

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



Application No. 18225 of Community Three Development LLC, pursuant to 11 DCMR § 3103.2, for variances from the rear yard requirements for both the carriage house and the main house under subsection 404.1, a variance from the side yard requirements under subsection 405.6, a variance from subsection 2001.3 to allow an addition to an existing nonconforming structure, and a variance from the principal building requirements under subsection 3202.3, to convert a one-family detached dwelling and an accessory carriage house into a twelve (12) unit apartment house with sunroom addition in the R-4 District at premises 3324 18th Street, N.W. (Square 2614, Lot 43).¹

HEARING DATE: June 21, 2011

DECISION DATE: June 21, 2011

SUMMARY ORDER

SELF CERTIFIED

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR § 3113.2. (Exhibit 4.)

The Board provided proper and timely notice of the public hearing on this application by publication in the *D.C. Register* and by mail to Advisory Neighborhood Commission (“ANC”) 1D and to owners of property within 200 feet of the site. The site of this application is located within the jurisdiction of ANC 1D, which is automatically a party to this application. ANC 1D neither filed a report, nor provided testimony at the public hearing.²

¹ Based on the Office of Planning’s recommendation, the Applicant amended the application to add a variance under § 404.1 for rear yard relief for the main house and a variance under § 2001.3 to allow an addition to an existing nonconforming structure. The caption has been changed to reflect those amendments.

² The Applicant testified that it met with the ANC at least twice to present the project and while the ANC was supportive, it chose not to take a position. The OP report also indicated that the ANC was in support of the proposal. (See, Exhibit 24.)

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

Board of Zoning Adjustment
District of Columbia
ZONING COMMISSION
CASE NO.18225
EXHIBIT NO.
CASE NO. Order: 18225
EXHIBIT NO.

BZA APPLICATION NO. 18225
PAGE NO. 2

The Office of Planning ("OP") submitted a timely report recommending approval of the application for all the variance relief requested. (Exhibit 24.) A letter of support was submitted for the record from a neighbor, Bob Spencer, Administrator, Stoddard Baptist Nursing Home, 1818 Newton Street, N.W.

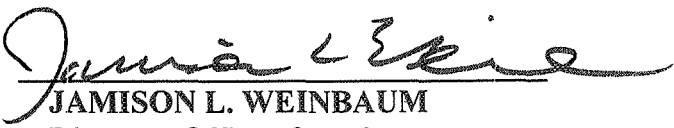
As directed by 11 DCMR § 3119.2, the Board has required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case pursuant to § 3103.2, for variances from the rear yard requirements for both the carriage house and the main house under § 404.1, a variance from the side yard requirements under § 405.6, a variance from § 2001.3 to allow an addition to an existing nonconforming structure, and a variance from the principal building requirements under § 3202.3, to convert a one-family detached dwelling and an accessory carriage house into a 12-unit apartment house with a sunroom addition in the R-4 District. Based upon the record before the Board and having given great weight to the OP³ report filed in this case, the Board concludes that the Applicant has met the burden of proving under 11 DCMR §§ 3103.2, 404.1, 405.6, 2001.3, and 3202.3, that there exists an exceptional or extraordinary situation or condition related to the property that creates a practical difficulty or an undue hardship for the owner in complying with the Zoning Regulations, and that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map. No parties appeared at the public hearing in opposition to the application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Pursuant to 11 DCMR § 3100.5, the Board has determined to waive the requirement of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is appropriate in this case. It is therefore **ORDERED** that this application (pursuant to Exhibit 8 – Plans and Elevations) is hereby **GRANTED**.

VOTE: 3-0-2 (Nicole C. Sorg, Greg M. Selfridge, and Jeffrey L. Hinkle to GRANT;
 Lloyd J. Jordan, abstaining, and Meridith H. Moldenhauer not
 participating.)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

The majority of the Board members approved the issuance of this order.

ATTESTED BY: 
JAMISON L. WEINBAUM
Director, Office of Zoning

FINAL DATE OF ORDER: JUN 24 2011

³ As the ANC chose not to file a report, there was no ANC report to which to give great weight.

BZA APPLICATION NO. 18225
PAGE NO. 3

PURSUANT TO 11 DCMR § 3125.9, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO § 3125.6.

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSE OF SECURING A BUILDING PERMIT, OR THE APPLICANT FILES A REQUEST FOR A TIME EXTENSION PURSUANT TO § 3130.6 AT LEAST 30 DAYS PRIOR TO THE EXPIRATION OF THE TWO-YEAR PERIOD AND THAT SUCH REQUEST IS GRANTED. NO OTHER ACTION, INCLUDING THE FILING OR GRANTING OF AN APPLICATION FOR A MODIFICATION PURSUANT TO §§ 3129.2 OR 3129.7, SHALL EXTEND THE TIME PERIOD.

PURSUANT TO 11 DCMR § 3125, APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT.

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ. (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



BZA APPLICATION NO. 18225

JUN 24 2011

As Director of the Office of Zoning, I hereby certify and attest that on _____, a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail, or delivered by electronic mail in the case of those ANC's and SMD's that have opted to receive notices thusly, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

Grant Epstein, President
Community Three Development, LLC
515 8th Street, S.E., Second Floor
Washington, D.C. 20003

Edward L. Donohue, Esq.
Donohue & Stearns, PLC
801 North Fairfax Street, Suite 209
Alexandria, VA 22314

Chairperson
Advisory Neighborhood Commission 1D
1380 Monroe Street, N.W., #117
Washington, D.C. 20010

Single Member District Commissioner 1D03
Advisory Neighborhood Commission 1D
1D03@anc.dc.gov

Jim Graham, Councilmember
Ward One
1350 Pennsylvania Avenue, N.W., Suite 105
Washington, D.C. 20004

Melinda Bolling, Esq.
Acting General Counsel
Department of Consumer and Regulatory Affairs
1100 4th Street, S.W., 5th Floor
Washington, D.C. 20024

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcopa@dc.gov

Web Site: www.dcoz.dc.gov

BZA APPLICATION NO. 18225
PAGE NO. 2

ATTESTED BY:

A handwritten signature in cursive script, reading "Jamison L. Weinbaum", is written over a horizontal line.

JAMISON L. WEINBAUM
Director, Office of Zoning