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D.C. OFFICE OF ZONING

2013 FEB -1 PM 3:11

Jeffrey Noel and Laura Skopec
716 13th St SE
Washington, DC 20003
202-567-7662
lauraskopec@yahoo.com

January 28, 2013

Dear Board of Zoning Adjustment members,

We write in opposition to Case 18498, Application of 1311 Penn LLP. The public hearing for this case is scheduled for February 5, 2013.

The owner of 1311 Pennsylvania Avenue SE, a Maryland-based developer, has requested a zoning variance from the lot occupancy requirements and parking requirements to allow him to build a 3 unit condo building on the 1087 square foot empty lot he purchased in 2012. Our property, which is our sole residence, directly abuts the property in question. While we acknowledge and understand the owner's difficulty in finding suitable off-site parking to comply with the parking requirements, we strongly oppose any variance from the lot occupancy requirements for this project.

We have three primary concerns with the owner's request for variance from the lot occupancy requirements, including the following: the proposal would have a significant negative effect on our use and enjoyment of our own property and our privacy; the proposal appears to assume significant use of our property as an egress, and it would significantly disrupt our and neighboring property owners' use of an already congested alley; and the proposal does not demonstrate that "exceptional practical difficulties or exceptional and undue hardship" would be faced by complying with zoning law.

The owner provided us a copy of the request for variance submitted to the Board of Zoning Adjustment, including information on the proposed building, courtyard, fence, and other structures. We have reviewed this proposal in detail, and feel it would have a significant negative impact on our use and enjoyment of our own property, as well as our privacy. The property owner proposes to occupy nearly 80% of the now-vacant lot with the condo building, with the possible addition of balconies, and requests that the BZA allow flexibility in the final look and placement of windows. This lot occupancy level will put the proposed windows, potential balconies, and roof deck mere feet from our property and windows, potentially compromising privacy, light, and air.

According to the proposal, the remaining 20% of the lot will be occupied by a courtyard, and the owner proposes to construct a 7 foot high privacy fence on our shared property line. While we

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18498

EXHIBIT NO. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 18498
EXHIBIT NO. 27

are not lawyers or experienced developers, it is our understanding that the definition of "structure" as included in DC zoning regulations includes fences, meaning that this proposal appears to violate, without asking for a variance, the 15 foot rear setback requirement by proposing a 7 foot high property line fence. Such a fence, which significantly impacts our property, would not be necessary if the property occupied 60% of the lot as required by DC zoning law. In addition to limiting our access and enjoyment of our property, the 80% lot occupancy and property-line fence will make it impossible for us to continue to have rear trash and recycling collection as required by the city. We would therefore be required to request that the city alter our trash collection location, and we would be required our trash and recycling bins in the front of our house as our egress through the alley will be almost entirely blocked by the combination of the privacy fence and neighbor's cars.

At the present time, no property owner sharing the back alley has a full property-line fence, and no property owner's house appears to have level of lot occupancy requested by the owner. Other property owners sharing the alley have fences, but they are set back from the property line to allow egress or parking. Currently, many property owners use this alley to park behind their houses, and it can be very difficult for trash collectors and drivers to navigate the alley. The owner's proposal may prevent neighbors from having access to their parking and limit trash collection, particularly during construction and as condo owners move in and out.

In addition, the proposal includes a 4 foot wide gate in the proposed privacy fence whose sole purpose would be to allow egress to the condo building through our property. In a brief discussion with the property owner, he indicated that this back entrance would be used for move-in and move-out, bringing bikes in and out of the building on a daily basis, and other egress. This represents a significant, unwarranted use of our property as a staging area for moving furniture, bikes, and other goods. In the proposal, the property owner indicates that a zoning variance is needed for parking because the back of the lot is landlocked and has no egress. However, the property owner clearly plans for significant egress through the back entrance to the building, despite acknowledging that no such egress exists. It is also likely that the condo building will be required to have private trash, and as no trash is currently collected on the Pennsylvania Ave side of the property for any nearby property owners, this trash would also have to be collected through our property.

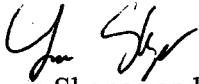
Finally, we do not believe that the owner has demonstrated that exceptional practical difficulties or exceptional undue hardship will be faced by complying with zoning regulations. The lot has not grown narrower since the property owner purchased it, nor have the zoning regulations changed. While the owner clearly has every right to build on the lot within the zoning regulations currently in place, we do not believe the owner's unrealistic desire to build a 3 unit condo building on a 1087 square foot lot should be accommodated as an exceptional undue hardship. The owner could easily build a smaller condo building, a single family home, or even a retail

building within the C-2-A zoning provisions without variance, and accommodating these zoning variance requests at the expense of our property is unwarranted.

We thank you for your consideration, and urge you to deny the request in case 18498 for a variance from lot occupancy requirements. We additionally urge you to require that any property-line fence comply with any and all zoning regulations and not have the effect of encouraging use of our property for egress. Thank you, and we look forward to testifying before the Board of Zoning Adjustment on this issue on February 5, 2013.

The proposal, including out disapproval signature, is included for your reference and is concurrently being submitted to the property owner. We are also copying this letter to the property owner, ANC 6B, and our ANC Commissioner (Sara Lovelace, ANC 6B07).

Sincerely,



Laura Skopec and Jeffrey Noel

DC Residents and Home-owners 716 13th Street SE

CC:

ANC 6B

Sara Lovelace, ANC 6B07 Commissioner

David Blackstock, owner, 1311 Pennsylvania Ave SE

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

Dear Mr. Jeffery Noel
Property Owner
716 13th Street S.E, D.C 20003

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: _____

Disapproval signature _____

Date: 1/28/2013
1/28/2013

Jeffery Noel
Jim Boy (co-owner)

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

Sincerely,

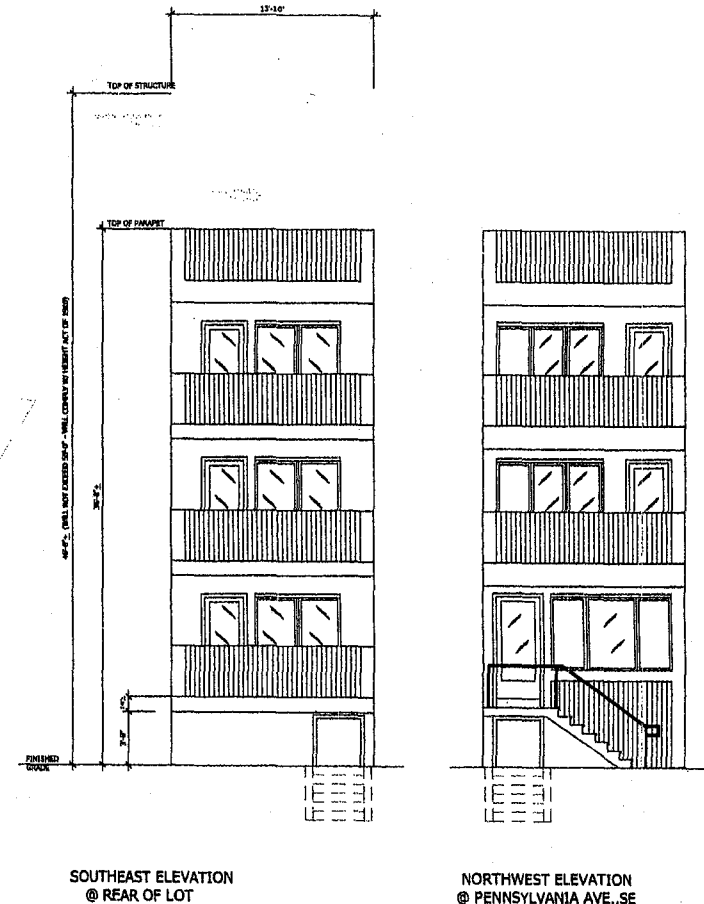
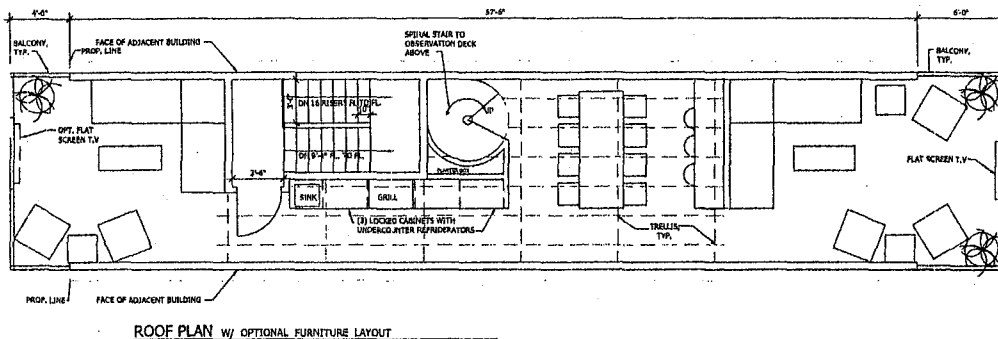
David Blackstock

Project Coordinator/Manager

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

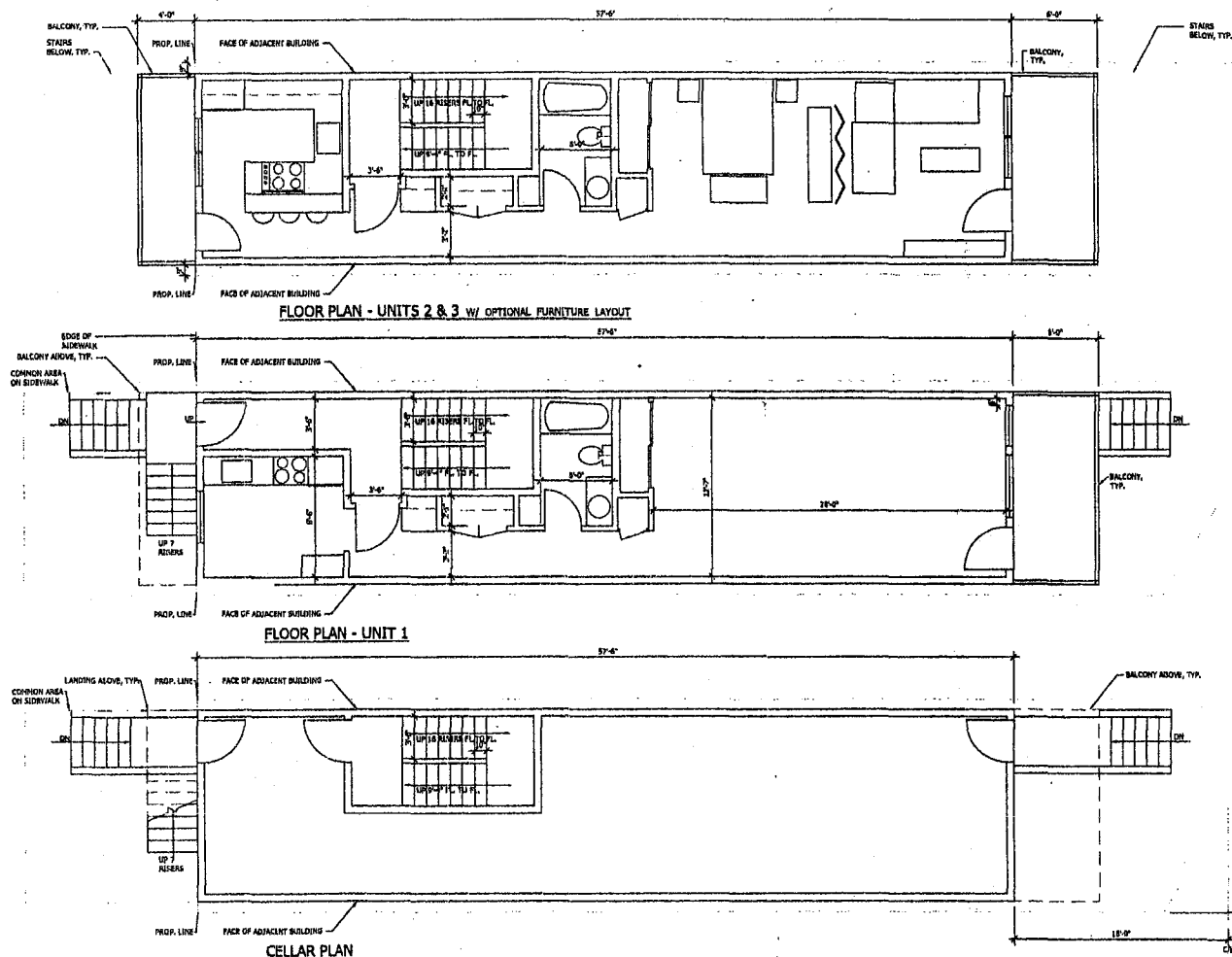
Offices/Fax 301-855-2920

Cell # 240-441-8458



ADI	ARCHITECTURE AND DESIGN INC. DIANE ODELL, ARCHITECT 4318 OWENSBROOKE COURT WEST RIVER, MD 20778 (410) 867-8847	DATE: 11/8/12 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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*Note - Rear Balconies will
Be Removed/Deleted from
Drawings*



ADI	ARCHITECTURE AND DESIGN INC. DIANE ODELL, ARCHITECT 4318 OWENSBROOKE COURT WEST RIVER, MD 20778 (410) 867-8847	DATE: 11/5/12 SCALE: 1/8" = 1'-0" U.N.D.	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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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.

Variance Request for Percentage of Lot Occupancy
Title 11-772.1
per Form 120 Addendum

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

Due to the exceptional narrowness of the site, the owners of 1311 Pennsylvania Ave, SE request a variance to Title 11, 772.1 which restricts any building devoted to residential use in the C-2-A zone district to 60% maximum lot occupancy.

1311 Pennsylvania Ave, SE is currently a vacant lot recorded as Lot 107, Square 1045 with a lot area of 1,087.35 sq. ft. The plat for the parcel indicates that the lot is 15'-0" wide with an irregular shape. There are no side yard requirements and the minimum rear yard setback is 15 feet. Due to its irregular shape the rear yard is subject to an average calculation. The allowable building height is 50 feet. The lot is located in the C-2-A zone district. Although there is no lot occupancy requirement in C-2-A zoning districts for commercial development, the intent of the property owners is to utilize the C-2-A zoning to meet the high demand for medium income housing in the city.

The 15'-0" lot width includes a shared side lot line which dimensions to the center of the existing fire separation walls of the adjacent buildings. By today's building codes, however, these existing fire separation walls cannot be utilized in new construction. Building on the lot will have to occur within the open space between the existing walls because they are integral to the adjacent buildings and their removal would compromise the structural integrity of the existing buildings. This leaves an actual clear buildable width on the lot of 13'-10". In addition, the new building walls will further reduce the width of the livable area by a minimum of 7.25 inches on each side or 1'-2 1/2" overall. In total, the 15'-0" wide lot yields a buildable inside dimension of 12'-7".

Clearances required by the building code for egress routes further reduce the floor area available for living space. Using the 60% allowable lot coverage and the reduced width of 12'-7", a total of 533 sq. ft. of usable floor space is available. Common space required for the egress stairs and access on the first floor requires a minimum of 140 sq. ft., which leaves 393 sq. ft. for living space in the unit. If the unit were provided with a small kitchen area, a clothes closet and a minimum sized bath, a living/dining/sleeping area of approximately 11'-0" x 12'-7" remains. Because of the 60% allowable lot coverage and required clearance for egress routes and common space, even an efficiency unit is unfeasible.

The original intention was to build four condominiums within the 50 foot height limit, but the owners had to modify the plans to three units because the 12'-7" width cannot accommodate the ADA accessibility requirements that four units would require. To ease the financial burden created by the loss of the additional unit, 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.

We are requesting your consideration to grant a variance for a 19.3% increase in the lot coverage as the strict application of Title 11, 772.1. defines a building size that is not viable for its intended use due to the extreme narrowness of the lot. The 19.3% increase in lot coverage would extend the building footprint to the 15 foot rear setback for an overall length of 57'-6", which is exactly what would be allowed on the same site if it were developed commercially. The longer three unit building with rooftop access still remains within the required F.A.R. limits. The 19.3% increase in lot coverage provides the owners an opportunity to create a functional structure while still maintaining the intent of the zoning code.

Because so much time has been spent exploring different options that might best resolve the constraint of the site's narrowness, 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 of a variance for a 19.3% increase in lot coverage, the owners of 1311 Pennsylvania Ave, SE can construct a condominium with three modest studio units, each an average of 590 sq. ft., with a small kitchen and bath, and a functional sleeping/dining/living room area. With the benefit of the extended outdoor living area on the rooftop, the residents can enjoy a beautiful view of the city from what once was a vacant lot.

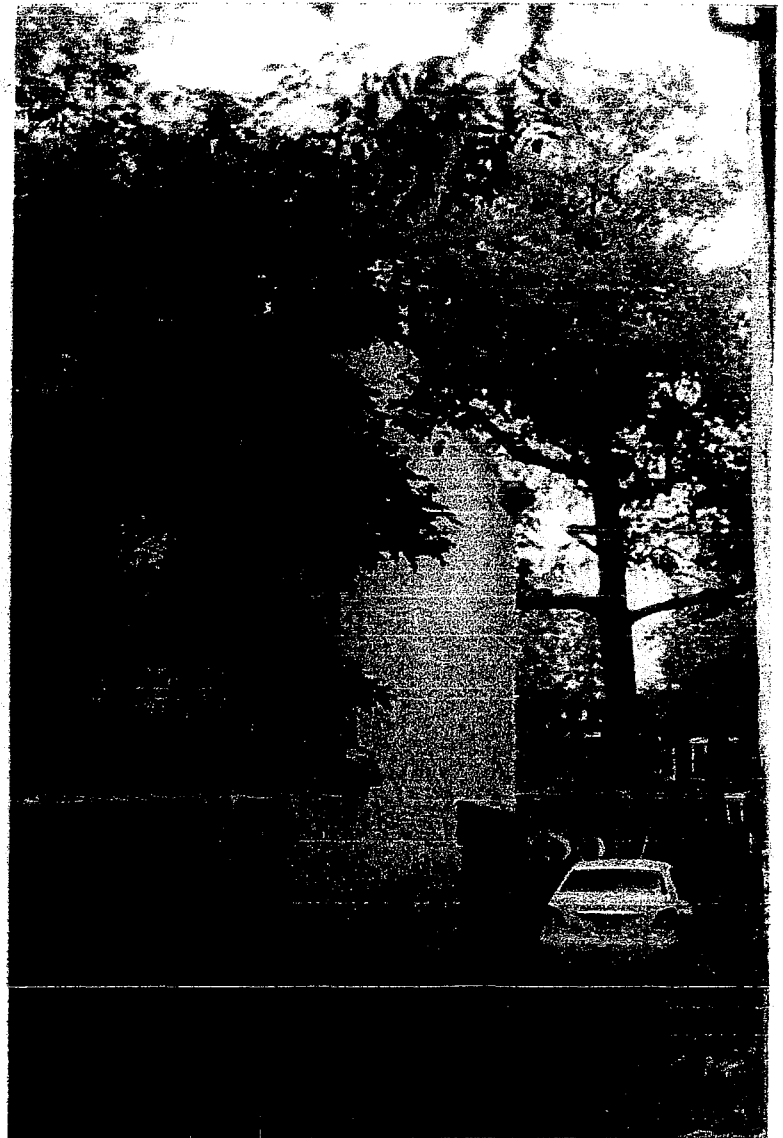
Existing and Intended Use and Photographs

1311 Pennsylvania Ave. SE
Square 1045 Lot 107
Sheet 1 of 1

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 2



SE end of Lot 107 at rear property line

LIST OF PROPERTY OWNERS WITHIN 200 FEET OF SSL 1045 107

PREMISEADD	OWNERNAME	CAREOFNAME	ADDRESS1	CITYSTZIP
1316 PENNSYLVANIA AV SE	1316 PROFESSIONAL BUILDING	SUITE 1316	1316 PENNSYLVANIA AVE SE	WASHINGTON, DC 20003-3015
1318 PENNSYLVANIA AV SE	MOHAMMAD B MOADDAB		5905 IPSWICH RD	BETHESDA, MD 20814-1809
1321 PENNSYLVANIA AV SE	BRADFORD P JOHNSON		1321 PENNSYLVANIA AVE SE	WASHINGTON, DC 20003-3027
1323 PENNSYLVANIA AV SE	ANGELA D LEWIS		1323 PENNSYLVANIA AVE SE	WASHINGTON, DC 20003-3027
1335 PENNSYLVANIA AV SE	FREDERICK W DAVIS		PO BOX 15303	WASHINGTON, DC 20003-0303
1319 PENNSYLVANIA AV SE	ALEXANDER MANGIALARDO		6604 ALEXIS DR	BOWIE, MD 20720-4715
0720 13TH ST SE	NASHWELL A HAYS		720 13TH ST SE	WASHINGTON, DC 20003-2922
0718 13TH ST SE	ARCHER MAPP		718 13TH ST SE	WASHINGTON, DC 20003-2922
0716 13TH ST SE	JEFFREY NOEL		716 13TH ST SE	WASHINGTON, DC 20003-2922
0738 13TH ST SE	CLARENCE J JACKSON		738 13TH ST SE	WASHINGTON, DC 20003-2922
0736 13TH ST SE	PATRICK F O'MEARA	YARMOUTH MGT	309 7TH ST SE	WASHINGTON, DC 20003-4307
0734 13TH ST SE	LEON STEVENS		734 13TH ST SE	WASHINGTON, DC 20003-2922
1337 PENNSYLVANIA AV SE	PHYLLIS J BOJAN		1339 PENNSYLVANIA AVE SE	WASHINGTON, DC 20003-3027
1339 PENNSYLVANIA AV SE	PHYLLIS J BOJAN		1339 PENNSYLVANIA AVE SE	WASHINGTON, DC 20003-3027
0730 13TH ST SE	ROBERT G WILSON		730 13TH ST SE	WASHINGTON, DC 20003-2922
0728 13TH ST SE	PATRICIA BROWN		1412 FAIRLAKES PL	BOWIE, MD 20721-3101
0726 13TH ST SE	JAMES FINDLEY DE REGT		726 13TH ST SE	WASHINGTON, DC 20003-2922
1341 PENNSYLVANIA AV SE	THOMAS O MALONE		1341 PENNSYLVANIA AVE SE	WASHINGTON, DC 20003-3027
PENNSYLVANIA AV SE	INTERFACE ELECTRICAL CORP		1311 PENNSYLVANIA AVE SE	WASHINGTON, DC 20003-3027
1317 PENNSYLVANIA AV SE	ANTHONY MANGIALARDO		1317 PENNSYLVANIA AVE SE	WASHINGTON, DC 20003-3027
1301 - 1309 PENNSYLVANIA AV SE	MCWADE PROPERTIES LLC		422 5TH ST SE	WASHINGTON, DC 20003-2012
0724 13TH ST SE	ALI R ABTAHI		2040 KIRBY RD	MC LEAN, VA 22101-5553
0722 13TH ST SE	DESIREE E MUNSON		722 13TH ST SE	WASHINGTON, DC 20003-2922
0732 13TH ST SE	DAVID S SCHNEIDER		732 13TH ST SE	WASHINGTON, DC 20003-2922
1313 PENNSYLVANIA AV SE	INTERFACE ELECTRICAL CORP		734 7TH ST SE	WASHINGTON, DC 20003-2739
1315 PENNSYLVANIA AV SE	JAMES W RENNIE		1315 PENN AVE SE	WASHINGTON, DC 20003-3027
07301/2 13TH ST SE	PATTERSON JOANN		730 1/2 13TH ST SE	WASHINGTON, DC 20003-2922
PENNSYLVANIA AV SE	UNITED STATES OF AMERICA			
1343 PENNSYLVANIA AV	JENKINS ROW TOWNHOUSES LP	UNIT 1800	600 LAS COLINAS BLVD E	IRVING, TX 75039-5616
1391 PENNSYLVANIA AV	STEPHANIE L BUSI	UNIT 244	1391 PENNSYLVANIA AVE SE	WASHINGTON, DC 20003-3074
1391 PENNSYLVANIA AV	LAUREN E MANNING	UNIT 245	1391 PENNSYLVANIA AVE SE	WASHINGTON, DC 20003-3074
1391 PENNSYLVANIA AV	CRAIG R SILVER	UNIT 201	1391 PENNSYLVANIA AVE SE	WASHINGTON, DC 20003-3074
1391 PENNSYLVANIA AV 202	JULIE D KOSTEAS	UNIT 202	1391 PENNSYLVANIA AVE SE	WASHINGTON, DC 20003-3074
1391 PENNSYLVANIA AV	CHRISTOPHER S CHAPMAN	UNIT 203	1391 PENNSYLVANIA AVE SE	WASHINGTON, DC 20003-3074
1391 PENNSYLVANIA AV	ROBIN L GELINAS	UNIT 205	1391 PENNSYLVANIA AVE SE	WASHINGTON, DC 20003-3074
1391 PENNSYLVANIA AV	MARTIN MICKLIN		12903 LEE SIDE CT	FAIRFAX, VA 22033-5302
1391 PENNSYLVANIA AV	CHAO GAO	UNIT 207	1391 PENNSYLVANIA AVE SE	WASHINGTON, DC 20003-3074



**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
1311 Pennsylvania Ave, SE	1045	107	C-2-A	Area Variance	11-772.1, 11-2101.1

Present use(s) of Property: Vacant Lot

Proposed use(s) of Property: 3- Unit Condominium Building

Owner of Property: 1311 Penn LLLP

Telephone No: 240-441-8458

Address of Owner: 6269 Solomons Island Road, Tracys Landing, MD 20779

Single-Member Advisory Neighborhood Commission District(s): 6B 07

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

Owner is seeking a variance from the lot coverage and parking requirements in order to construct a 3-unit condominium building.

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: 5 November 2012

Signature*: 

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

Name: David Blackstock, 1311 Penn LLLP

E-Mail: kb1builders@juno.com

Address: 6269 Solomons Island Road, Tracys Landing, MD 20779

Phone No(s): 240-441-8458

Fax No.:

* 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. _____



BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA



FORM 126 – BOARD OF ZONING ADJUSTMENT FEE CALCULATOR

Per §3180 of the Zoning Regulations, at the time of the filing of an application or an appeal with the Board of Zoning Adjustment, the applicant or appellant shall pay a filing fee in accordance the fee calculator below. In the case of an application combining two (2) or more actions, or for an application requesting consideration of more than one alternative, the fee shall be the total of the amounts for each action or alternative computed separately. However, for applications involving owner-occupied, one-family dwellings or flats, regardless of the number of variances, special exceptions, or alternatives requested, the fee is three hundred and twenty-five dollars (\$325.00). A department, office, or agency of the Government of the District of Columbia shall not be required to pay a filing fee where the property is owned by the agency and the property is to be occupied for a government building or use.

APPLICATION OR APPEAL TYPE:	FEE	UNIT	TOTAL
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VARIANCE:

Owner-Occupied Dwelling	\$325		
All Other Variances Per Section Requested	\$1,040	2	\$2080
TOTAL FOR VARIANCES:			\$2080

SPECIAL EXCEPTION:

Parking Lot/Garage/Accessory Parking (per space)	\$104		
Child Development Center (per student)	\$33		
Private School (per student)	\$33		
Residential Under §353	\$520		
CBRF (per person)	\$104		
Office Use in SP (per 100 square feet)	\$52		
Roof Structures	\$2,600		
Hotel or Inn in SP (per room or suite)	\$104		
Gasoline Service Station	\$5,200		
Repair Garage	\$1,560		
Home Occupation	\$1,560		
Accessory Apartment Under §202	\$325		
Theoretical Lot Under §2516	\$1,560		
Additional Theoretical Lot Under §2516	\$520		
Recycling Facility Under §802	\$5,200		
Antenna Under §211	\$2,600		
Any Other Special Exception	\$1,560		
Chancery (per 100 square feet)	\$65		
Owner-Occupied Special Exception	\$325		
Time Extension/Modification – Owner Occupied	\$130		
Time Extension/Modification – All other (percentage of filing fee)	26%		

TOTAL FOR SPECIAL EXCEPTIONS:

APPEAL:

NCPC/ANCs/Citizens Association/Civic Association/Not-for-Profits	\$0		
All other organizations, groups or persons	\$1,040		

TOTAL FOR APPEALS:

GRAND TOTAL: \$2080

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)

Name: David Blackstock, 1311 Penn LLLP

Signature:

Exhibit No. _____

Last Revised (10/18/10)

Case No. _____

BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA

FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
1311 Pennsylvania Ave., SE	1045	107	C-2-A

Single-Member Advisory Neighborhood Commission District(s): **6B 07**

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	11-772.1, 11-2101.1		

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.

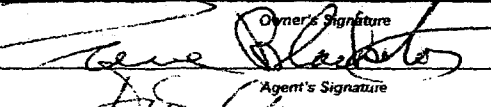
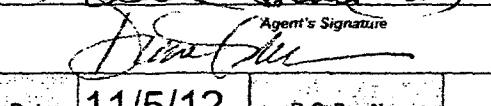
The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self certified in order to obtain, for the above referenced project, any building permit, certificate of occupancy, or other administrative determination 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 Signature	David Blackstock, 1311 Penn LLLP Owner's Name (Please Print)
 Agent's Signature	Diane Odell, Architect Agent's Name (Please Print)
Date 11/5/12	D.C. Bar No. or Architect Registration No. ARC5797

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

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

Case No.

INSTRUCTIONS

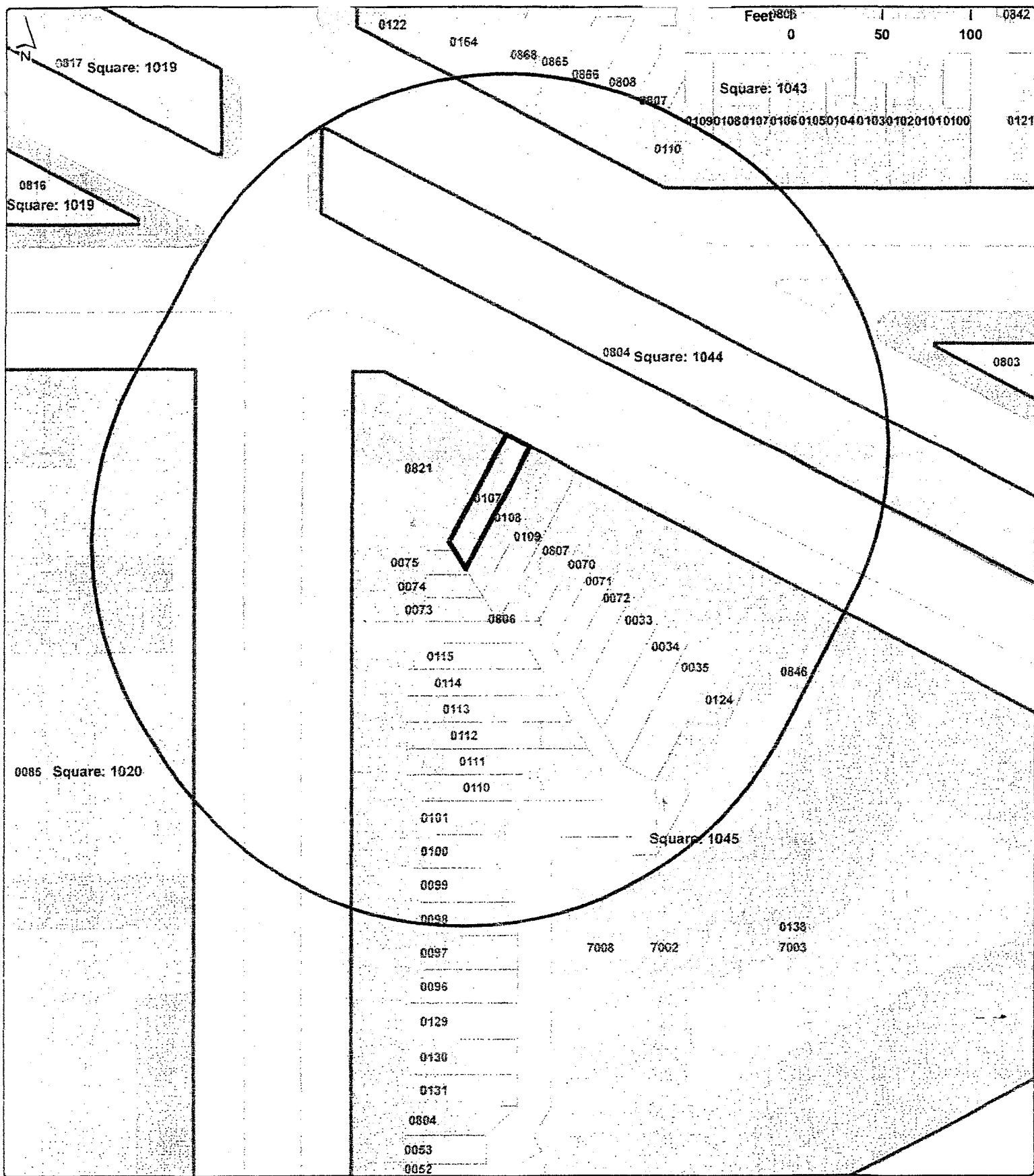
Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

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 8 1/2" 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.)	n/a	n/a	n/a	n/a	
Lot Width (ft. to the tenth)	n/a	n/a	n/a	n/a	
Lot Occupancy (building area/lot area)	n/a	n/a	60%	79.3%	19.3%
Floor Area Ratio (FAR) (floor area/lot area)	n/a	n/a	2.5	2.5	
Parking Spaces (number)	n/a	2	n/a	0	2
Loading Berths (number and size in ft.)	n/a	n/a	n/a	n/a	
Front Yard (ft. to the tenth)	n/a	n/a	n/a	n/a	
Rear Yard (ft. to the tenth)	n/a	15 ft	n/a	15 ft	
Side Yard (ft. to the tenth)	n/a	n/a	n/a	n/a	
Court, Open (width by depth in ft.)	n/a	n/a	n/a	n/a	
Court, Closed (width by depth in ft.)	n/a	n/a	n/a	n/a	
Height (ft. to the tenth)	n/a	n/a	n/a	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.





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

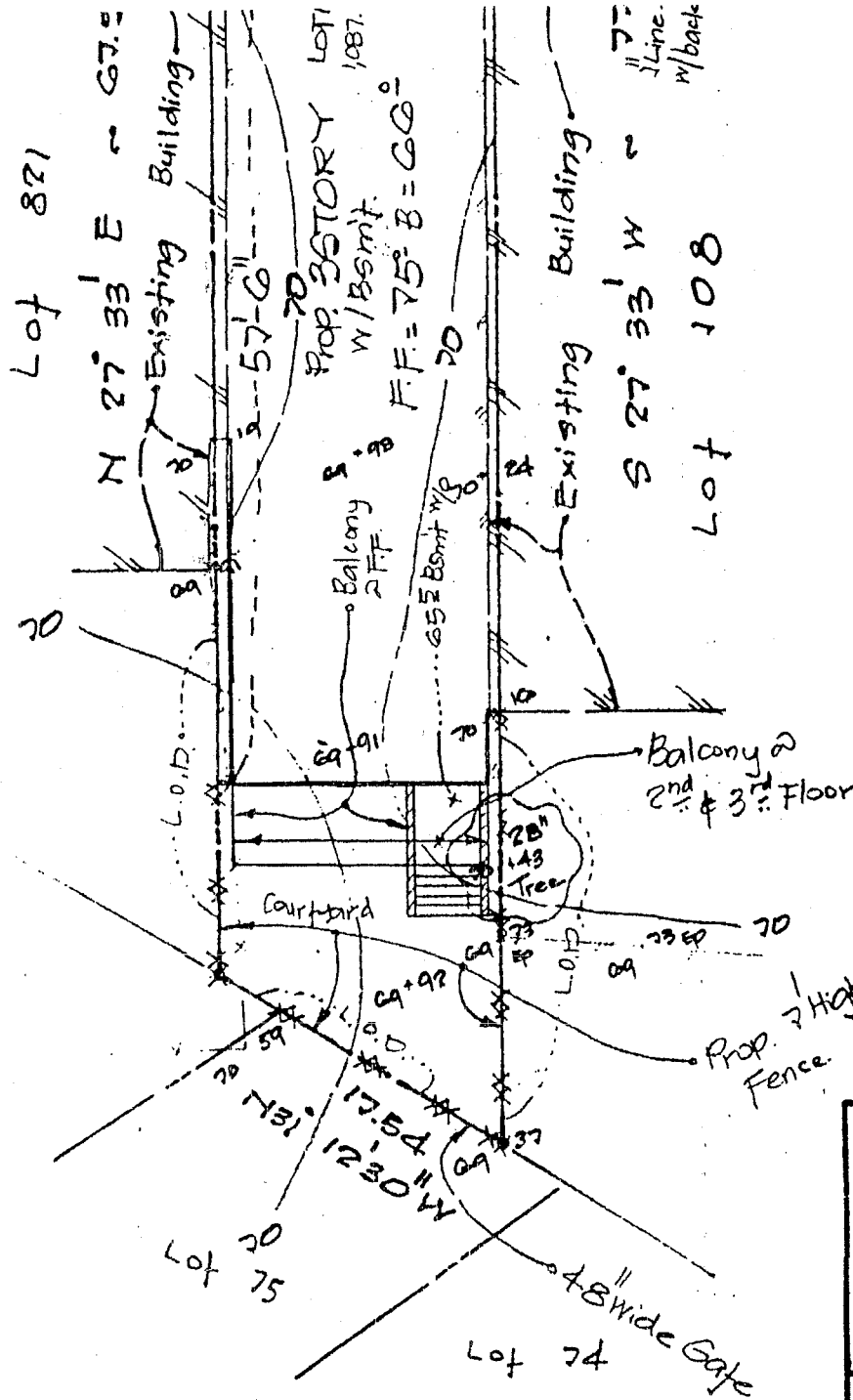


Buildings

Squares

Lot





Maximum Floor Area Ratio (F.A.R.) = 2.5
 Proposed = 2.5 SF = 2710.57
 Residential Recreation Space = 20% Regd : 542.11 SF = 19.8%
 Maximum Lot Occupancy/Coverage = 60%
 Proposed = 863 SF = 79.2%

*** NOTE ***

All utilities shown are approximate location per D.C. Department of Public Works and other respective Utility companies.

*** SYMBOLS ***

— S —	denotes Sanitary Sewer Main
— SD —	denotes Storm Drain Main
— W —	denotes Water Main
— UE —	denotes Electric (underground)
— G —	denotes Gas Main
— UT —	denotes Telephone (underground)
— OHW —	denotes Overhead Wires
— SHC —	denotes Sewer House Connection
— WHC —	denotes Water House Connection
— 70 —	denotes Existing Contours
— 69.10 —	denotes Proposed Contours
— 69.10 —	denotes Existing Spot Elevations
— 69.10 —	denotes Proposed Spot Elevations
— 7.00 —	denotes Contour Intervals
— 7.00 —	denotes Limit of Disturbance
— SF —	denotes Silt Fence

**** APPLICANT/OWNER/DEVELOPER ****

KB - 1 Builders, LLC
 Dave Blackstock, Project Manager
 6269 Solomons Island Road
 Tracys Landing, MD 20779
 240 - 441 - 8458 (Cel)

LOT 107
SQUARE 1045

BOOK 44 @ PAGE 141

SOUTHEAST, DISTRICT OF COLUMBIA.

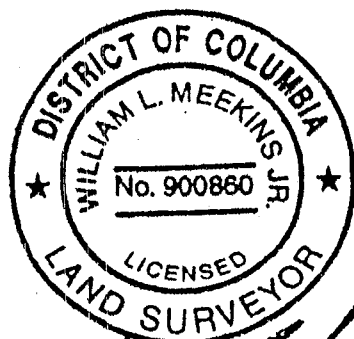
DATE: 09-04-2012 SCALE: 1" = 10' SHEET 1 OF 1

REVISIONS

23rd October 2012

W. L. MEEKINS, INC.

3101 RITCHIE ROAD
 FORESTVILLE, MD 20747
 TEL: 301-736-7116
 email: meekins@wlm-inc.com



Grass Median

PENNSYLVANIA

[160' W]

AVENUE S.E.

EAST BOUND LANES

SG 27'E - 13.0

Double Parking Meter

Proposed
42' High Fence

*** JOB NARRATIVE ***

LOT 107, SQUARE 1045 recorded in Book 44 @ Page 141 being located @ 1311 Pennsylvania Avenue, S.E., Washington D.C.

The Applicant/Owner/Developer, Dave Blackstock, Project Manager of KB - 1 Builders, LLC is planning to construct a 3 Story building with Basement/Cellar.

The total site contains 1,087.35 Square Feet or 0.0250 of an Acre of land as shown on the plat and a total of 1,330 Square Feet or 0.0305 of an Acre of land including area in the public R/W and Utilities.

Volume of Borrow Material = 60 Cu. Yds. ±
Volume of Spoil Material = 60 Cu. Yds. ±

EXISTING ZONING OF THE PROPERTY: C - 2 - A

Building Restriction Lines: Front = None Prescribed or shown on the Plat
Sides = None Prescribed
Rear = 15 Feet