



921 Pennsylvania Avenue SE  
Washington, DC 20003-2141  
6B@anc.dc.gov  
202-546-8542

November 16, 2015

#### OFFICERS

Chair  
*Kirsten Oldenburg*

Vice-Chair  
*Brian Flahaven*

Secretary  
*Daniel Chao*

Treasurer  
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SMD 10 *Denise Krepp*

Mr. Clifford Moy  
Board of Zoning Adjustment  
District of Columbia Office of Zoning  
441 4<sup>th</sup> Street NW, Suite 200/210-S  
Washington, DC 20001

VIA EMAIL: [bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov)

RE: BZA #18640-A, 761 10<sup>th</sup> Street SE, modification of BZA 18640

Dear Mr. Moy:

At its regularly scheduled, properly noticed meeting on November 10, 2015, with a quorum of Commissioners present, Advisory Neighborhood Commission (ANC) 6B voted 10-0-0 to support some of the modifications requested in the above case, but not all. This letter supersedes our previous letter on this case dated September 10, 2015. When the Board set a hearing date of November 24, 2015, this gave the ANC the opportunity to rehear the case with both the abutting (755/757 10<sup>th</sup> Street SE) neighbor and the applicant's representative present.

The Commission still supports the requested changes in the window styles in the rear of the main building. The Commission still does not support the relocation of the connecting trellis from the south side of the property to the north side, which puts it along the property line of the abutting neighbors.

However, the ANC does support the fence material change from wood to brick and the relocation of the carriage house ground level door.

Please contact Commissioner Nick Burger, ANC 6B's Planning and Zoning Committee Chair, at 202-246-9928 or [nick6b06@anc6b.org](mailto:nick6b06@anc6b.org) if you have questions or need further information. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirsten Oldenburg".

Kirsten Oldenburg  
Chair

Enclosures: Completed Form 129  
ANC 6B Letter of September 10, 2015

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18640A  
EXHIBIT NO.14



BEFORE THE ZONING COMMISSION AND  
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



**FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT**

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

|                                       |                                         |            |  |
|---------------------------------------|-----------------------------------------|------------|--|
| Case No.:                             | 18640-A                                 | Case Name: |  |
| Address or Square/Lot(s) of Property: | 761 10th Street SE                      |            |  |
| Relief Requested:                     | modification to Board Order 18640 plans |            |  |

ANC MEETING INFORMATION

|                                      |                                          |   |   |   |   |   |   |   |                           |     |                                     |    |                          |
|--------------------------------------|------------------------------------------|---|---|---|---|---|---|---|---------------------------|-----|-------------------------------------|----|--------------------------|
| Date of ANC Public Meeting:          | 1                                        | 0 | / | 1 | 1 | / | 1 | 5 | Was proper notice given?: | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Description of how notice was given: | webposting and emails to subscriber list |   |   |   |   |   |   |   |                           |     |                                     |    |                          |

|                                              |   |                                           |    |
|----------------------------------------------|---|-------------------------------------------|----|
| Number of members that constitutes a quorum: | 6 | Number of members present at the meeting: | 10 |
|----------------------------------------------|---|-------------------------------------------|----|

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

See attached letter dated 11/11/2015

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

Per the attached letter, ANC6B supports some but not all of the requested modifications

AUTHORIZATION

|                                                                            |   |                                                                                     |                                                               |                  |
|----------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------|---------------------------------------------------------------|------------------|
| ANC                                                                        | 6 | B                                                                                   | Recorded vote on the motion to adopt the report (i.e. 4-1-1): | 10-0-0           |
| Name of the person authorized by the ANC to present the report:            |   |                                                                                     | Chairperson                                                   |                  |
| Name of the Chairperson or Vice-Chairperson authorized to sign the report: |   |                                                                                     | Kirsten Oldenburg                                             |                  |
| Signature of Chairperson/<br>Vice-Chairperson:                             |   |  |                                                               | Date: 11/11/2015 |

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO  
11 DCMR §§ 3012 AND 3115.



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September 10, 2015

~~Executive Director~~  
~~Susan Eads Role~~

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Washington, DC 20001

VIA: Interactive Zoning Information System Filing

RE: BZA #18640-A, 761 10<sup>th</sup> Street SE, modification of BZA 18640

Dear Mr. Moy:

At its regularly scheduled, properly noticed meeting on September 8, 2015, with a quorum of Commissioners present, Advisory Neighborhood Commission (ANC) 6B voted 9-0-0 to support some of the modifications requested in the above case, but not all. The Commission supports the requested changes in the window styles in the rear of the main building. The Commission does not support the relocation of the connecting trellis from the south side of the property to the north side, which puts it along the property line of the abutting neighbors.

In its discussions with the applicant, the Commission compared the proposed modifications with the plans approved by BZA in its Order of December 17, 2013 (#18460, Exhibit 35). These approved plans were the result of lengthy and difficult negotiations between the property owner/applicant and abutting neighbors at 755/757 10<sup>th</sup> Street SE and it is these plans that the Commission supported in its letter of October 17, 2013.<sup>1</sup>

The Commission notes that the plans submitted as original (dated 12/22/2014, Exhibit 4) for this modification request (#18640A) do not fully conform to those of #18640 (Exhibit 35). Specifically, in the #18640 plans, the ground level door on the east elevation of the new 2-story carriage house was positioned on the south side of the building (exhibit 35, page A-8). In #18640-A Exhibit 4 (page A-11) and Exhibit 5 (page A-10), this door has been relocated to the north side of the elevation. This change is not called out in the modification request and the Commission cannot support this relocation.

Continued on Page Two

The Commission also notes that at no time did the owner of 761 10<sup>th</sup> Street SE communicate with the owners of 755/757 10<sup>th</sup> Street SE about the modifications to be requested. Instead, they heard about this case when the ANC notified them about the relevant Commission meetings. By that time, however, they had out-of-town trips planned that could not be rescheduled and were unable to appear at our meetings. We expect they will be able to attend the October 6, 2015, BZA hearing and provide their views on these requested modifications.

Please contact Commissioner Nick Burger, ANC 6B's Planning and Zoning Committee Chair, at 202-246-9928 or [nick6b06@anc6b.org](mailto:nick6b06@anc6b.org) if you have questions or need further information. Thank you.

Sincerely,



Kirsten Oldenburg  
Chair

Enclosure: Completed Form 129

1. There is, however, a typo in our letter of October 17, 2013. It states the address of the abutting property as "759 10<sup>th</sup> Street SE". The correct address is 755/757 10<sup>th</sup> Street SE.