

ADI

ARCHITECTURE AND DESIGN INC.

Government of the District of Columbia
Board of Zoning Adjustments
441 4th Street, N.W., Suite 200/210-S
Washington, D.C. 20001

14 January 2013

RE: BZA Application No. 18498

RECEIVED
D.C. OFFICE OF ZONING
2013 JAN 22 PM 12:21

Dear Zoning Board,

Please accept the following revisions for the referenced application. No change is requested in relief, but after working with the ANC and the Office of Planning in review of the project the following revisions and clarifications were included and are attached:

- Delete the rear balconies (Schematic Design Drawings, 2 sheets, 1-14-13)
- Revise 'Variance Request for Required Parking Spaces' letter (1 page, 1-2-13)
- Additional photographs (4 pages)
- Map of 200 Ft. Buffer of Project Lot (1page)
- 'Google Map' Ariel Views (2 pages)
- Acceptance Letters from Neighboring Owners (3 pages)

Regards,



Diane Odell, AIA

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18498
EXHIBIT NO. 23

4318 OWENSBROOKE COURT WEST RIVER, MD 20778
(410) 867-8847 P (410) 867-4436 F

Board of Zoning Adjustment
District of Columbia
CASE NO.18498
EXHIBIT NO.23

Variance Request for Required Parking Spaces
Title 11- 2101.1
per Form 120 Addendum

1311 Pennsylvania Ave, S.E.
Square 1045, Lot 107
Sheet 1 of 1
Revised 1/2/13 (*in italics*)

Due to the physical circumstances at the site that prohibit any onsite parking, the owners of 1311 Pennsylvania Ave, SE request a variance to Title 11, 2101.1 which requires that a structure with multiple dwellings in the C-2-A zone provide on-site parking at a ratio of one parking space per two units. Recognizing the high demand for medium income housing in the city, the intent of the property owners is to utilize the C-2-A zoning to construct a three unit condominium. This would require two on-site parking spaces.

1311 Pennsylvania Ave, SE is currently a vacant lot, (formerly the site of a now demolished row house) recorded as Lot 107, Square 1045. The plat indicates that the parcel is landlocked in the rear. The only access to the site is from Pennsylvania Ave., SE. No alternative access is available through existing or proposed alleys or private driveways on the site. A planter box containing a large pin oak tree is located directly in front of the site.

Given the tree's location, a Preliminary Design Review Meeting was scheduled with DDOT to discuss the curb cut required for the owners to secure on-site parking. DDOT explained that access to the site from Pennsylvania Ave., SE was impossible because retaining a street tree in that location took priority over the installation of a driveway.

Without the ability to gain access for on-site parking, a search was made for accessory parking spaces as provided for under Title 11-730.1 in order to provide the tenants secure parking and to meet the code requirements. No currently licensed Parking Lot Establishments were found within Square 1045 or the surrounding blocks. *While we have since learned that only licensed lots can accept payment for parking privileges, we did explore the possibility of leasing spaces with the owners of several nearby private parking lots to no avail.* Although an informal street survey did show ample available parking on any given day, no accessory spaces were located in the area.

The location of the site does help ease the on-site parking problem. The Potomac Metro Station is a half a block from the front property line, bus stops are at the corner of the block, and three planned streetcar lines will run within five blocks of the site. Many basic services are within walking distance or a short bike ride from the site and the owners' development plans include on-site, secure storage for bicycles. Although on-site parking cannot be provided, the residents of the units will have street parking and many alternative methods of transportation available.

The inability to provide on-site parking with the units reduces their value and limits their marketability, which creates a financial burden for the owners. To help make the units more marketable, the owners desire to regain some value by making the design of the three units as spacious and as practical as possible, and integrate a roof top terrace with an observation deck for the residents. But, without a variance for parking, the lot is worthless for its intended use.

We are requesting your consideration to grant a variance for exemption from the on-site parking requirement of Title 11, 2101.1 because the physical characteristics of the property prevent strict application of the regulation. Since alternative parking and means of transportation will be available to the residents of the building, the variance will not substantially impair the intent, purpose or integrity of the Zoning Regulations and Map.

Because of the inordinate amount of time spent exploring different options that might best resolve the constraint of the site, schematic drawings had to be submitted for the purpose of the variance. We ask the Board to build flexibility into the final design of the layout of the units, and fenestration and materials, as long as it doesn't impact the relief granted. With your approval, the owners of 1311 Pennsylvania Ave, SE can construct a three-unit condominium, preserve a beautiful street tree and help add to the viability of the neighborhood.

Existing and Intended Use
and
Photographs

1311 Pennsylvania Ave, S.E.
Square 1045, Lot 107
Sheet 1 of 6

Currently 1311 Pennsylvania Ave, SE is a vacant lot. The property owners would like to construct a three unit condominium at the site



NW end of Lot 107 at Pennsylvania Ave, SE



Looking across Lot 107 from the SE rear property line toward northwest end of lot (toward Pennsylvania Ave, SE)

Existing and Intended Use
and
Photographs

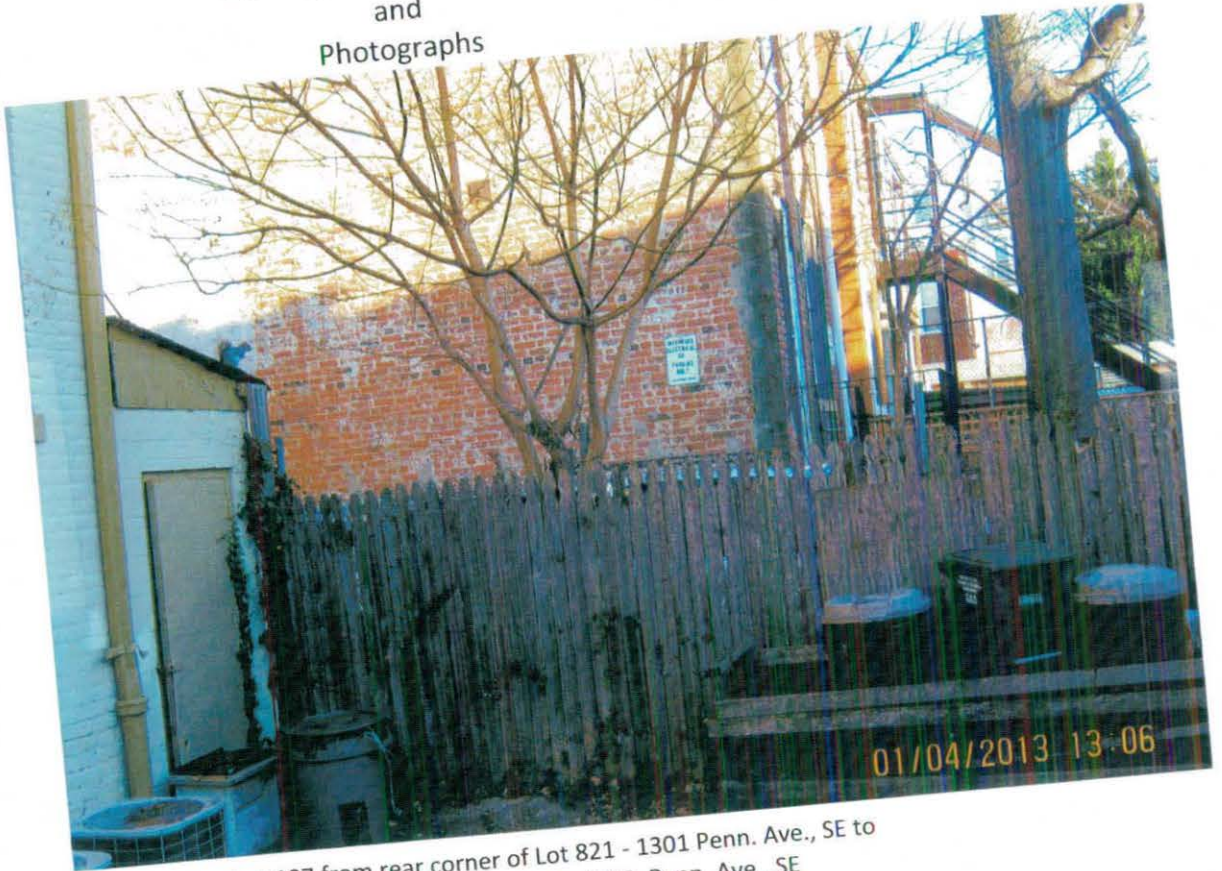
1311 Pennsylvania Ave, S.E.
Square 1045, Lot 107
Sheet 2 of 6



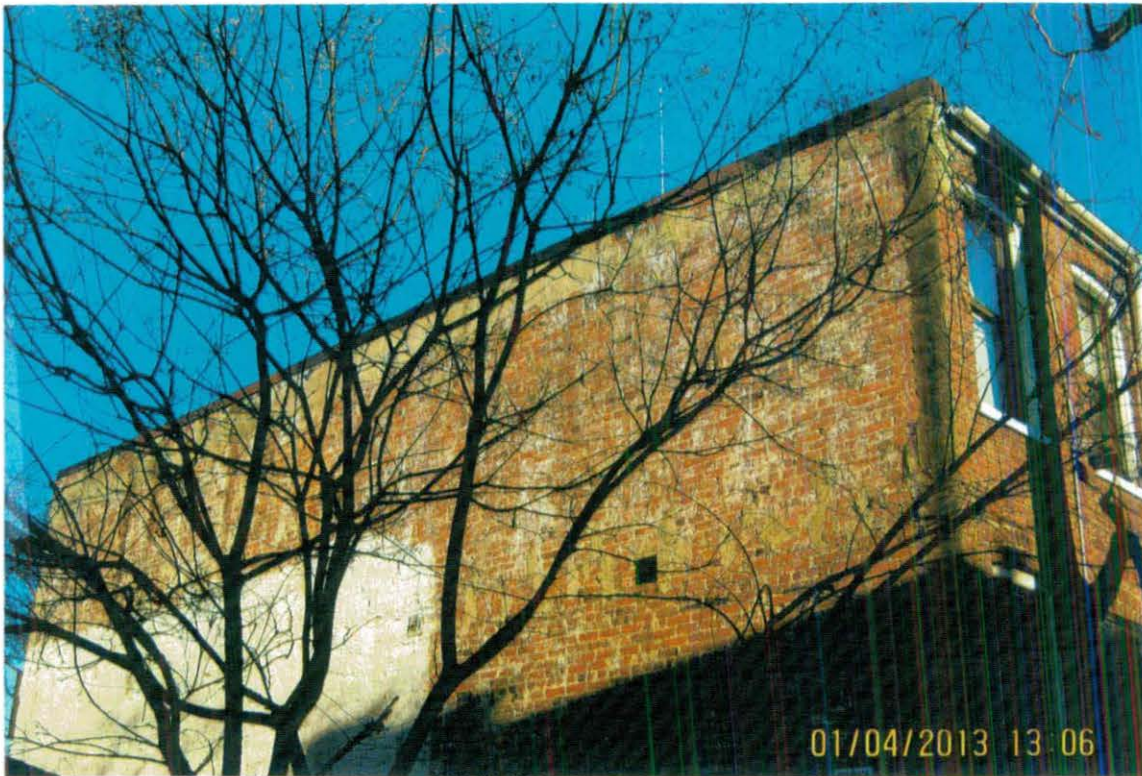
SE end of Lot 107 at rear property line

Existing and Intended Use
and
Photographs

1311 Pennsylvania Ave., SE
Square 1045, Lot 107
Sheet 3 of 6



Looking across Lot 107 from rear corner of Lot 821 - 1301 Penn. Ave., SE to
the rear corner of building on Lot 108 - 1313 Penn. Ave., SE



The West

Existing and Intended Use
and
Photographs

1311 Pennsylvania Ave., SE
Square 1045, Lot 107
Sheet 4 of 6



Looking across Lot 107 from Lot 821 - 1301 Penn. Ave., SE to
the rear lots along Penn. Ave., SE to Harris Teeter at Potomac and Penn.Ave.

Existing and Intended Use
and
Photographs

1311 Pennsylvania Ave., SE
Square 1045, Lot 107
Sheet 5 of 6



Looking from Penn. Ave. SE to the rear of Lot 107 - 1311 Penn. Ave., SE at
rowhouses on 13th street - 720-716 13th Street



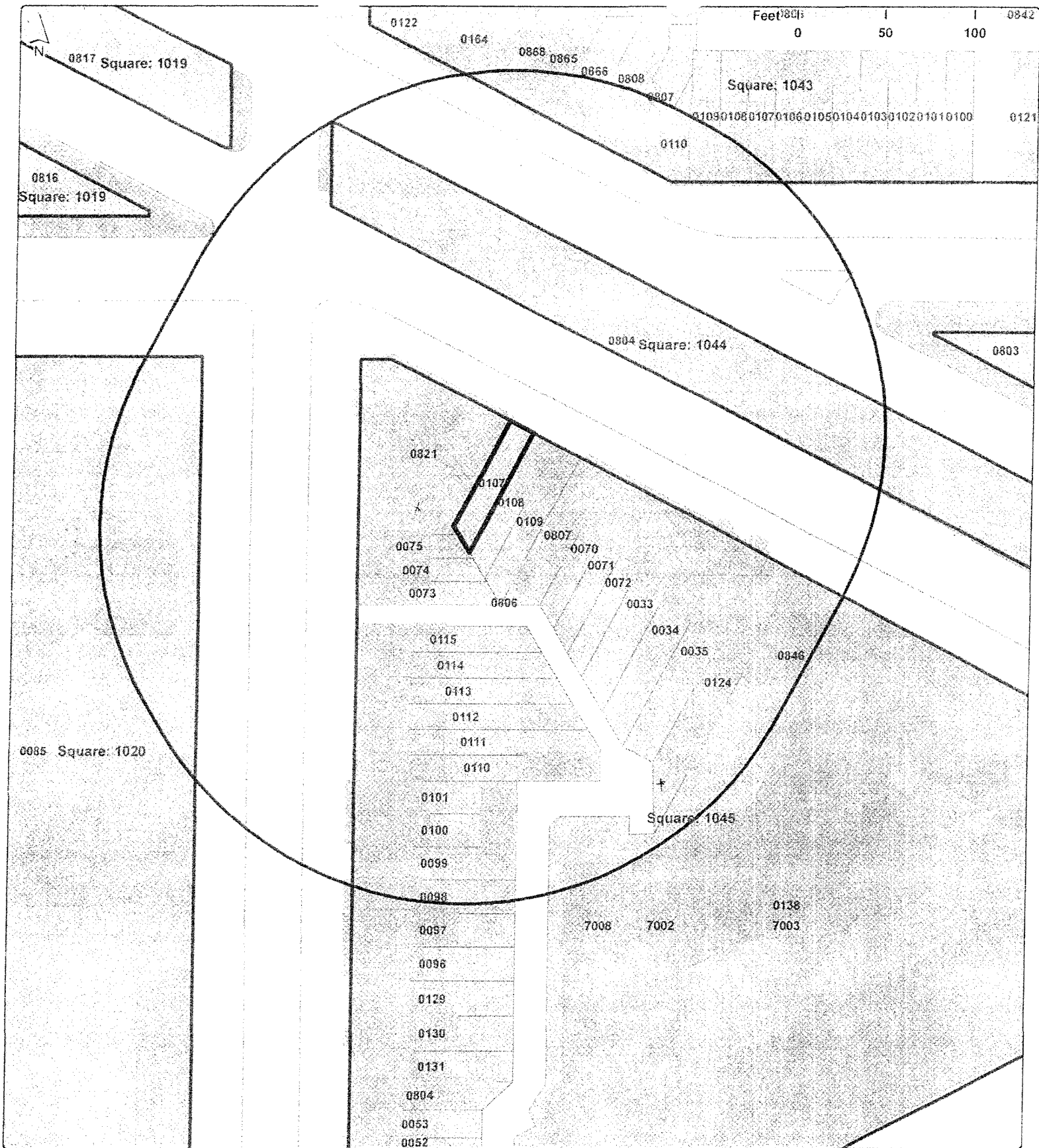
Looking from Penn. Ave. SE to the rear of Lot 107 - 1311 Penn. Ave., SE at
rowhouses on 13th street - 720-716 13th Street

Existing and Intended Use
and
Photographs

1311 Pennsylvania Ave., SE
Square 1045, Lot 107
Sheet 6 of 6



Looking from Penn. Ave. SE to the rear of Lot 107 - 1311 Penn. Ave., SE at
rowhouses on 13th street – 720-716 13th Street



200-ft Buffer of SSL 1045 0107



Office of Planning ~ November 6, 2012

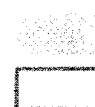
Government of the District of Columbia

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



Selected Property

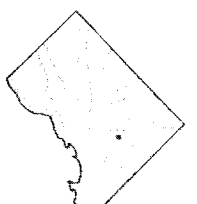
200-ft Buffer



Buildings

Squares

Lot



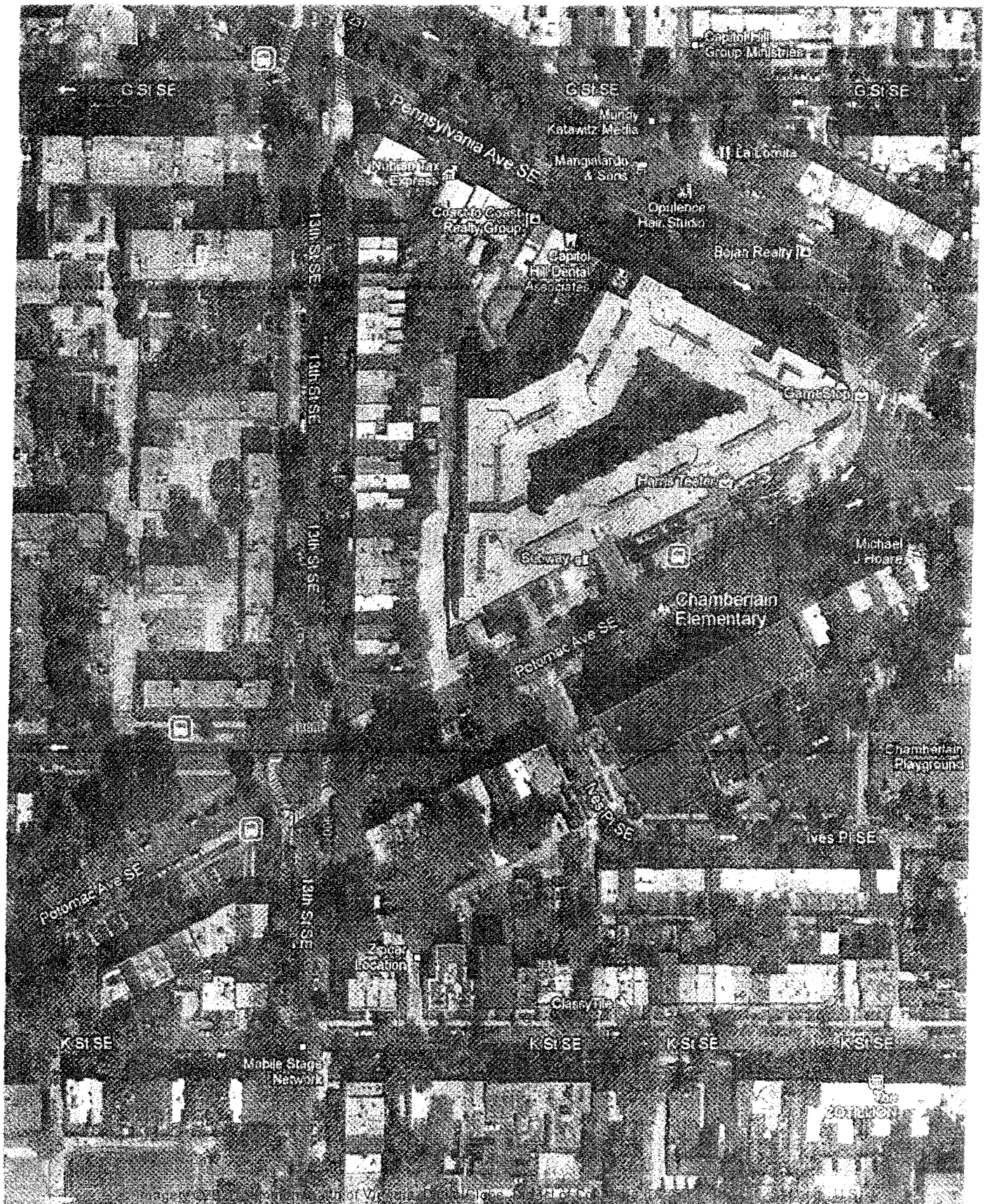
Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



Go 

To see all the details that are visible on the screen, use the "Print" link next to the map.



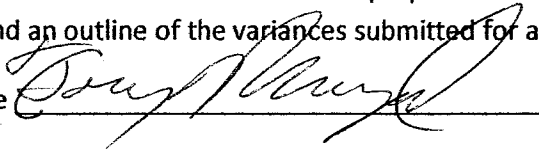
Project & Variance expectance letter for 1311 Pennsylvania S.E. Washington D.C.

Dear Mr. Toni Mangialardo
Property owner of Mangialardo's Italian Deli
1317 Pennsylvania Ave. S.E, D.C. 20003-3027

This letter is in regards to the property located at 1311 Pennsylvania Ave S.E., a neighboring property from your location. KB-1-Builders LLC., on behalf of the owners of this property is asking for your approval in regards to the development of this project. The development of this property will not only fill a vacant slot within the Pennsylvania Ave corridor but also enhance & advance the redevelopment of the last few blocks within the Capital Hill/Penn corridor area. As you are aware empty vacant property neighboring yours and or with in your community will slow the growth and value of your property. Therefore we are pleased to not only seek your approval but to share with our neighbors the future development of this property.

To outline the project KB-1-Builders, LLC. is proposing to build a 3 ½ story condo consisting of 3/three small studio condominium units. The roof will be an occupied recreational area with a small sun deck above. The facade will follow the same design as across the street at 1300 Penn Ave with gray/brown brick and dark aluminum balcony railings. Two variances were required to be filed for this projects development and are included in this letter. The proposed drawings of the project to be built, plat, location photos and an outline of the variances submitted for approval are also included.

Approval signature



Date:

1/8/12

Disapproval signature

Date:

Thank you for your time in review and please contact if KB-1-Builders can be of service to you.

Sincerely,

David Blackstock

Project Coordinator/Manager

KB-1-Builders LLC.
6269 Solomon's Island Rd.
Tracy's Landing, MD. 20779

Offices/Fax 301-855-2920

Project & Variance expectance letter for 1311 Pennsylvania S.E. Washington D.C.

Dear Mr. James Rennie
Property owner of
1315 Pennsylvania Ave. S.E, D.C. 20003-3027

This letter is in regards to the property located at 1311 Pennsylvania Ave S.E., a neighboring property from your location. KB-1-Builders LLC., on behalf of the owners of this property is asking for your approval in regards to the development of this project. The development of this property will not only fill a vacant slot within the Pennsylvania Ave corridor but also enhance & advance the redevelopment of the last few blocks within the Capital Hill/Penn corridor area. As you are aware empty vacant property neighboring yours and or with in your community will slow the growth and value of your property. Therefor we are pleased to not only seek your approval but to share with our neighbors the future development of this property.

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Approval signature James Rennie

Date: 1/8/13

Disapproval signature _____

Date: _____

Thank you for your time in review and please contact if KB-1-Builders can be of service to you.

Sincerely,

David Blackstock

Project Coordinator/Manager

KB-1-Builders LLC.
6269 Solomon's Island Rd.
Tracy's Landing, MD. 20779

Offices/Fax 301-855-2920

Project & Variance expectance letter for 1311 Pennsylvania S.E Washington D.C.

Interface Electric Corp.

Property owner

1313 Pennsylvania Ave. S.E, D.C.20003

Mailing address ----- 734 7th street , S.E. 20003-2739

This letter is in regards to the property located at 1311 Pennsylvania Ave S.E., a neighboring property from your location. KB-1-Builders LLC., on behalf of the owners of this property is asking for your approval to the development this project. The development of this property will not only fill a vacant slot within the Pennsylvania Ave corridor but also enhance & advance the redevelopment of the last few blocks within the Capital Hill/Penn corridor area. As you are aware empty vacant property neighboring yours and or with in your community will slow the growth and value of your property. Therefor we are pleased to not only seek your approval but to share with our neighbors the future development of this property.

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Approval signature Joel Truitt, agent

Date: 1/7/13

Disapproval signature Joel Truitt Management, Inc.

Date: _____

734 7th Street, S.E.

Washington, DC 20003

(202) 547-2707

Thank you for your time in review and please contact if KB-1-Builders can be of service to you.

FX 547-1977

Sincerely,

JOELTRUITT@AOL.COM

David Blackstock

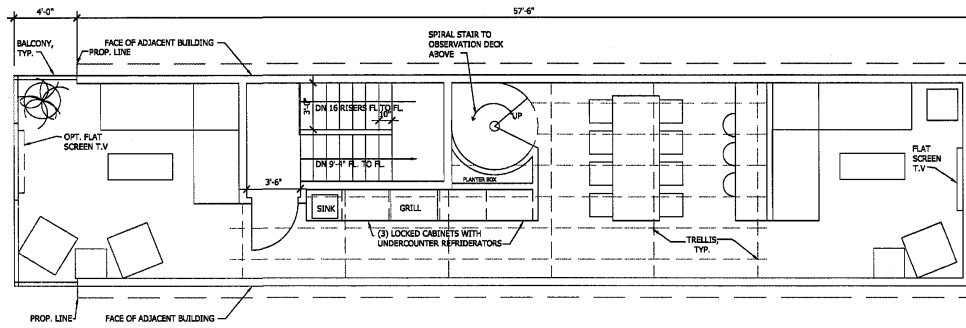
Project Coordinator/Manager

KB-1-Builders LLC.

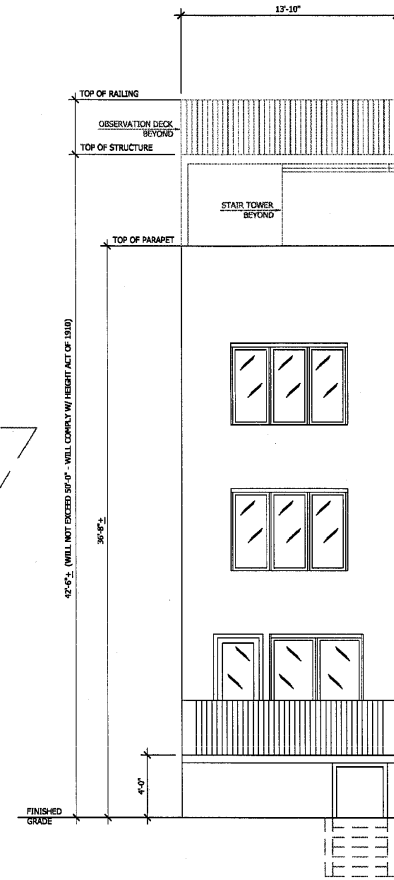
6269 Solomon's Island Rd.

Tracy's Landing, MD. 20779

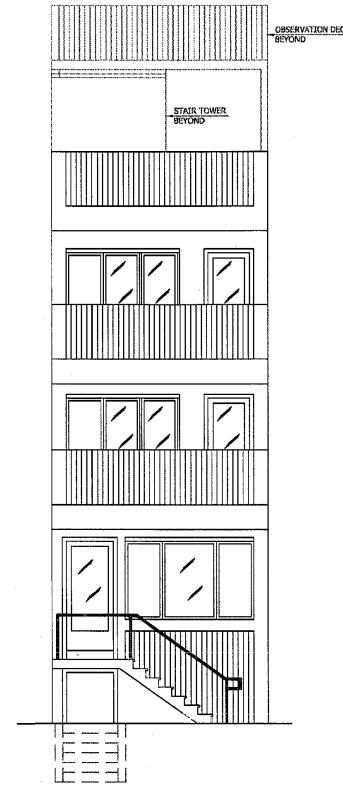
Offices/Fax 301-855-2920



ROOF PLAN W/ OPTIONAL FURNITURE LAYOUT

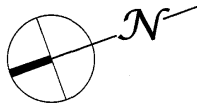
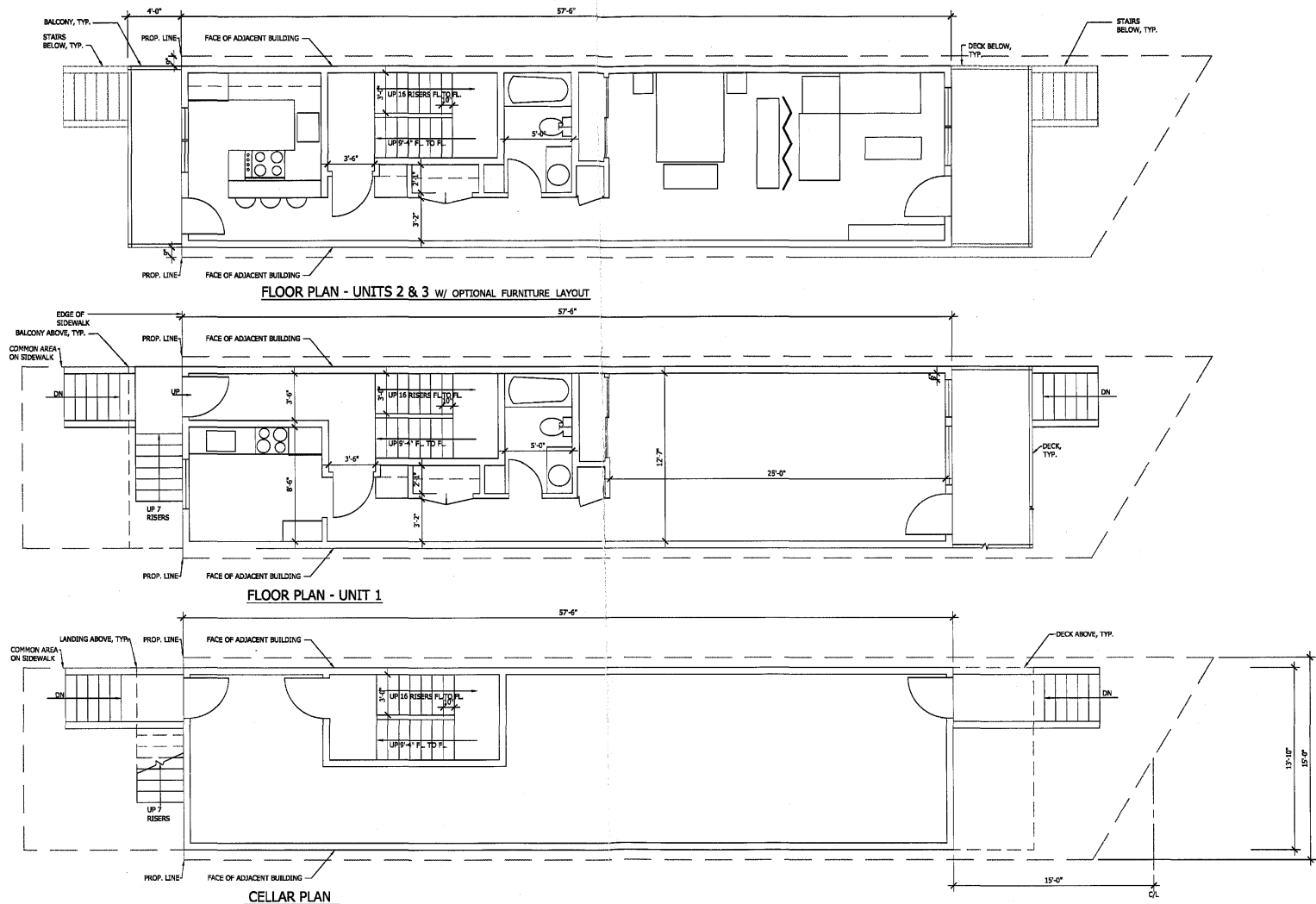


SOUTHEAST ELEVATION
@ REAR OF LOT



NORTHWEST ELEVATION
@ PENNSYLVANIA AVE., SE

ADI	ARCHITECTURE AND DESIGN INC. DIANE ODELL, ARCHITECT 4318 OWENSBROOKE COURT WEST RIVER, MD 20778 (410) 867-8847	DATE: 11/5/12 1/14/13 -REVISED SCALE: 1/8" = 1'-0" U.N.O.	SCHEMATIC DESIGN	1311 PENNSYLVANIA AVE., SE WASHINGTON, D.C. LOT 107, SQUARE 1045, BOOK 44 @ PAGE 141	SD-2 SHEET 2 OF 2
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ADI	ARCHITECTURE AND DESIGN INC. DIANE ODELL, ARCHITECT 4318 OWENSBROOKE COURT WEST RIVER, MD 20778 (410) 867-8847	DATE: 11/5/12 1/14/13 -REVISED SCALE: 1/8" = 1'-0" U.N.O.	SCHEMATIC DESIGN	1311 PENNSYLVANIA AVE., SE WASHINGTON, D.C. LOT 107, SQUARE 1045, BOOK 44 @ PAGE 141	SD-1 SHEET 1 OF 2
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