

October 11, 2011

BZA # 18263

117 C Street SE

Revision to case # 18263 to show
plan changes and new relief requested.

Revisions Include

- Application
- Self Certification
- Burden of proof
- Neighbor support letters
- plat
- plans - partial


Jennifer Fowler
Agent

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18263

EXHIBIT NO. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 18263
EXHIBIT NO. 29



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
117 C Street SE	733	23	R-4	Special Exception ☒	223, 403.2, 404.1, 40
				☐	
				☐	
				☐	

Present use(s) of Property: Single Family Dwelling

Proposed use(s) of Property: Single Family Dwelling

Owner of Property: Stephanie and John Lester Telephone No: (202) 544-9506

Address of Owner: 117 C Street SE, Washington, DC 20003

Single-Member Advisory Neighborhood Commission District(s): ANC 6B01

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

The owner/applicants request a special exception from open court requirements under Section 406.1, pursuant to DCMR 11, Section 223, to construct a two story addition on the rear of the existing row dwelling not meeting the required open court width. They also request a special exception from the lot occupancy requirements under Section 403.2, pursuant to DCMR 11, Section 223; and a special exception from rear yard setback restrictions under Section 404.1, pursuant to DCMR 11 Section 223, to construct a two story addition with a garage at the rear of the property with a second floor apartment

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: October 11, 2011

Signature*:

John Lester / Jennifer Fowler

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

Name: Jennifer Fowler

E-Mail: jennifer@fowler-architects.com

Address: 1819 D Street SE

Phone No(s): 202-546-0896

Fax No.: 202-546-2078

* 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. 18263



BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
117 C Street SE	733	23	R-4

Single-Member Advisory Neighborhood Commission District(s): ANC 6B01

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	☐ §3103.2 - Use Variance	☐ §3103.2 - Area Variance	☒ §3104.1-Special Exception
Pursuant to Subsections			223, 403.2, 404.1, 406.1

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

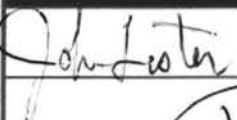
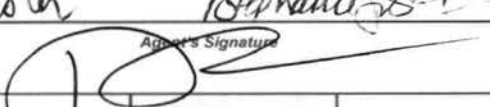
The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self certified in order to obtain, for the above referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

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 form 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)

		Owner's Name (Please Print)	
		Stephanie and John Lester	
		Agent's Name (Please Print)	
		Jennifer Fowler	
Date	10-11-11	D.C. Bar No.	
		or	Architect Registration No.
			100403

FOR OFFICIAL USE ONLY

Based upon review of the application and self-certification, the Office of Zoning determines, pursuant to 11 DCMR §3113.2, this application is

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator within DCRA, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ 11 DCMR §3113.2; or ☐ 11 DCMR - Zoning Regulations. Explanation _____

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

Case No. 18263

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	2270.5 SF	1800.0 SF	N/A	No Change	N/A
Lot Width (ft. to the tenth)	19.0'	18.0'	N/A	No Change	N/A
Lot Occupancy (building area/lot area)	1005.2 SF-44.2%	N/A	1362.3 SF- 60%	1588.5 SF-69.9%	226.2 SF- 9.9%
Floor Area Ratio (FAR) (floor area/lot area)	1.33	N/A	N/A	1.58	N/A
Parking Spaces (number)	1	1	N/A	1	N/A
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Rear Yard (ft. to the tenth)	52.9'	20.0'	N/A	0.0'	20.0'
Side Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Court, Open (width by depth in ft.)	7.0'	6.0'	N/A	No Change	N/A
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Height (ft. to the tenth)	37'-7"	N/A	40.0'	37'-7"	N/A

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.



**Supplemental Filing
Burden of Proof
Variance Application**

**117 C Street SE
BZA #18263**

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

From: **Stephanie and John Lester**
Owner/Applicants
117 C Street SE
Washington, DC 20003

Date: October 11, 2011

Subject : **BZA Application for 117 C Street SE**
 (Square 733, Lot 23)

Stephanie and John Lester, owners of 117 D Street SE Rear, are seeking zoning relief to construct rear additions on the second and third floors of the existing single family dwelling, and to construct a new two addition with a garage and a second floor accessory apartment at the rear of the property.

Relief Requested:

- Special Exception from the lot occupancy requirements under Section 403.2, pursuant to DCMR 11, Section 223 to construct a two story garage at the rear of the property.
- Special Exception from the rear yard requirements under Section 404.1, pursuant to DCMR 11, Section 223 to construct a two story garage at the rear of the property.
- Special Exception from open court requirements under Section 406.1, pursuant to DCMR 11, Section 223, to construct two one-story additions above the existing house, not meeting the minimum court width.

The proposed two story garage is considered an addition because it will be connected to the main house with a covered walkway.

The proposed garage construction raises the lot occupancy from 1005.2 SF (44.2%) to 1588.5 SF (69.9%), which is 9.9% over the allowed lot occupancy for a row dwelling in the R-4 Zoning District (11 DCMR 403.2) and 25.7% over the existing lot occupancy.

The proposed additions to the main house will extend the existing open court width of 7'-0". The existing court is conforming at the lower levels. The height of the proposed third floor structure is 37' above grade, thus the upper addition would require a 12' court. The height

of the proposed second floor structure is 28' above grade, thus the second floor addition would require a 9.3' open court.

I. Summary

- A. Special exceptions qualify under 11 DCMR Section 223 because the proposed lot occupancy does not exceed 70% (11 DCMR 223.3) and the additions will not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property (11 DCMR 223.2 and 11 DCMR 2500.9).
- B. The proposed additions will improve both the aesthetics and the functionality of space and of the alley.
- C. The proposed addition with garage will be similar in size and style to the existing garages on the alley and in the vicinity.

II. Basis for Granting 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 addressed 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 §§ 401, 403, 404, 405, 406 and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.

The two story addition with a garage and accessory apartment above is to be an addition to a permitted single-family residence that is currently in conformance with Section 403.2 (lot occupancy). The proposed additions will be on the rear of the existing dwelling, on the second and third floors. The proposed two story garage will be on the rear (eastern) portion of the lot. The garage will be connected to the main house with a covered walkway at grade. The existing house has a lot occupancy of 44.2% which will be increased to 69.9% with the proposed garage. This is a 9.9% increase over the matter-of-right lot occupancy for a row dwelling allowed in the R-4 district, 25.7% over the current footprint of the residence, but it is below the 70% allowed by Section 223.3 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;***

Impact on 115 C Street SE

The project will have minimal impact on light and air availability of the neighboring property directly to the west (115 C Street SE), because:

- a) The proposed addition with garage is east of 115 C Street SE. It will only extend 7'-0" beyond the existing carriage house at 115 C Street SE. As such, the shadows of the proposed garage will fall only on the rear yard of 115 C Street SE, only in the morning.
- b) The new addition with garage will abut an existing garage of similar dimensions at the rear of 115 C Street SE, which currently has no windows on the east side.
- c) As the proposed addition with garage is approximately 37.0 feet from the rear of 115 C Street SE, it will not impact air or light availability enjoyed by occupants of 115 C Street SE.
- d) The proposed covered walkway connecting the main house to the addition will be located along the east property line, thus will have no impact on the property at 115 C Street SE.
- e) The second story addition proposed for the rear of 117 C Street SE will minimally impact 115 C Street SE, as it extends approximately 10'-5" beyond the rear of 115 C Street SE. However 115 C Street does not have any windows facing 117 C Street SE, but rather there is a solid brick party wall.
- f) The third story addition proposed for the rear of 117 C Street SE will minimally impact 115 C Street SE. The only impact will be to the light available to the rear-facing third story windows. The first and second floors will not be impacted because the windows on these levels are 8 feet beyond the proposed third floor addition. The impact to light will be primarily in the morning hours, as much of the sunlight is already blocked by the large apartment building across the alley.
- g) The second and third floor additions as proposed will only be slightly larger than they could be built by-right, and the additional impact caused by maintaining the existing open court width is minor.

Impact on 119 C Street SE

The project will have minimal impact on light and air availability of the neighboring property directly to the east (119 C Street SE), because:

- a) The proposed addition with garage is west of 115 C Street SE. As such, the shadows of the proposed garage will fall only on the rear yard of 115 C Street SE, only in the late afternoon.
- b) The proposed addition with garage will abut an existing garage of similar dimensions at the rear of 115 C Street SE, which currently has no windows on the side that will abut the proposed garage. The proposed addition with garage will be 2'-5" deeper than the garage at 119 C Street SE.
- c) As the proposed garage is approximately 28 feet from the rear of 119 C Street SE, it will minimally impact air or light availability enjoyed by occupants of 119 C Street SE.
- d) The proposed covered walkway connecting the main house to the addition will be located along the east property line, and will be approximately 2' taller than the

adjacent fence. The property at 119 C Street SE has a tree along that shared fence line that has foliage extending approximately 3 feet above the shared fence. Because the walkway is located to the west of 119 C Street SE, and also because of the garages along the alley, the covered walkway will not add substantially to the impact on the neighboring property.

- e) The second story addition proposed for the rear of 117 C Street SE will minimally impact 119 C Street SE, as it will not extend beyond the rear of 119 C Street SE. However 119 C Street does have windows facing 117 C Street, in the existing court that is approximately 5 feet wide.
- f) The third story addition proposed for the rear of 117 C Street SE will minimally impact 119 C Street SE. The only impact will be to the light available to the rear-facing third story windows. The first and second floors will not be impacted because the windows on these levels are beyond the proposed third floor addition.
- g) The owner/occupant of 119 C Street SE, has been presented with the proposed plans for the garage and has signed a letter of support.

Impact on Neighbors Directly South

Directly south of the proposed garage, across a 30' wide public alley is a five story apartment building that abuts the alley. Across the alley and to the east sit several alley dwellings. The distance from the proposed addition with garage to the closest of the alley dwellings is roughly 48 feet. Additionally, many of the properties on both sides of the alley have garages with carriage houses or lofts, most of which appear to be original structures dating back to the early 1900s. As a result of the distance, the existing garages, and the wide alley, the proposed garage will not impact the air or light available to the properties on 100 block of D Street SE

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised:

The proposed project will not significantly alter the privacy and enjoyment of neighbors to the south, east or west.

Impact on 115 C Street SE

The project will have minimal impact on privacy enjoyed by the neighboring property directly to the west (115 C Street SE), because:

- a) The new addition with garage will abut an existing garage of similar dimensions at the rear of 115 C Street SE, which currently has no windows on the east side.
- b) The proposed addition with garage is approximately 37 feet from the rear of 115 C Street SE. The windows in the first floor of the proposed garage are in a storage area not intended for habitation. The windows on the second floor facing the rear of 115 C Street SE are located in the kitchen and bathroom of the proposed apartment, which will minimize the amount of privacy lost to 115 C Street SE.

- c) The second story addition proposed for the rear of 117 C Street SE will minimally impact privacy enjoyed by 115 C Street SE, as 115 C Street does not have any windows facing 117 C Street SE, but rather there is a solid brick party wall. Windows have been minimized on the second floor facing 115 C Street, and the majority of the glazing is on the rear (south) façade.
- d) The third story addition proposed for the rear of 117 C Street SE will minimally impact privacy enjoyed by 115 C Street SE. The first and second floors will not be impacted because the windows on these levels are 8 feet beyond the proposed third floor addition. Windows have been minimized on the third floor facing 115 C Street, and the majority of the glazing is on the rear (south) facade.
- e) The owner/occupant of 115 C Street SE, has been presented with the proposed plans for the garage and has not raised any concerns. The owner has some concerns about the addition, however the additional impact due to the more narrow open court will be minor as compared to the additions by-right.

Impact on 119 C Street SE

The project will have minimal impact on light and air availability of the neighboring property directly to the east (119 C Street SE), because:

- a) The proposed addition with garage will abut an existing garage of similar dimensions at the rear of 115 C Street SE, which currently has no windows on the side that will abut the proposed garage.
- b) The proposed addition with garage is approximately 28 feet from the rear of 119 C Street SE. The windows in the first floor of the proposed garage are in a storage area not intended for habitation. The windows on the second floor facing the rear of 115 C Street SE are located in the kitchen and bathroom of the proposed apartment, which will minimize the amount of privacy lost to 115 C Street SE.
- c) The second story addition proposed for the rear of 117 C Street SE will minimally impact the privacy enjoyed by 119 C Street SE, as it will not extend beyond the rear of 119 C Street SE. The proposed addition will have no windows facing 119 C Street SE, as the addition abuts the property line.
- d) The third story addition proposed for the rear of 117 C Street SE will minimally impact the privacy enjoyed by 119 C Street SE. The proposed addition will have no windows facing 119 C Street SE, as the addition abuts the property line.
- e) The owner/occupant of 119 C Street SE, has been presented with the proposed plans for the garage and has submitted a letter of support.

Neighbors to the South

The project will not impact the privacy of the properties to the South because:

Directly south of the proposed garage, across a 30' wide public alley is a five story apartment building that abuts the alley. Across the alley and to the east sit several alley

dwellings. The distance from the proposed garage to the closest of the alley dwellings is roughly 48 feet. Additionally, many of the properties on both sides of the alley have garages with carriage houses or lofts, most of which appear to be original structures dating back to the early 1900s. As a result of the distance, the existing garages, and the wide alley, the proposed garage will not impact the air or light available to the properties on 100 block of D Street SE

Conclusion

In conclusion, the proposed additions and garage will not impact on the privacy and enjoyment of neighbors' property.

(c) the replacement, 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; and

The additions will be built in the same style as other historic buildings in the alley and in the neighborhood, and to a similar scale. They will be made of brick that matches as closely as possible with the color and style of the existing structures in the alley, and will be built with detailing similar to the original garages/lofts in the alley, including arched brick detailing above the windows, two-over-two double hung wood windows and wide brick arch above the garage door. The additions will not be visible from the front of the house.

Rumsey Court, as a thirty foot wide alley, is an appropriate location for alley dwellings. Two of the alleys connecting Rumsey Court with D Street SE and C Street SE are only 15' wide. The alley closest to 1st Street is only 10' wide at its narrowest. Many of the houses along Rumsey Court have garages.

Rumsey Court currently has several alley dwellings and other structures that abut the alley.

- a. 128 D Street has a two story carriage house with living quarters on the second floor.
- b. 139 C Street Rear is an occupied two story carriage house
2. 115 C Street is an occupied two story carriage house.
 - a. There are four dwellings on the alley across from 117 C Street SE Rear. They are at 116, 118, 120, and 122 Rumsey Court SE.
 - b. 110 D Street SE, directly across from 117 C Street SE, is a multi-unit five story apartment building which borders Rumsey Court with no rear setback.
3. 124 D Street SE Rear is a two story carriage house. The owners were granted a variance for this conversion in 2009, BZA#17943.
 - a. At the west end of the alley, the Republican National Committee Building and the Republican National Club are multistory structures with no setback at the alley.

The proposed apartment will not substantially add to the amount of traffic, noise or light. The number of occupants will increase to a maximum of two. The number of parking spaces will remain the same. Rumsey Court already has several alley dwellings and numerous inhabitants, thus there is already a lot of pedestrian and vehicular activity on the alley.

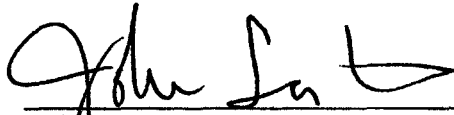
- (d) ***In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and views from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

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

- a) Photos of the existing house and surroundings;
- b) Signatures of support from neighbors for a two story rear addition and a new garage;
- c) Plan and elevation drawings of proposed addition and garage, including a site plan showing the relationship of the proposed structures to adjacent buildings.
- d) Official Plat from the DC Office of the Surveyor.

If you require any further clarification or have any questions regarding the application, we are available at any time to discuss them with you.

Thank you,



John Lester
117 C Street SE
Washington, DC 20003



Stephanie Lester
117 C Street SE
Washington, DC 20003

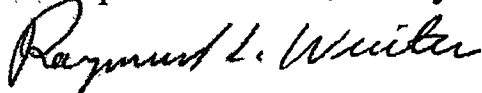
RAYMOND L. WINTERS
Attorney at law
1611 S. Pacific Coast Hwy, Suite 206
Redondo Beach, CA 90277
Telephone & Fax = 310-540-2050
August 12, 2011

Board of Zoning Adjustment
Government of District of Columbia
441 4th Street NW, Suite 200/210-S
Washington, D.C. 20001

Re: Application No. 18263 –117 C St, SE, D.C.

With reference to the pending application, the following is submitted:

1. The undersigned is the Trustee of The Carl O. Winberg 1992 Trust, the ownership of Lots 19, 22, 832, 25, and 26 of Square 733 adjacent to or near 117 C St, SE. Lots 22 and 832 are adjacent to the West of applicant's property.
2. It is noted that Lot 832 has a similar improvement as that requested, however, it is a structure containing one floor for a garage, a dwelling unit of one story above the garage, and occupies what would normally be the rear of two lots.
3. There is no objection to the applicant placing a similar structure consisting of two stories but there is some deep concern about any additional height added to the existing structure. Proposed plans submitted to this office by the applicant show a proposed addition to the existing dwelling unit. Any addition to the existing structure at that location would impact sunlight and create a substantial shade problem with the rear yard of 115 C Street.



RAYMOND L. WINTERS
Trustee of The Carl O. Winberg 1992 Trust

cc. Jack Lesteer, 117 C. Street SE, Washington, D.C. 20003

September 15, 2011

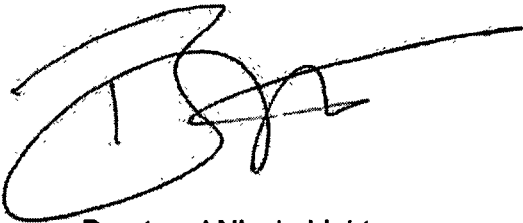
Board of Zoning Adjustment
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

Re: BZA Application of Jack and Stephanie Lester - 117 C St. SE

Dear Board of Zoning Adjustment:

We are nearby property owners at 127 C Street SE. Our neighbors, Jack and Stephanie Lester of 117 C Street, SE are seeking a special exception of the District of Columbia zoning laws to build an addition above their existing first and second floor house. Additionally, they are seeking a variance to build a 2-story garage in the rear of their property. We understand the addition and garage will increase the lot occupancy to 69.6%. They have shared the drawings of the proposed construction that will be submitted with their application to the BZA. We have reviewed the materials and support the proposed addition and garage. The rear of our street (ie, our ally) is a mess and we do not believe that the purpose and intent of some of the zoning laws and other regulations are necessarily served here by restricting improvements such as this proposed project. We would much rather have another livable space in the alley that is maintained and inhabited, instead of a parking slab with weeds growing. Such development makes the alley a much more livable place, a safer place, and adds to the general look, feel and community of our neighborhood. We strongly recommend that BZA grant the requests they are seeking.

Sincerely,

A handwritten signature in black ink, appearing to be 'Brent and Nicola Lightner', with a long horizontal stroke extending to the right.

Brent and Nicola Lightner, owners
127 C Street SE
Washington, DC 20003

September 19, 2011

Board of Zoning Adjustment

Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

Re: BZA Application of Jack and Stephanie Lester - 117 C St. SE

Dear Board of Zoning Adjustment:

I am the neighboring property owner at 119 C Street SE. The neighbors, Jack and Stephanie Lester of 117 C Street, SE are seeking a special exception of the District of Columbia zoning laws to build an addition above their existing first and second floor house. Additionally, they are seeking a variance to build a 2-story garage in the rear of their property. I understand the addition and garage will increase the lot occupancy to 69.6%. They have shared the drawings of the proposed construction that will be submitted with their application to the BZA. I have reviewed the materials and support the proposed addition. I recommend that BZA grant the requests they are seeking.

Sincerely,



Keith Wiebe, owner
119 C Street SE
Washington, DC 20003

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., January 20, 2011

Plat for Building Permit of: SQUARE 733 LOT 23

Scale: 1 inch = 20 feet Recorded in REC. Book 3 Page 733

Receipt No. 11-01598

Furnished to: TASHARIA OUTLAW

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat, and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Surveyor, D.C.

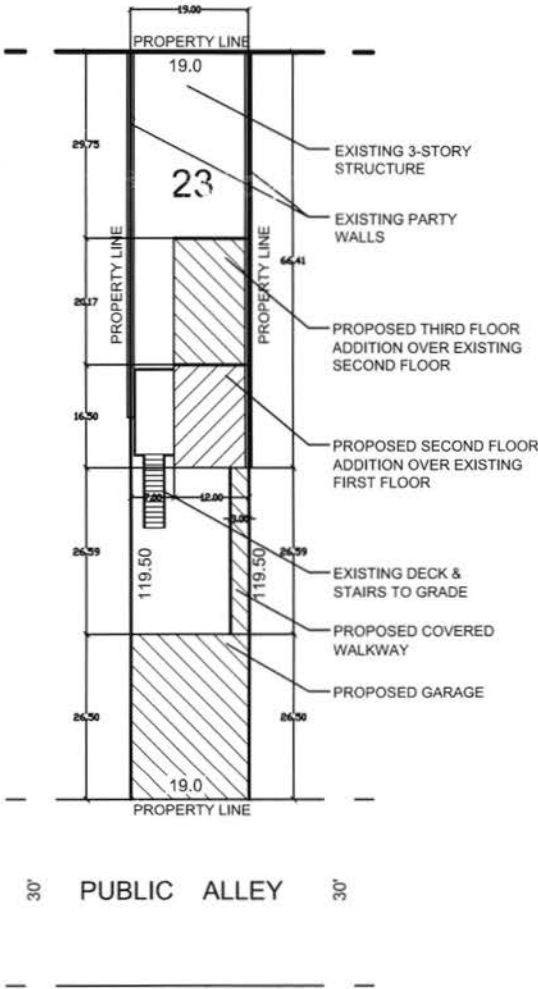
Date: _____

By: A.S.

(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.

C STREET, S.E.



PROJECT DATA

OWNERS:

JACK AND STEPHANIE LESTER
117 C STREET SE
WASHINGTON, DC 20003

ZONING DATA:

LOT: 23
SQUARE: 733
LOT AREA: 2270.5 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO STORY ROW DWELLING w/CELLAR
SINGLE FAMILY DWELLING
FIRE ALARM: NO
SPRINKLER: NO
FIRE DETECTION: HARD WIRED AND INTERCONNECTED
SMOKE DETECTORS W/ BATTERY BACKUP
ACCESSIBILITY: NO



VICINITY MAP (NTS)

STRUCTURAL DESIGN CRITERIA:

FLOOR JOIST SPANS
RESIDENTIAL LIVING AREAS: 40 PSI
RESIDENTIAL SLEEPING AREAS: 30 PSI

SOIL BEARING 2000 PSI

CONCRETE STRENGTH
FOUNDATIONS, FOOTING: MIN 3000 PSI, AIR-ENTRAINED
BASEMENT SLAB: MIN 2500 PSI
EXTERIOR STEPS: MIN 3500 PSI, AIR-ENTRAINED

DECK
LIVE LOAD: 40 PSF
SNOW LOAD: 30 PSF

WOOD STRUCT. MEMBERS TO BE NON ARSENIC, PT HEM-FIR SS
EXTREME FIBER STRESS IN BENDING: 1200 PSI
MODULUS OF ELASTICITY: 1.4X10-6 PSI
ALLOWABLE DEFLECTION: 1/360 OF SPAN

WOOD DECKING TO BE #1 RECYCLED MUMBER
COMPRESSION PARALLEL: 1800 PSI
COMPRESSION PERPENDICULAR: 1944 PSI
MODULUS OF ELASTICITY: 175 PSI
TENSILE STRENGTH: 854 PSI
SHEAR STRENGTH: 561 PSI

MEZZANINE
LIVE LOAD: 40 PSF
WIND LOAD: 90 MPH

ROOF OF MEZZANINE
SNOW LOAD: 30 PSF
WIND LOAD: 90 MPH
RAFTERS- EXTREME FIBER STRESS IN BENDING: 1200 PSI
RAFTERS- MODULUS OF ELASTICITY: .88 PSI
HURRICANE TIES TO BE LOCATED AT 24" OC,
RATED FOR -134.22 LBS

HANDRAILS
LIVE LOAD: 200 PSF

STAIRS
40 PSF OR 300 LBS CONCENTRATED LOAD
ACTING OVER 4 SQ INCHES

	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	1005.2 SF	1588.5 SF	1362.3 SF
(PERCENTAGE)	44.2%	69.9%	60.0%
REAR YARD	52.9'	0'	20.0' MINIMUM
OPEN COURT	7.0'	7.0'	8'-0" MIN
SIDE YARD	N/A	N/A	8'-0" MIN
HOUSE HEIGHT	25.0'	NO CHANGE	40'
STORIES	3+B	NO CHANGE	3+B
GARAGE HEIGHT	N/A	15.0'	15.0'
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
CELLAR	901 SF	901 SF	
FIRST FLOOR	901 SF	901 SF	
SECOND FLOOR	724 SF	901 SF	
THIRD FLOOR	807 SF	743 SF	
TOTAL	3033 SF	3446 SF	

PROJECT DESCRIPTION:

EXISTING HOUSE TO BE EXPANDED WITH ADDITIONS AT THE SECOND AND THIRD FLOORS, AND AT THE REAR OF THE PROPERTY

APPLICABLE BUILDING CODES:

DCMR 11
IBC 2006
IRC 2006
DCMR 12-B, DC CONSTRUCTION CODES SUPPLEMENT 2008 EDITION

FIRE RATING DATA:

EXTERIOR LOAD BEARING FACE-ON-LINE WALLS
1 HOUR RATED WOOD FRAME W/ VENEER
EXTERIOR LOAD BEARING PARTY WALLS
2 HOUR RATED SOLID MASONRY, 12" THICK
FLOOR FRAMING
0 HOUR RATED, 2X10 WOOD JOISTS @ 16" OC
ROOF FRAMING
1 HOUR RATED W/IN 4" OF P.L., 1 2X8 RAFTERS, OR
2 HOUR RATED PARAPET WALL TO 30" ABOVE ROOF

GARAGE

Jack and Stephanie Lester

117 C Street SE

Washington, DC 20003

DRAWING INDEX

- C-1 COVER SHEET
- C-2 SITE PLAN
- C-3 SITE PLAN
- C-4 PHOTOGRAPHS
- C-5 PHOTOGRAPHS
- C-6 PHOTOGRAPHS
- D-1 DEMOLITION PLAN
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 SOUTH ELEVATION
- A-4 EAST ELEVATION
- A-5 NORTH ELEVATION
- A-6 WEST ELEVATION

REVISIONS		
#	DATE	COMMENTS

LESTER GARAGE
117 C STREET SE
Washington, DC 20003

FWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architect.com

SEAL:

VERSION: BZA
DATE: 10-11-11
SCALE: N.T.S.

COVER SHEET

C-1

100 BLOCK OF
C STREET SE

EXISTING HOUSE

109 C ST SE

111 C ST SE

113 C ST SE

115 C ST SE

117 C ST SE

119 C ST SE

121 C ST SE

123 C ST SE

125 C ST SE

127 C ST SE

10' WIDE PUBLIC ALLEY

115 C ST SE
2 STORY
OCCUPIED
CARRIAGE
HOUSE

EXISTING
ONE STORY
GARAGE

EXISTING
ONE STORY
GARAGE

EXISTING
ONE STORY
GARAGE

3RD FLOOR ADDITION
ABOVE EXISTING 2ND FLOOR

2ND FLOOR ADDITION ABOVE
EXISTING 1ST FLOOR

PROPOSED COVERED PATH

PROPOSED GARAGE

RUMSEY COURT SE
30' WIDE PUBLIC ALLEY



1 SITE PLAN
C-3 SCALE: 1/16"=1'-0"



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#	DATE	COMMENTS

LESTER RESIDENCE
117 C STREET SE Washington, DC 20003

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1815 D STREET SE
WASHINGTON, DC 20003
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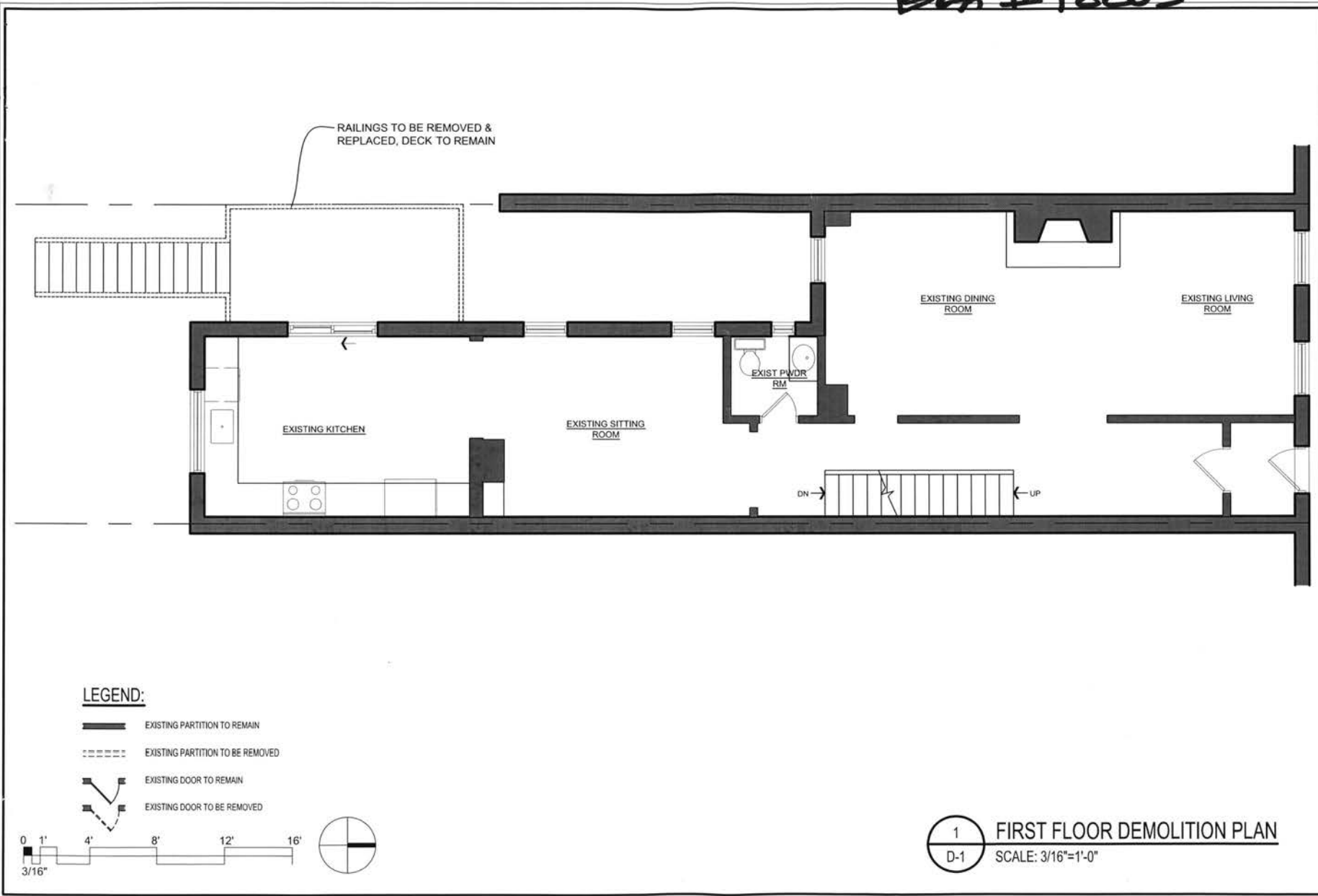
SEAL:

VERSION: BZA
DATE: 10-11-11
SCALE: 1/16"=1'-0"

SITE PLAN

C-3

BZA #18263



REVISIONS		
#	DATE	COMMENTS

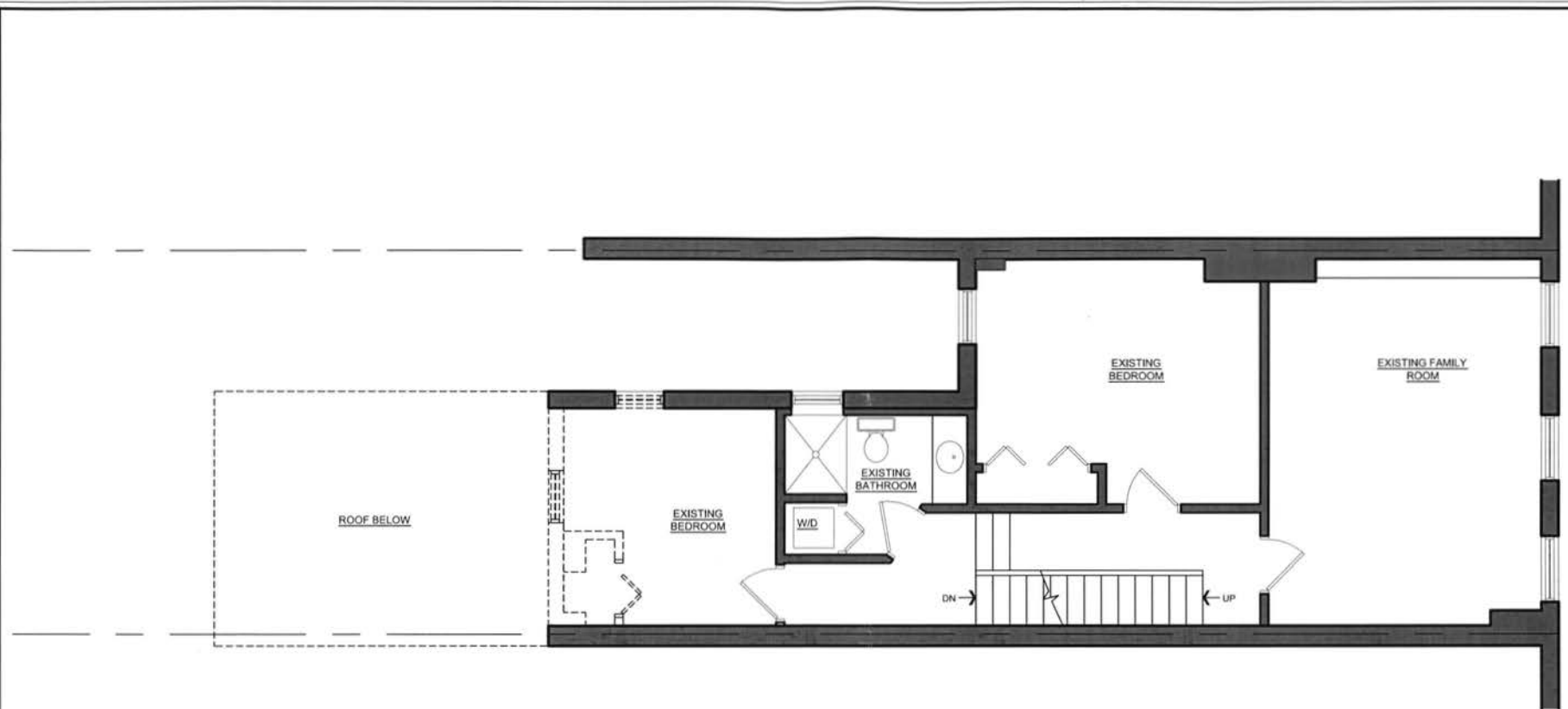
LESTER RESIDENCE
117 C STREET SE Washington, DC 20003

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1819 D STREET SE
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SEAL:

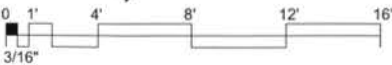
VERSION: BZA
DATE: 10-4-11
SCALE: 3/16"=1'-0"

FIRST FLOOR
DEMOLITION PLAN
D-1



LEGEND:

-  EXISTING PARTITION TO REMAIN
-  EXISTING PARTITION TO BE REMOVED
-  EXISTING DOOR TO REMAIN
-  EXISTING DOOR TO BE REMOVED



1

D-2

SECOND FLOOR DEMOLITION PLAN

SCALE: 3/16"=1'-0"

REVISIONS		
#	DATE	COMMENTS

LESTER RESIDENCE

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SEAL:

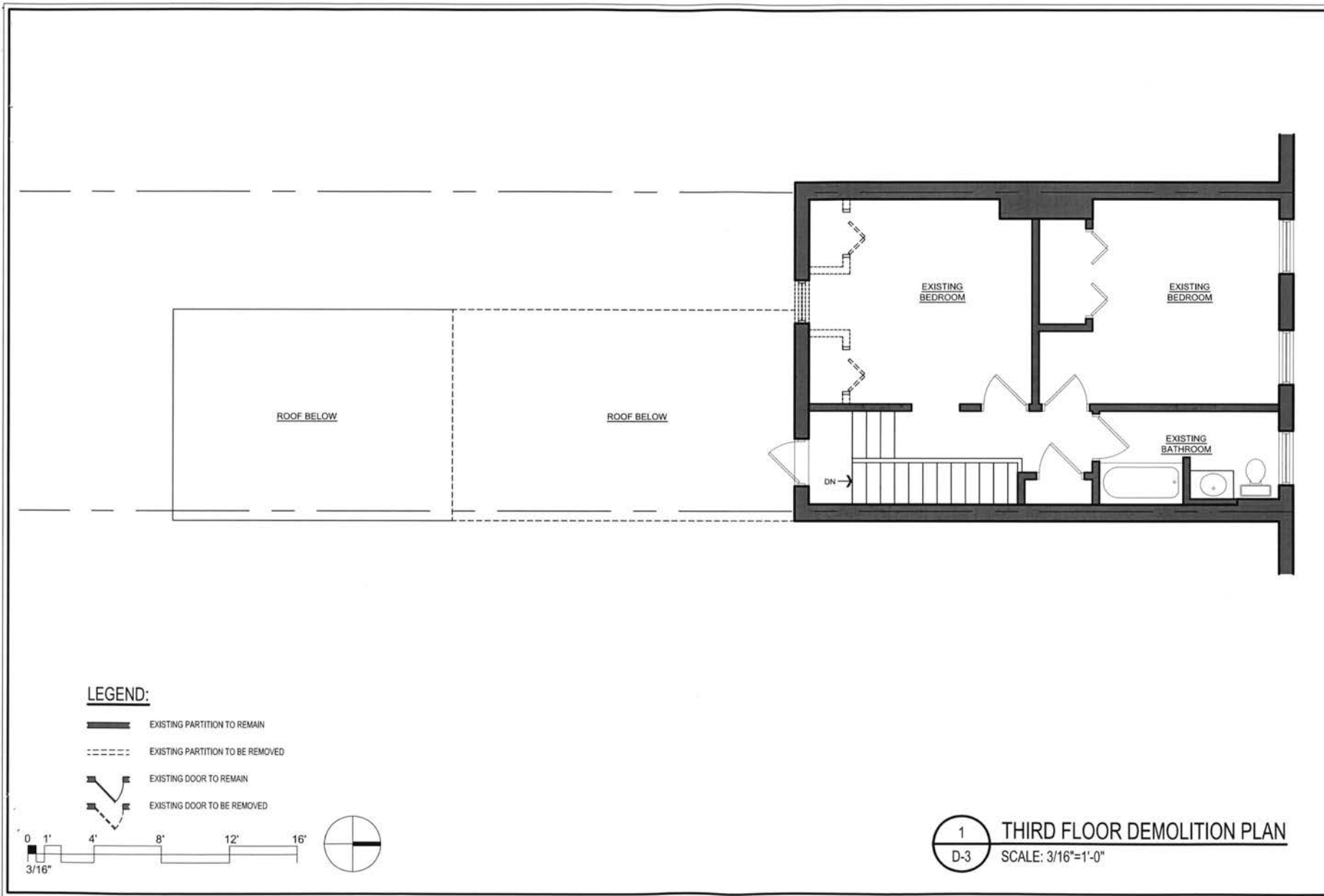
VERSION: BZA

DATE: 10-4-11

SCALE: 3/16"=1'-0"

SECOND FLOOR
DEMOLITION PLAN

D-2



REVISIONS		
#	DATE	COMMENTS

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SEAL:

VERSION: BZA

DATE: 10-4-11

SCALE: 3/16"=1'-0"

THIRD FLOOR
DEMOLITION PLAN

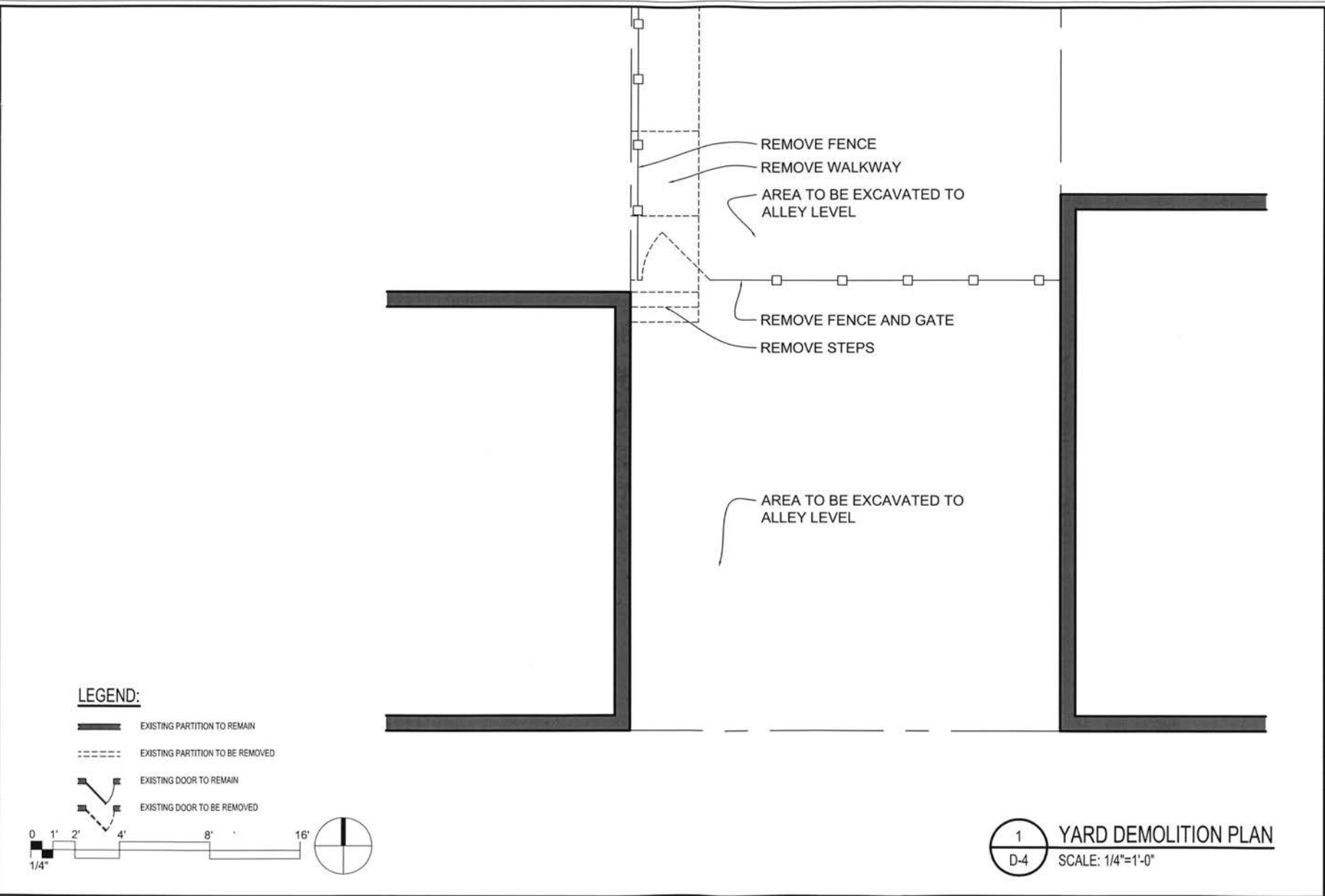
D-3

1

D-3

THIRD FLOOR DEMOLITION PLAN

SCALE: 3/16"=1'-0"



REVISIONS		
#	DATE	COMMENTS

LESTER RESIDENCE
117 C STREET SE Washington, DC 20003

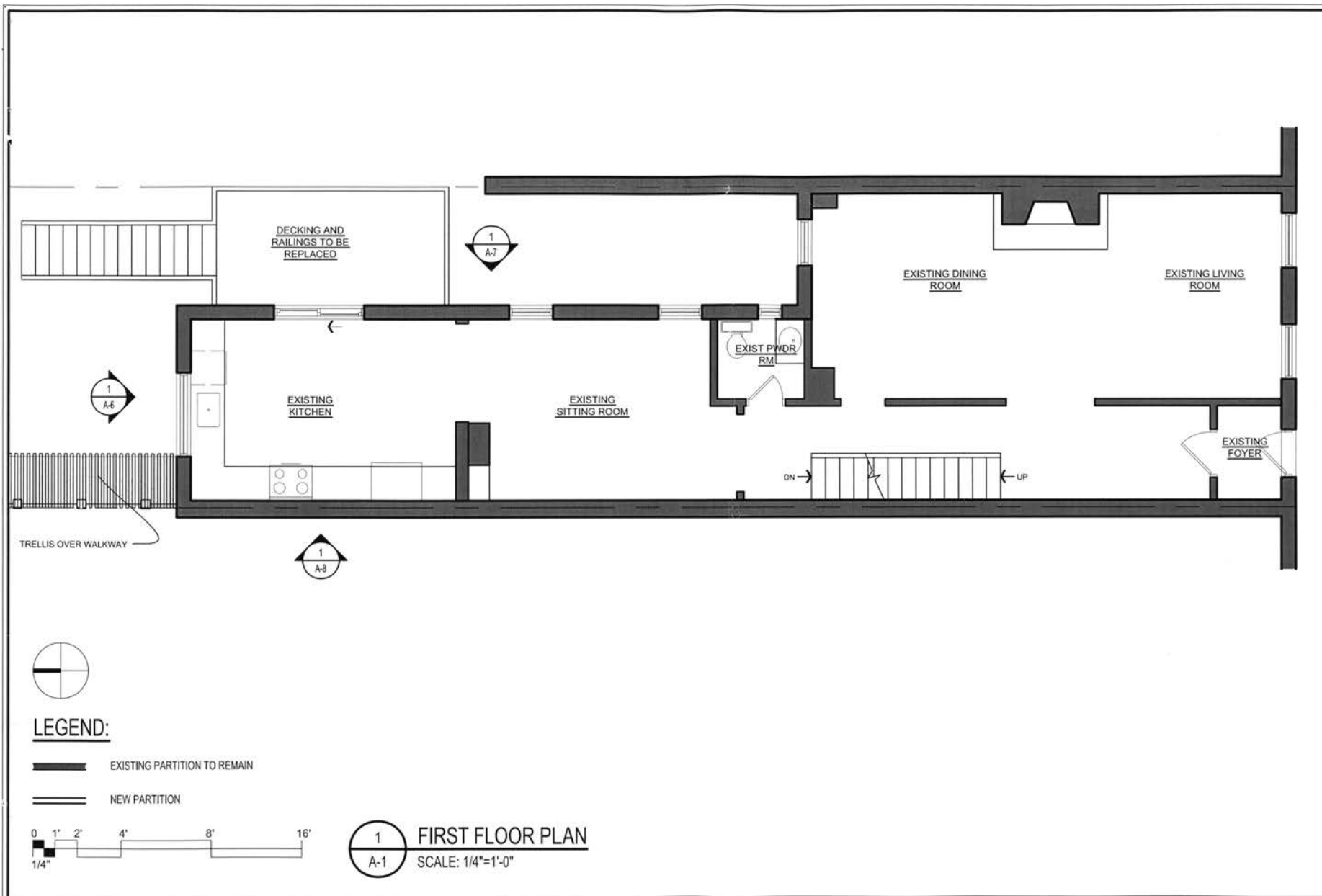
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SEAL:

VERSION: BZA
DATE: 10-4-11
SCALE: 1/4"=1'-0"

YARD
DEMOLITION PLAN

D-4



1
A-1
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISIONS		
#	DATE	COMMENTS

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117 C STREET SE Washington, DC 20003

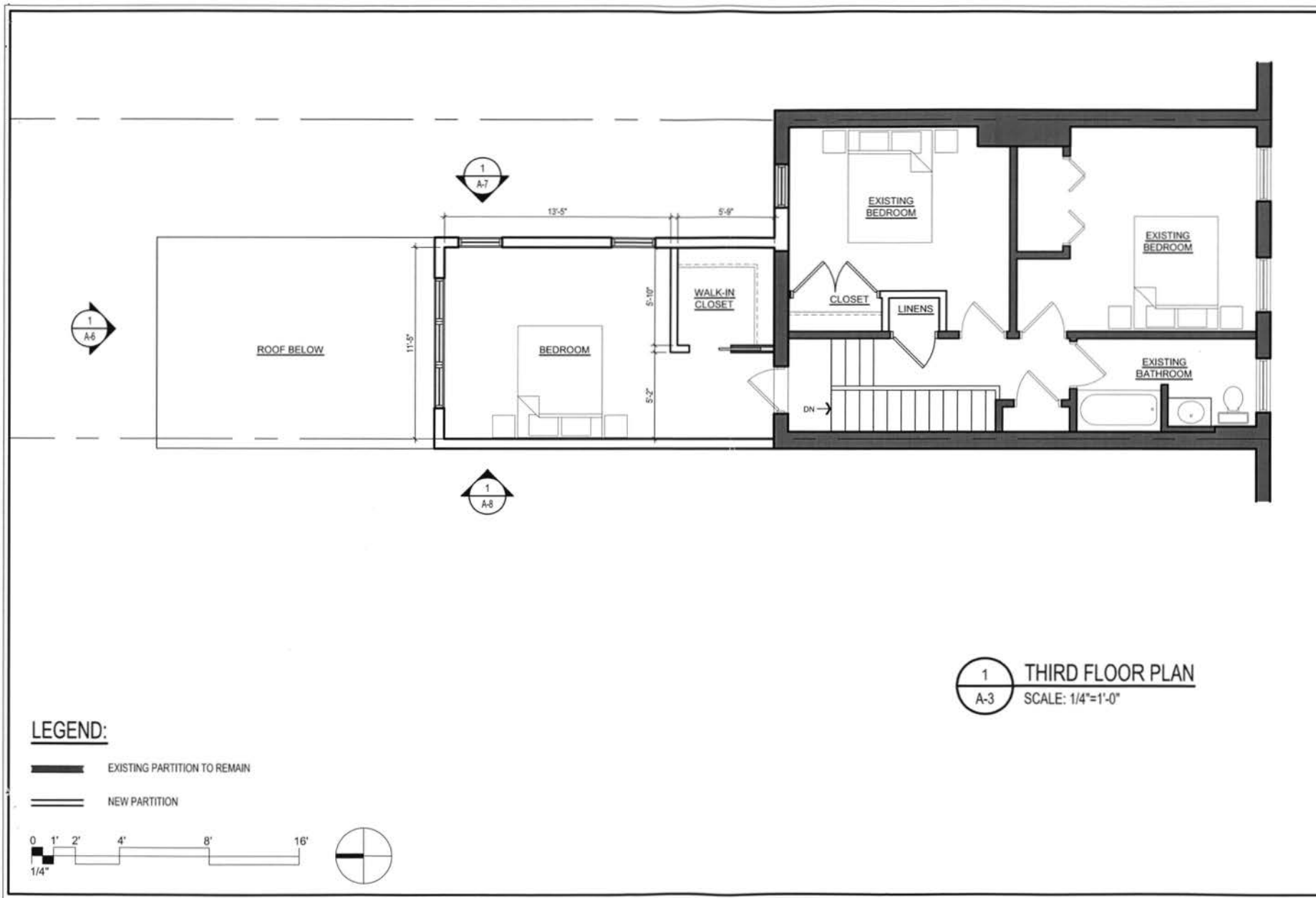
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SEAL:

VERSION: BZA
DATE: 10-11-11
SCALE: 1/4"=1'-0"

FIRST FLOOR PLAN

A-1



LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



1 THIRD FLOOR PLAN
A-3 SCALE: 1/4"=1'-0"

REVISIONS		
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SEAL:

VERSION: BZA
DATE: 10-4-11
SCALE: 1/4"=1'-0"

THIRD FLOOR PLAN
A-3



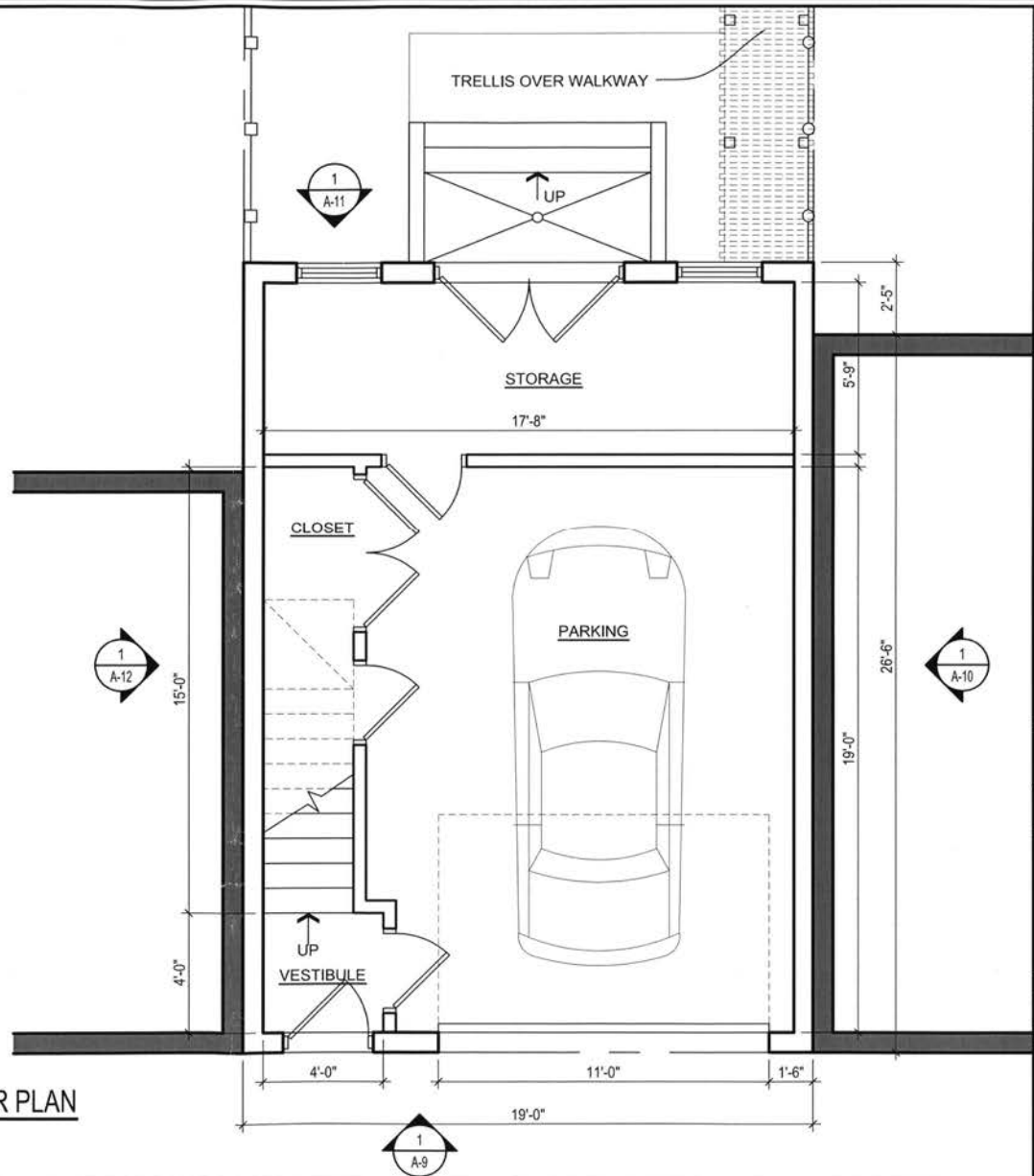
LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



GARAGE FLOOR PLAN

SCALE: 1/4"=1'-0"



REVISIONS		
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SEAL:

VERSION: BZA

DATE: 10-11-11

SCALE: 1/4"=1'-0"

GARAGE FLOOR PLAN

A-4

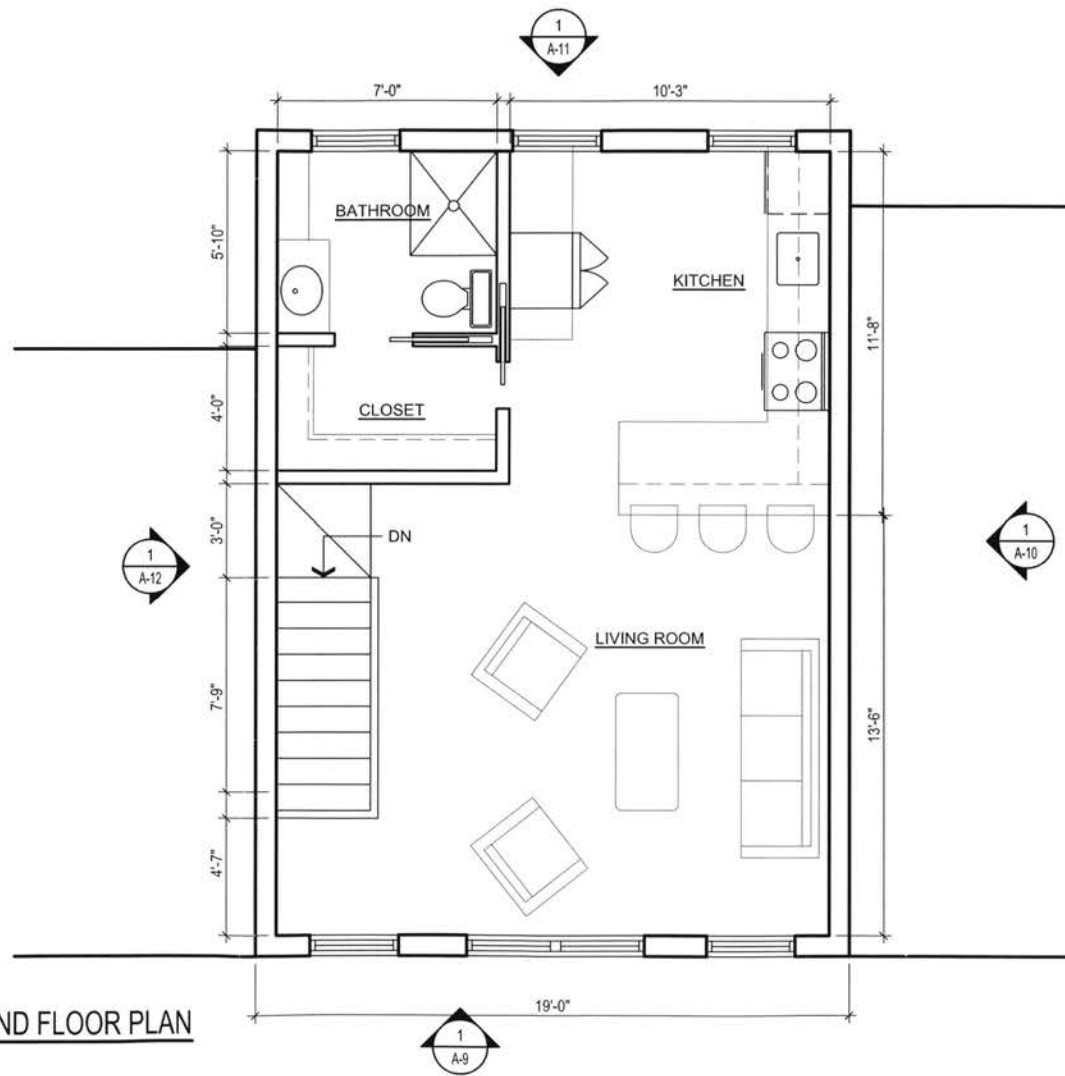


LEGEND:

-  EXISTING PARTITION TO REMAIN
-  NEW PARTITION



1
A-5
GARAGE SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



REVISIONS		
#	DATE	COMMENTS

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SEAL:

VERSION: BZA
DATE: 10-11-11
SCALE: 1/4"=1'-0"

GARAGE SECOND
FLOOR PLAN

A-5

9'-0"
 9'-6"
 10'-0"
 9'-1"
 ROOF
 THIRD FLOOR
 SECOND FLOOR
 FIRST FLOOR
 EXISTING GRADE



ALUM. GUTTER & DOWNSPOUT
 ALUM. CLAD DOUBLE-HUNG
 WINDOWS W/ BRICK HEADERS &
 SILLS TO MATCH EXISTING
 BRICK, TO MATCH EXISTING
 ALUM. GUTTER & DOWNSPOUT
 ALUM. CLAD DOUBLE-HUNG
 WINDOWS W/ HEADERS & SILLS TO
 MATCH EXISTING
 BRICK, TO MATCH EXISTING
 EXISTING BRICK STRUCTURE &
 WINDOWS
 DECKING & RAILINGS TO BE
 REPLACED W/ RECYCLED WOOD
 WOOD TRELLIS OVER WALKWAY

1
 A-6
 SOUTH /REAR ELEVATION
 SCALE: 1/4"=1'-0"
 0 1' 2' 4' 8' 16'
 1/4"

REVISIONS		
#	DATE	COMMENTS

LESTER RESIDENCE
 117 C STREET SE Washington, DC 20003

FOWLER ARCHITECTS
 1819 O STREET SE
 WASHINGTON, DC 20003
 (202) 546-0886
 www.fowler-architects.com

SEAL:

VERSION: BZA
 DATE: 10-11-11
 SCALE: 1/4"=1'-0"
 EXTERIOR ELEVATION

A-6



1 WEST ELEVATION
A-7 SCALE: 1/4"=1'-0"



REVISIONS		
#	DATE	COMMENTS

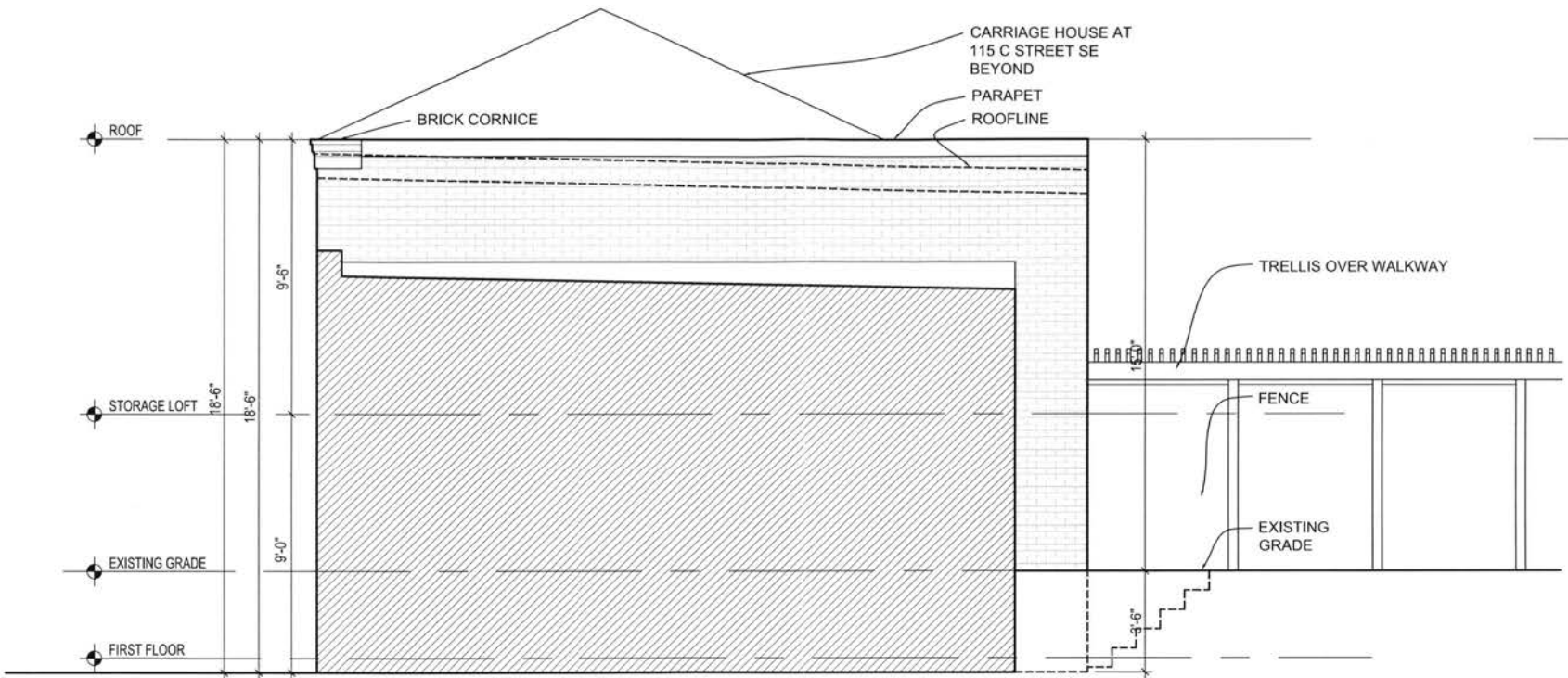
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SEAL:

VERSION: BZA
DATE: 10-11-11
SCALE: 1/4"=1'-0"
EXTERIOR ELEVATION

A-7



1 EAST ELEVATION
A-10 SCALE: 1/4"=1'-0"



REVISIONS		
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SEAL:

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DATE: 10-11-11

SCALE: 1/4"=1'-0"

GARAGE ELEVATION

A-10



NORTH / YARD ELEVATION

SCALE: 1/4"=1'-0"



REVISIONS		
#	DATE	COMMENTS

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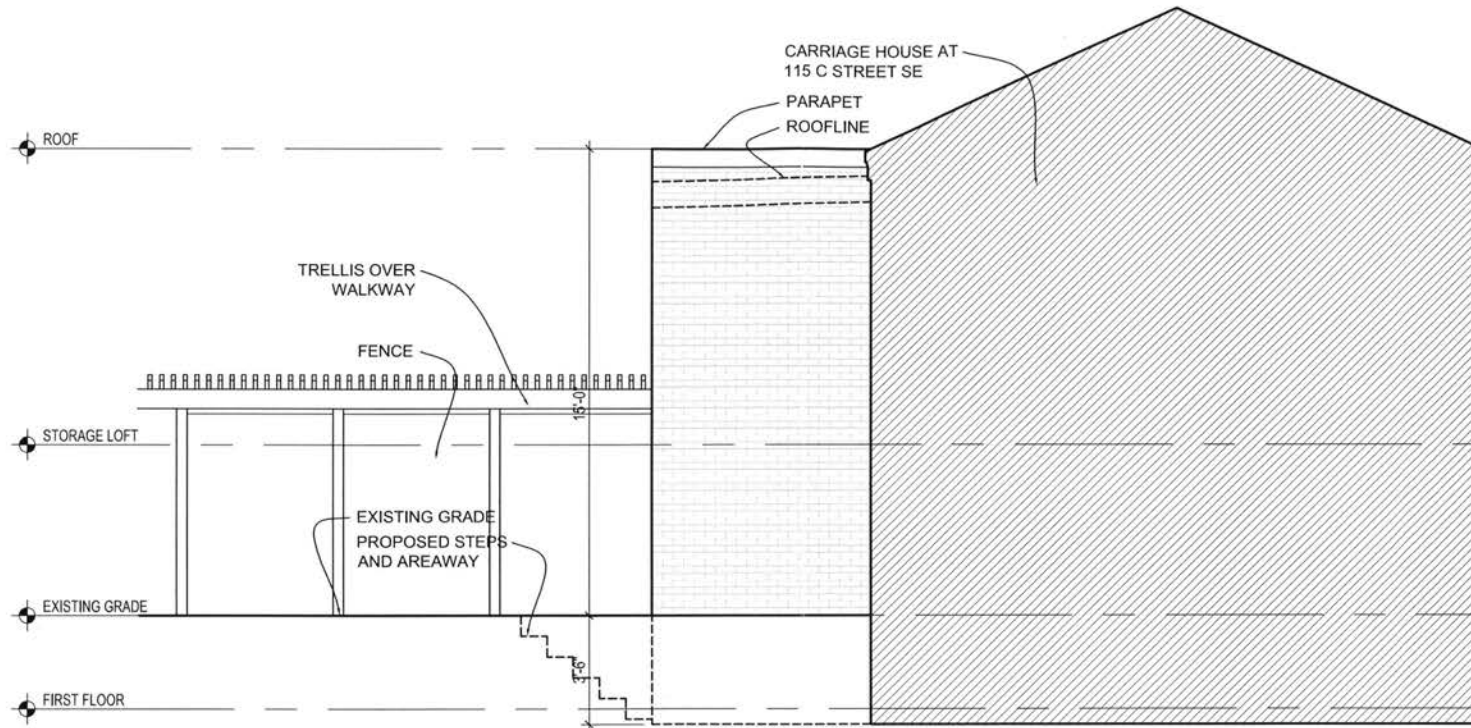
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SEAL:

VERSION: BZA
DATE: 10-11-11
SCALE: 1/4"=1'-0"

GARAGE ELEVATION

A-11



1 WEST ELEVATION
A-12 SCALE: 1/4"=1'-0"



REVISIONS		
#	DATE	COMMENTS

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SEAL:

VERSION: BZA
DATE: 10-11-11
SCALE: 1/4"=1'-0"

GARAGE ELEVATION

A-12