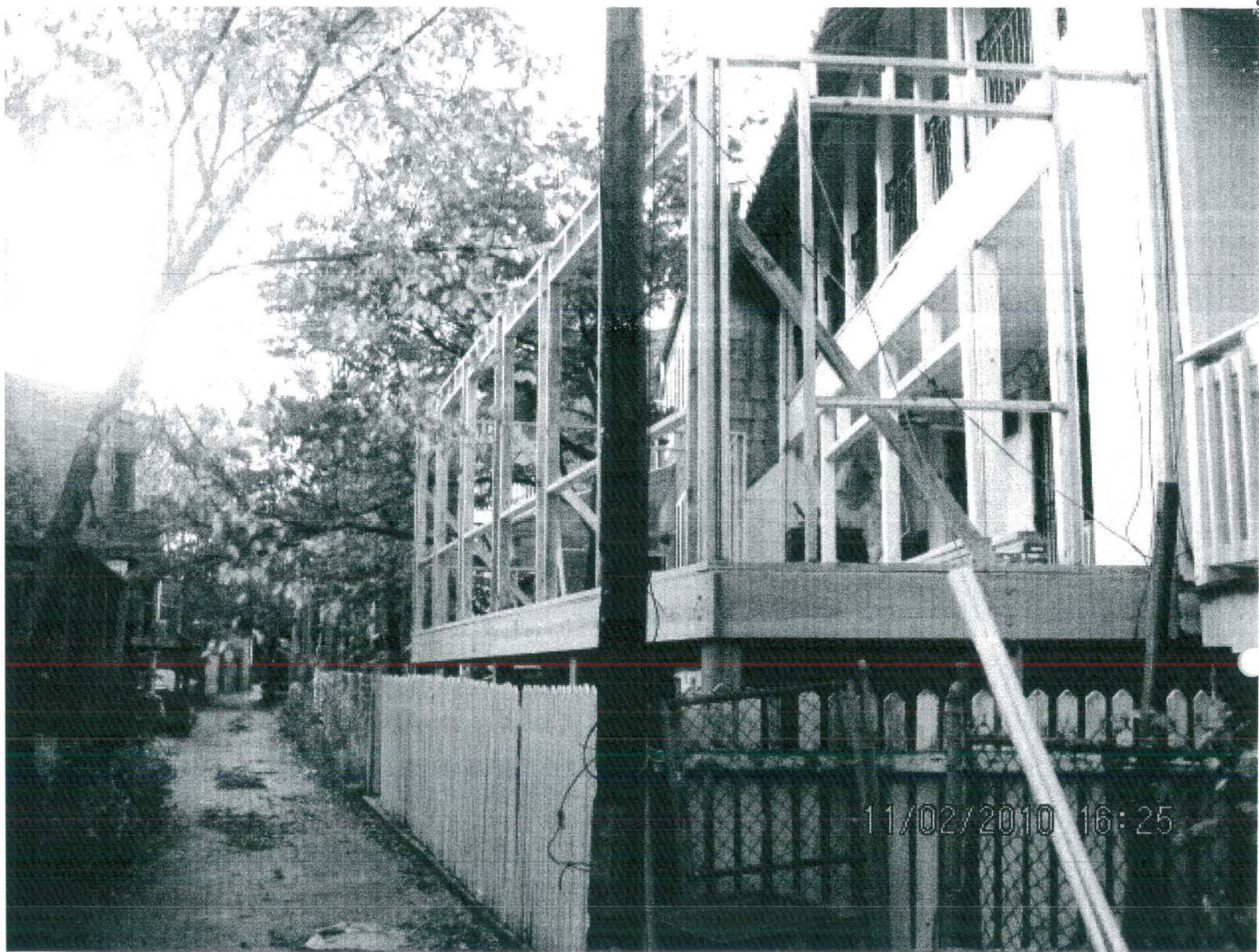
Cc: Linda Argo, Director, DCRA
Enclosed: Photo of project at 1363 Mass. Ave., SE

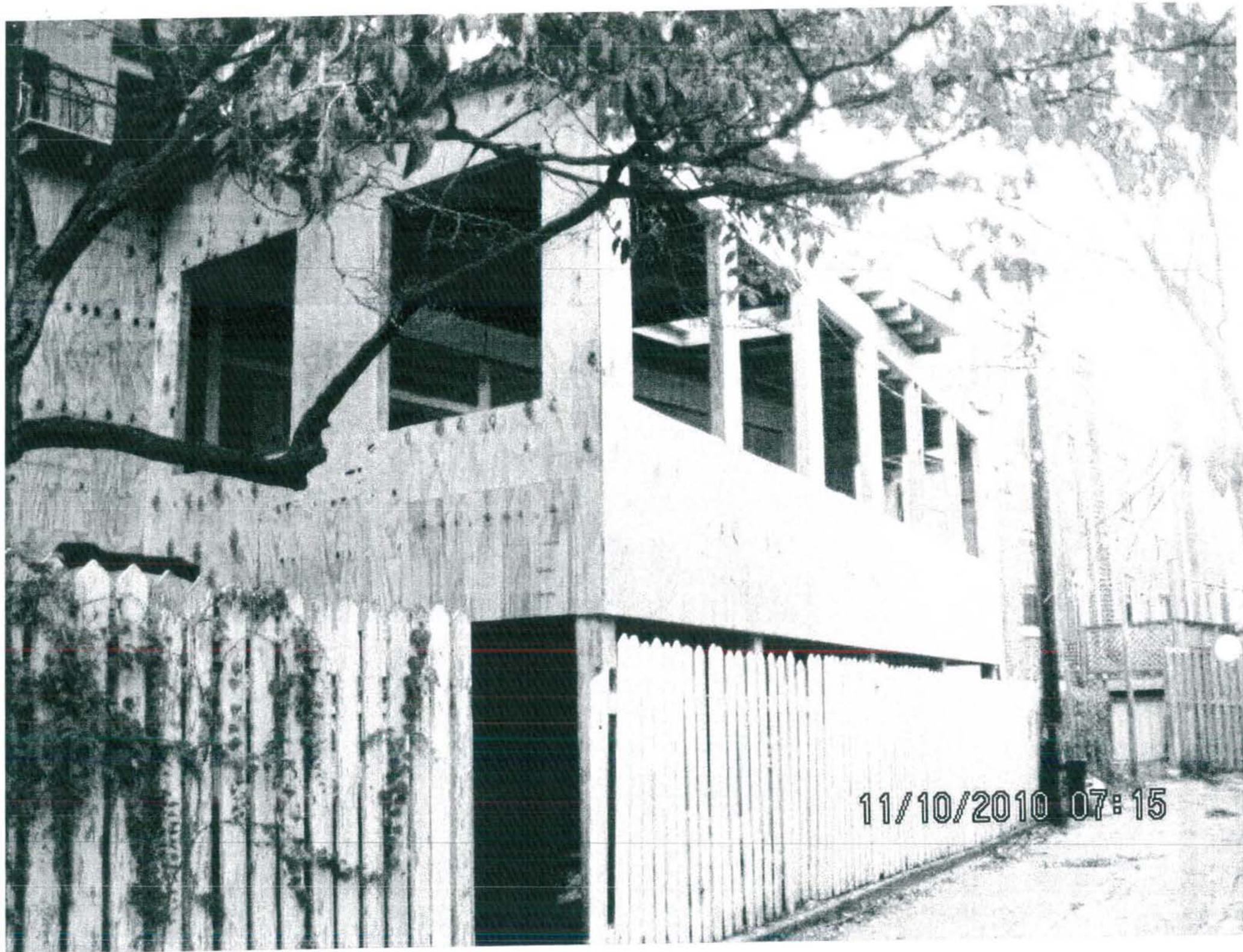
Board of Zoning Adjustment
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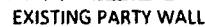


11/02/2010 16:25





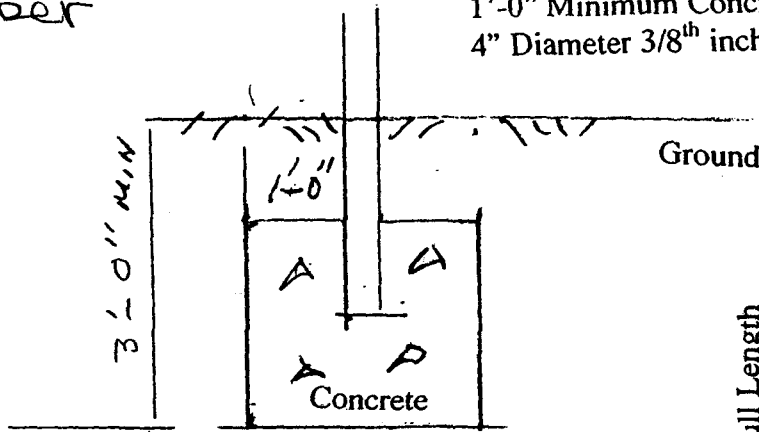
MASSACHUSETTS AVENUE SE



8/27/10

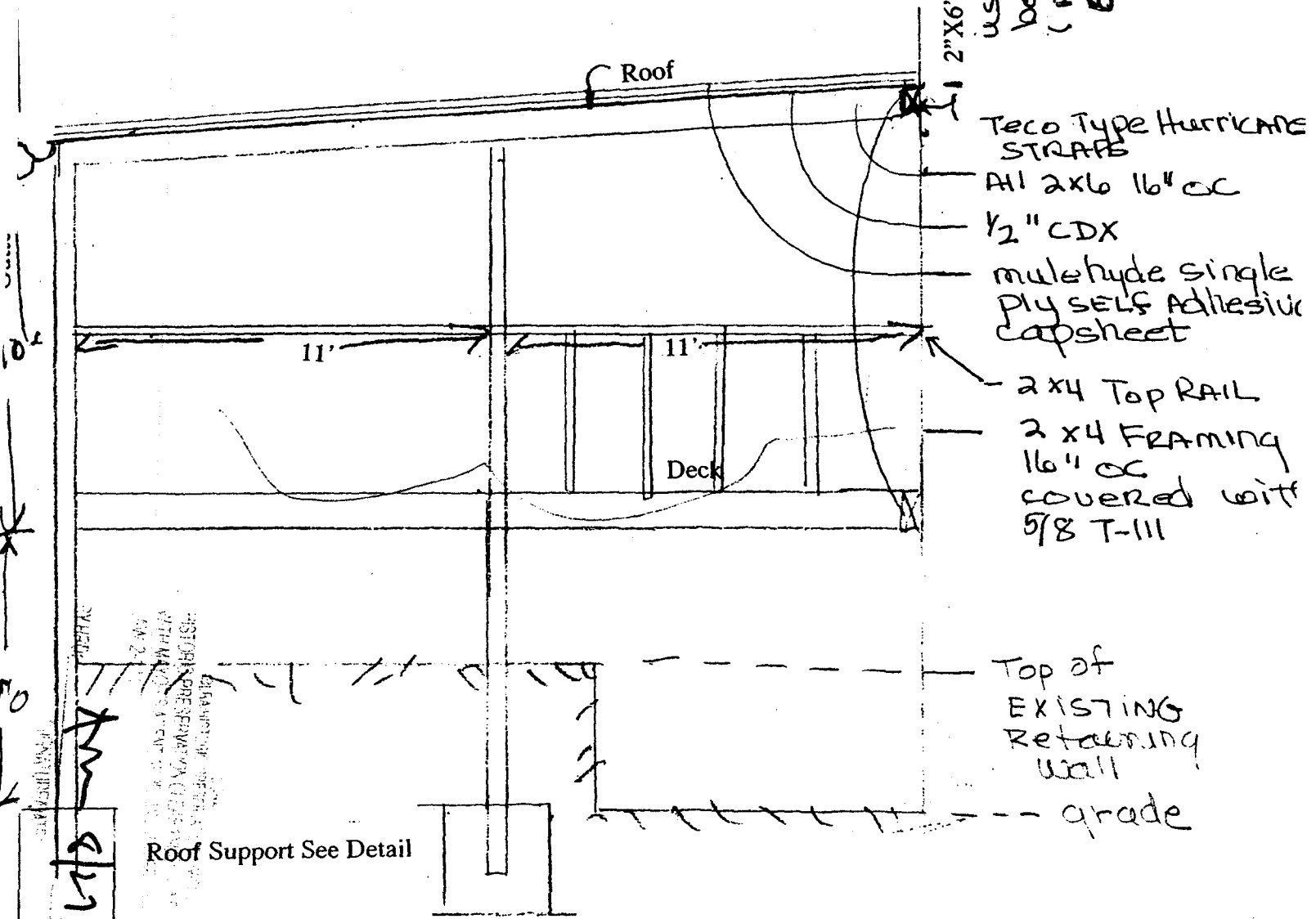
use all pressure treated Lumber

1'-0" Minimum Concrete Cover Steel Pipe
4" Diameter 3/8" inch thick steel pipe support



Scale 1/2" = 1'-0"

Proposed Porch



use multi epoxy expansion bolts in staggered pattern (All bolts 1/2" dia) by 5" x 12" OC

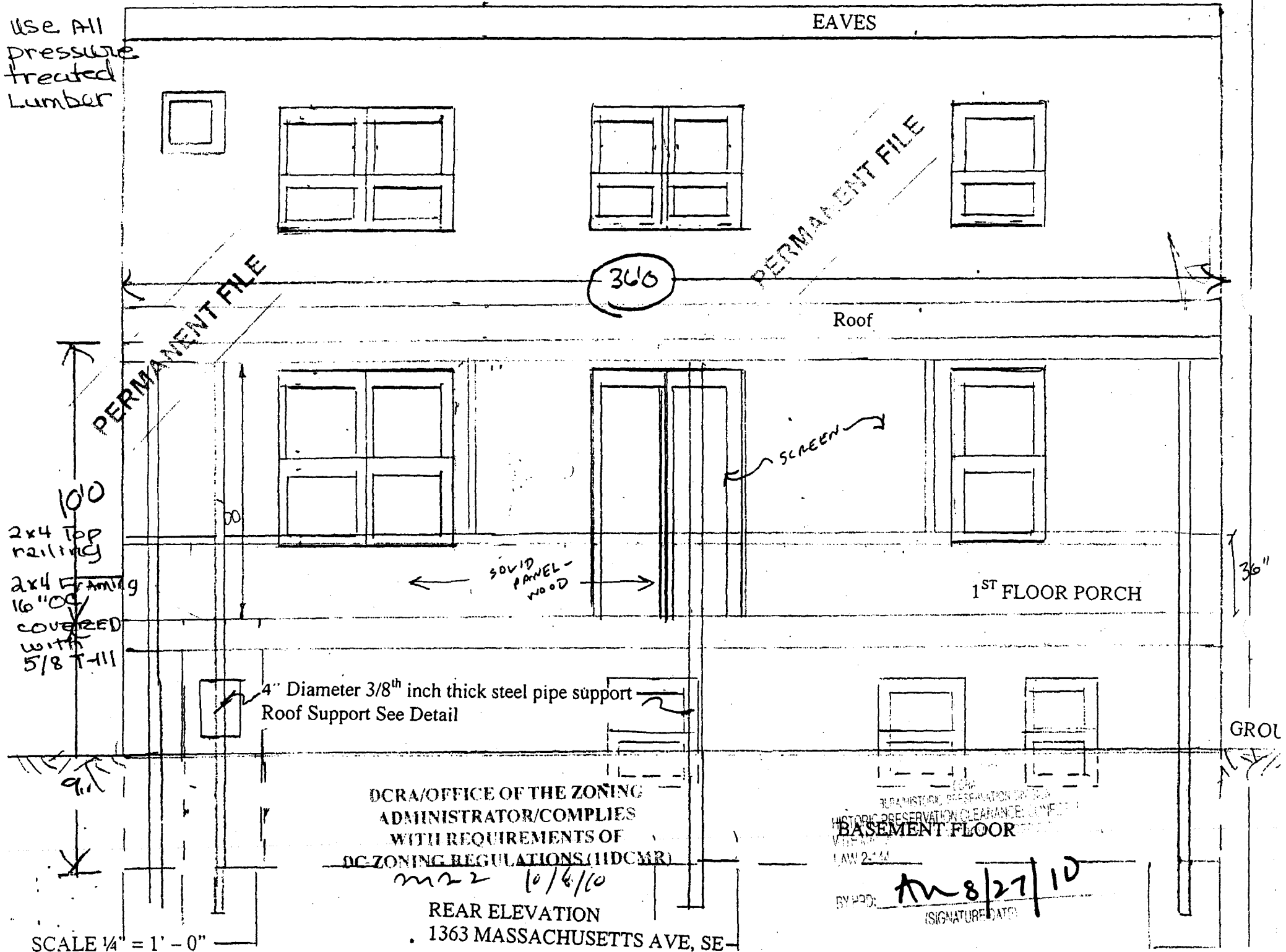
Teco Type Hurricane STRAPS
All 2x6 16" OC
1/2" CDX
mulehyde single ply SELF Adhesive capsheet
2x4 Top RAIL
2x4 FRAMING 16" OC covered with 5/8 T-111

Top of EXISTING Retaining wall
grade

Roof Support See Detail

Cross Section Rear Porch
Scale 1/4" = 1'-0"

Use All
pressure
treated
Lumber



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David F. Garrison
Chair, ANC 6B

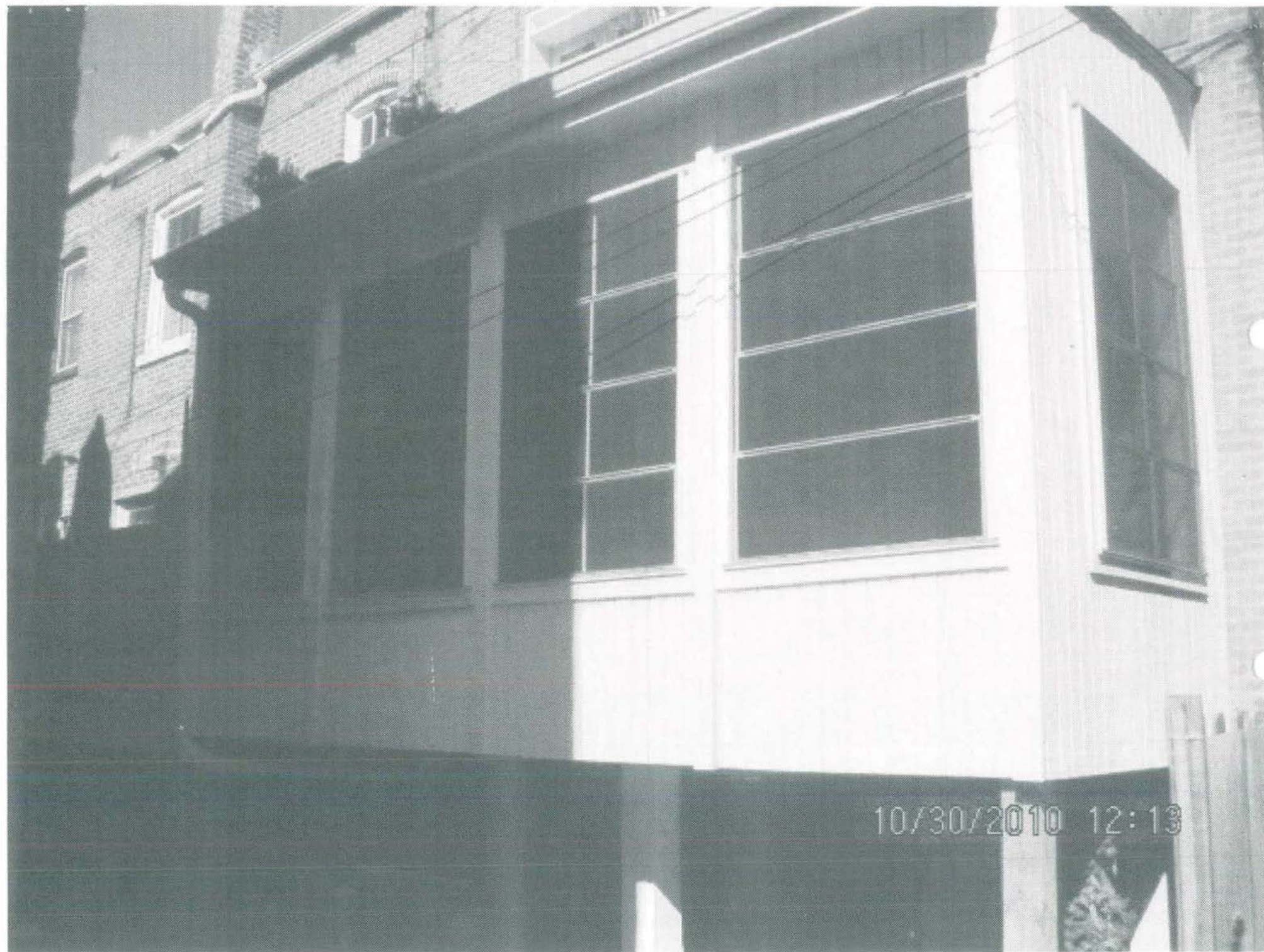
Cc: Linda Argo, Director, DCRA
Enclosed: Photo of project at 1363 Mass. Ave., SE

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18154
EXHIBIT NO. 21

2011 NOV 10 PM 1:24

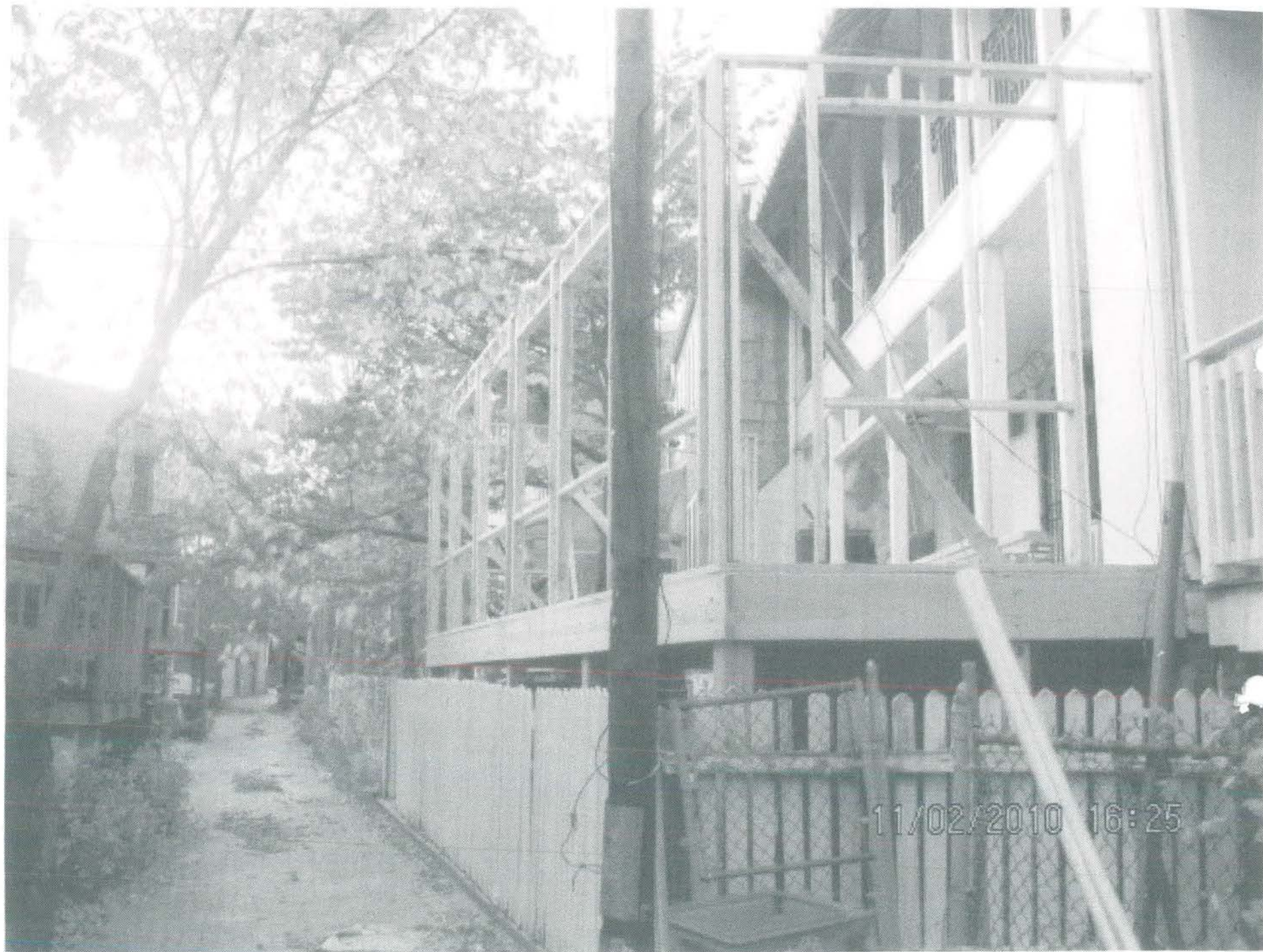
OFFICE OF ZONING



10/30/2010 12:13



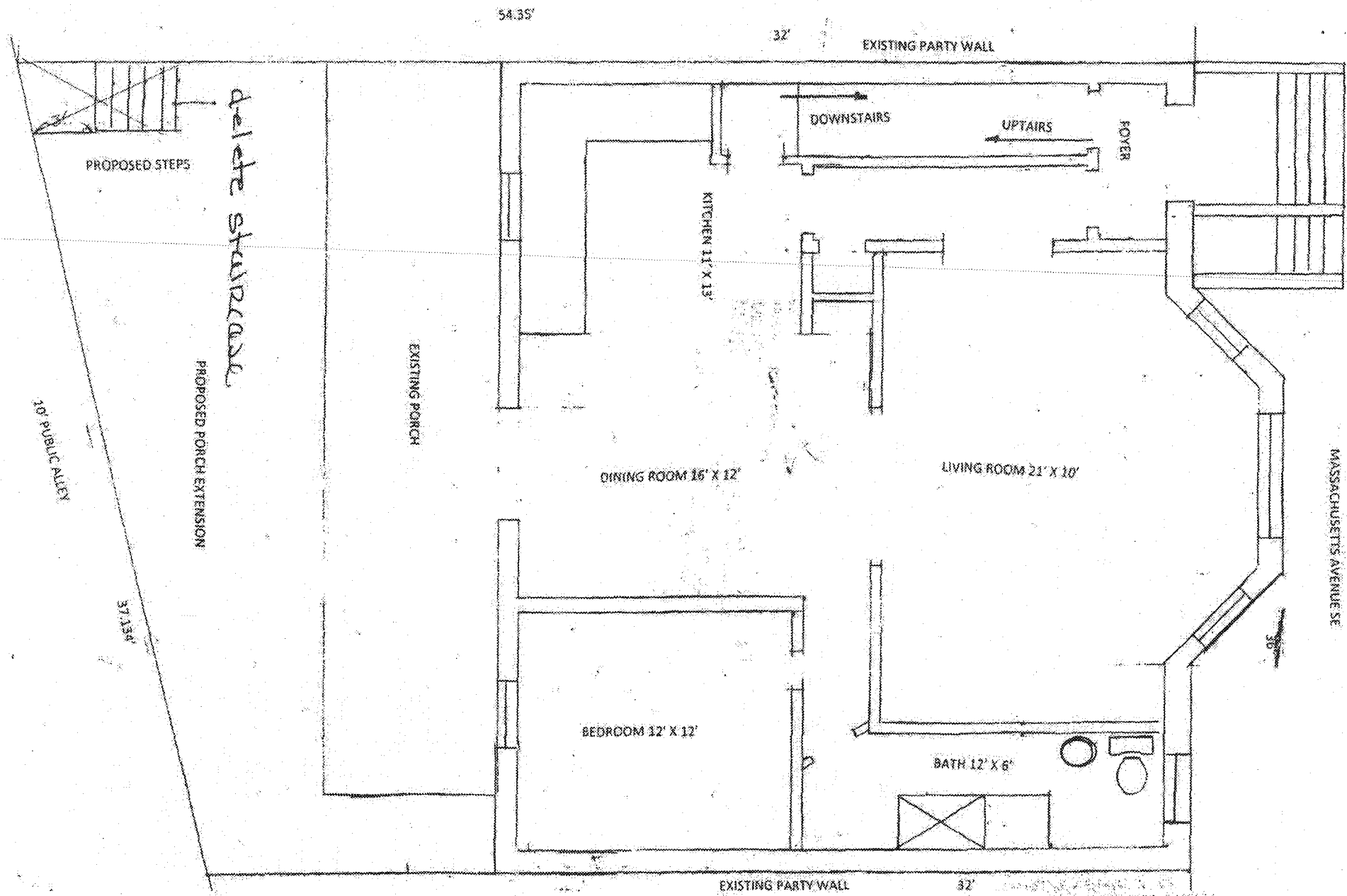
11/02/2010 16:25





11/10/2010 07:15

use all pressure ~~existing~~ new work

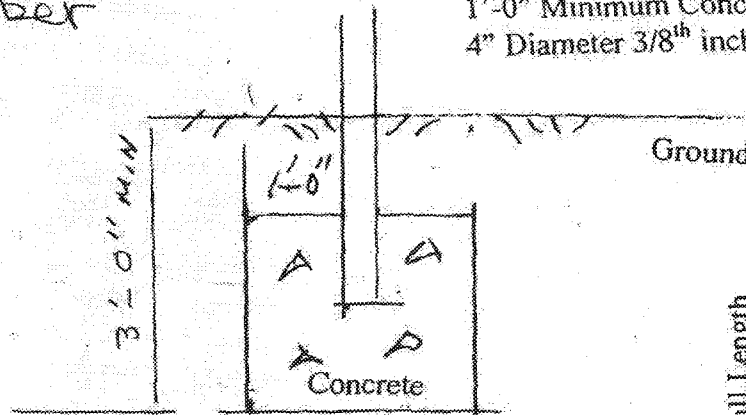


MASSACHUSETTS AVENUE SE
10' PUBLIC ALLEY

8/27/10

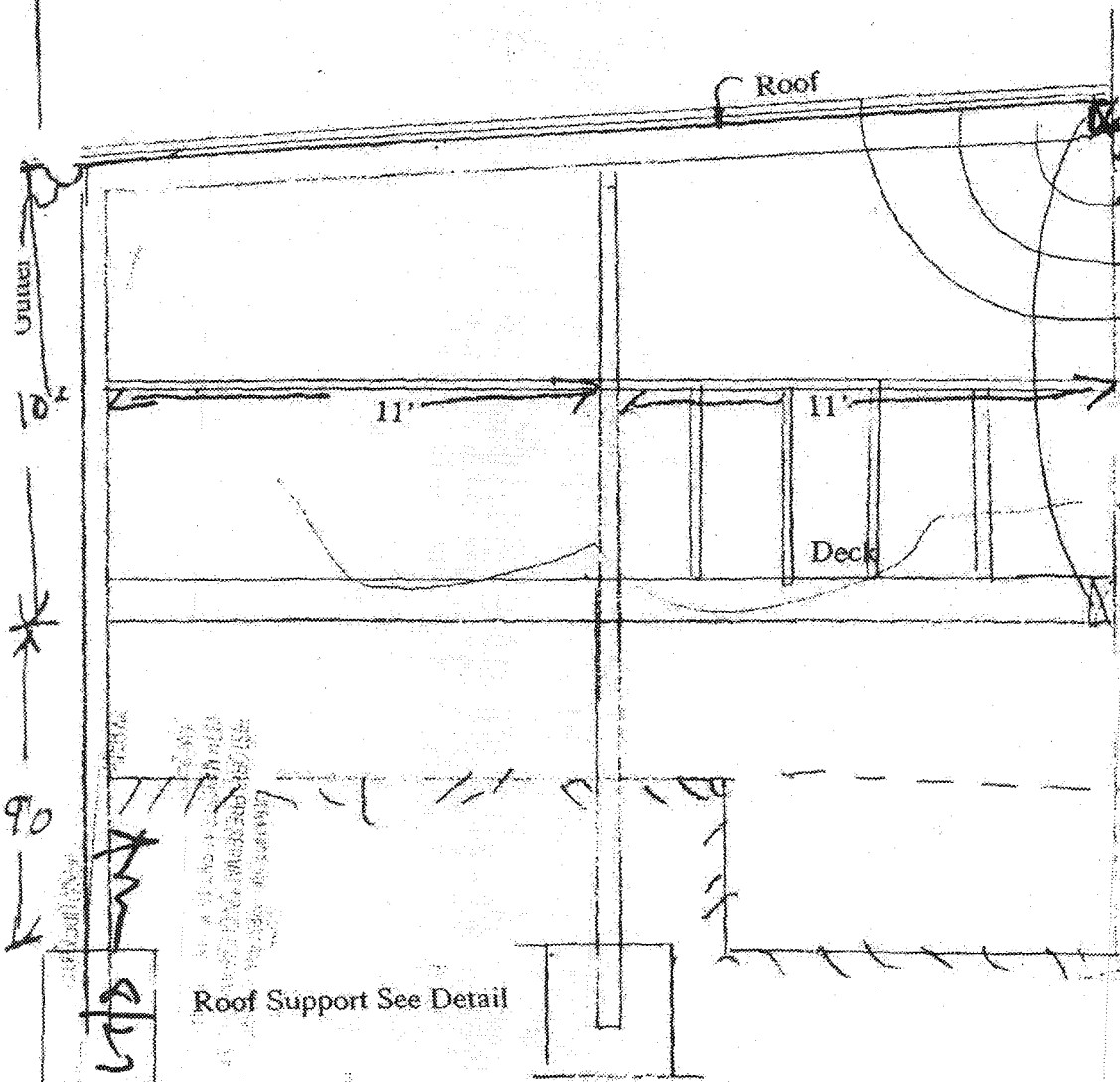
use all pressure treated Lumber

1'-0" Minimum Concrete Cover Steel Pipe
4" Diameter 3/8" inch thick steel pipe support



Scale 1/2" = 1'-0"

Proposed Porch



2"X6" Ledger Board Full Length
use multi epoxy expansion bolts in staggered pattern (All bolts 1/2" dia) by 6" x 12" OC

Teco Type Hurricane STRAPS
All 2x6 16" OC
1/2" CDX
mulehide single ply self adhesive capsheet
2x4 Top RAIL
2x4 FRAMING
16" OC
covered with 5/8 T-III

Top of EXISTING Retaining wall
-- grade

Cross Section Rear Porch
Scale 1/4" = 1'-0"

Use All
pressure
treated
Lumber

EAVES

PERMANENT FILE

PERMANENT FILE

366

Roof

100
2x4 Top
railing
2x4 Framing
16" CG
COVERED
WITH
5/8" T-11

SOLID
PANEL -
WOOD

SCREEN

1ST FLOOR PORCH

4" Diameter 3/8th inch thick steel pipe support
Roof Support See Detail

GROU

DCRA/OFFICE OF THE ZONING
ADMINISTRATOR/COMPLIES
WITH REQUIREMENTS OF
DC ZONING REGULATIONS (HDCMR)

m22 10/6/10

REAR ELEVATION

1363 MASSACHUSETTS AVE, SE-

BASEMENT FLOOR

10/2/10

BY: DC

8/27/10
SIGNATURE DATE

SCALE 1/4" = 1' - 0"