

**BEFORE THE BOARD
OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA**

**APPLICATION OF
DAVID AND CATHY BROOKER**

**BZA APPLICATION NO. 18675
HEARING DATE: DECEMBER 19, 2013**

RECEIVED
D.C. OFFICE OF ZONING
2013 NOV 26 PM 4:48

STATEMENT OF THE APPLICANTS

**I.
NATURE OF RELIEF SOUGHT**

This statement is submitted on behalf of Dave and Cathy Brooker (the "Brookers" or the "Applicants") in support of this application to the Board of Zoning Adjustment for the following variance relief from the requirements of the Zoning Regulations pursuant to 11 DCMR § 3103.2 for their property in the DC/R-5-B District at 1617 and 1619 19th Street, NW (Square 134, Lots 18 and 19):

- (i) a variance from the floor area ratio limitation under subsection 402.4;
- (ii) a variance from the lot occupancy requirements under subsection 403.2;
- (iii) a variance from the minimum rear yard requirements under subsection 404.1;
- (iv) a variance from closed court width and area requirements of subsection 406.1;
- (v) a variance to increase the existing nonconforming aspects of the building under subsection 2001.3.

**II.
JURISDICTION OF THE BOARD**

The Board of Zoning Adjustment (the "Board") has jurisdiction to grant the variance relief requested herein pursuant to Section 3103 of the District of Columbia Municipal Regulations ("Zoning Regulations") 11 DCMR §3103.

**BOARD OF ZONING ADJUSTMENT
District of Columbia**

CASE NO. 18675

EXHIBIT NO. 26

Board of Zoning Adjustment
District of Columbia
Dave and Cathy Brooker
EXHIBIT NO.26

III BACKGROUND

A. Description of the Site and Existing Conditions

The two properties at 1617 and 1619 19th Street, NW are located side by side on the east side of the street in the DC/R-5-B zone. The existing buildings are historic resources located within the Dupont Circle Historic District. The properties are rectangular in shape. Each property contains 1608 sq. ft. of land area and is 16'-1" wide. Abutting the properties to the rear is a 10 ft. wide public alley. The properties are each improved with a three-story row dwelling that was built sometime between 1874 and 1903. Additions were made to both of the main buildings at various times in the early part of the 1900's. 1617 19th Street, NW is a three-unit apartment house. 1619 19th Street, NW is a single family dwelling and the home of the Brookers.

Like all of the other row dwellings along this block of 19th Street, each of the two buildings previously had a two-story carriage house garage in the rear. At some point in the past, the carriage house garages were removed from these two properties. The other carriage house garages behind the other four row dwellings to the south in this block all remain. As a result, the parking areas in the rear of the Brookers' two properties are open and unprotected paved areas, unlike their neighboring properties to the south.

B. Proposed Renovations

The Brookers would like to re-establish these carriage house garages, similar to and aligned along the alley with the carriage house garages at the rear of the dwellings to the south on this block. As part of this project portions of both of the existing buildings will be removed. An elevator will be added within an existing small open and closed court adjacent to the north side

of 1619 19th Street, NW and the existing partial cellar (non-FAR space) may be extended. Each carriage house garage will have a high capacity charger dock for an electric vehicle.

The Applicants have reviewed these plans with the ANC, the Dupont Circle Conservancy (DCC) and their immediate neighbors, and have received support for the project. The HPRB granted concept approval for the plans in July of this year. However, in order to proceed with the project variance relief is required from this Board.

The proposed renovations to the Applicants' properties include the following:

1617 19th Street, NW – (Lot 0018)

- a. Remove the rear one-story addition, and a portion of the second story.

Existing gross floor area = 2879 sq. ft. (1.79 FAR). Proposed gross floor area (After demo before addition) = 2,715 sq. ft. (1.69 FAR) Add a two story carriage house garage addition with green roof, with a connection to the main building at the ground level.

Proposed gross floor area (Of Addition) = 708 sq. ft. (0.44 FAR). The area between the main building and the carriage house garage will become a closed court.

- b. Total combined new Proposed gross floor area = 3,365 sq. ft. (2.09 FAR).

1619 19th Street, NW (Lot 0019)

- a. Remove the carport/deck at the rear of the building. 208 sq. ft. (.13 FAR)
- b. Add an elevator within the existing open/closed court 40_ sq. ft. (.02 FAR)

Existing gross floor area = 2,786 sq. ft. (1.73 FAR). Proposed gross floor area = 2,618 sq. ft. (1.63 FAR)

- c. Add a two-story carriage house garage addition with green roof, with a connection to the main building at the ground level.

Proposed gross floor area = 694 sq. ft. (0.43 FAR). The area between the main building and the carriage house garage will become a closed court.

e. Total combined new Proposed gross floor area = 3,597 sq. ft. (2.24 FAR).

C. Description of Required Zoning Relief

When the Zoning Regulations were enacted in 1958, the subject property became non-conforming. As a result, in order to add even one square foot of living space to the property, variances are required for lot occupancy, floor area ratio, courts, rear yard, and under subsection 2001.3 to increase the existing non-conforming aspects of the buildings.

IV.

THE APPLICANT MEETS THE TESTS FOR VARIANCE RELIEF

A. Standards for Granting Area Variances

Under D.C. Code §6-641.07(g)(3) and 11 DCMR 3103.2, the Board is authorized to grant an area variance where it finds that three conditions exist:

- (1) the property is unusual because of its size, shape or topography or other extraordinary or exceptional situation or condition;
- (2) the owner would encounter practical difficulties if the zoning regulations were strictly applied; and
- (3) the variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

See French v. District of Columbia Board of Zoning Adjustment, 658 A.2d 1023, 1035 (D.C. 1995) (quoting Roumel v. District of Columbia Board of Zoning Adjustment, 417 A.2d 405, 408 (D.C. 1980)); see also, Capitol Hill Restoration Society, Inc. v. District of Columbia Board

of Zoning Adjustment, 534 A.2d 939 (D.C. 1987); Clerics of St. Viator vs. District of Columbia Board of Zoning Adjustment, 320 A.2d 291 (DC 1974) (exceptional situation standard applies to buildings as well as to land). As discussed below, the variances requested meet all three prongs of this test.

B. The Property Is Affected By An Exceptional Situation Or Condition

The two properties each had a two-story carriage house garage at the rear, similar to the existing two-story carriage house garages at the rear of the other four row dwellings to the south along this block of 19th Street, NW that have existed since well before the advent of the 1958 Zoning Regulations. See HPRB Staff Report, July 25, 2013, attached as Exhibit D -

"For most of the early 1900s, the entire alley between Corcoran Street and Q Street was fronted with a continuous row of carriage houses, stables and garages. All of these structures are 2-story alley buildings built between 1880 and 1927; and with the exception of the rear buildings at 1617, 1619, and 1621, these alley buildings still remain standing today.

The carriage houses were subsequently removed from these two properties. Based upon the current Zoning Regulations, the carriage houses on these two lots cannot be reconstructed. Therefore, unlike their four immediate neighboring properties to the south the Brookers cannot re-build the same kind of carriage house garage on these two properties without variance relief from this Board.

The existing buildings currently measure 2879 sq. ft. (1.79 FAR) on 1617 19th and 2,786 sq. ft. (1.73 FAR) on 1619 19th. A two-story carriage house garage is not permitted in the DC/R-5-B zone. Therefore, in order to re-build a two-story carriage house garage in the rear, consistent with the two-story carriage houses on the four lots to the south, each of the two new carriage houses will be connected to the main building on its lot so that it is not a separate accessory building. In order to accommodate a motor vehicle on the ground level, and stairs to

the second level, each carriage house must have a certain minimum depth and width to accommodate a vehicle and an internal stairway. The original plans showed a depth of 19 ft. 10 in. from front to back. The carriage houses and covered connections between the carriage house garages and the main buildings will include a total of 760 sq. ft. (.47 FAR) on each of the two lots. The end result is that the 1617 19th Street building, with the addition, will measure 3,365 sq. ft. (2.09FAR), and the 1619 19th Street building will measure 3,597 sq. ft. (2.24FAR). This is greater than the 1.8 FAR that is permitted on each of the two lots as a matter of right, but within the range of the 2.16 FAR that is permitted as a matter of right in the R-5-B zone under IZ, and generally consistent with the range of existing FAR's for many of the other properties in close proximity that are also zoned DC/R-5-B. Therefore, FAR variance relief will be required from Section 402 for these additions.

The existing lot occupancy is 83% for 1617 19th Street (includes closed court), NW and 83%% for 1619 19th Street (includes closed court), NW, both of which exceed the currently permitted 60% maximum. The proposed modifications to the two properties will result in a lot occupancy of 77% on 1617 19th and 92% on 1619 19th. The lot occupancy calculation includes open courts measuring less than 5 ft. wide, and closed courts measuring less than 6 ft. wide. The lot occupancy calculations include 849 sq. ft. of open courts on the existing buildings (588sq. ft. on 1617, and 261sq. ft. on 1619) meeting this definition, and 507sq. ft. of closed courts at the first floor on the proposed buildings (373sq. ft. 1617, 134sq. ft. 1619) meeting this definition. The additions will require lot occupancy variance relief from Section 403.

Because the carriage houses will be located at the rear lot line, no rear yard will be provided. This will require variance relief from Section 404 (rear yard). The area between the rear of the main building and the carriage house garage addition will be a closed court which measures 373sq. ft. in area for 1617 and 134 sq. ft. for 1619, and 10'-9 1/2" in width for 1617

and 10'-10" for 1619 ft. This will require variance relief from the closed court requirements (Section 406). In addition, because the existing buildings are currently non-conforming as to lot occupancy, variance relief will be required from Section 2001.3.

C. The Strict Application Of The Zoning Regulations Would Impose A Practical Difficulty

There are a number of practical difficulties with the Brookers' properties that they cannot remedy under a strict application of the zoning regulations.

- i) In order to comply with all of the above sections of the Zoning Regulations, and build the carriage house garages as proposed, 1400 sq. ft. of the existing main buildings on both lots (720 sq. ft. of 1617 and 720 sq. ft. of 1619) 1124 SF and 1031 SF would need to be demolished from 1617 and 1619 respectively in order to:
 - Fit the carriage house garages on the lots, with the depth dimension required to accommodate a motor vehicle, and to set the carriage house garages back at least 15 ft. from the rear lot line in order to create a minimum 15 ft. rear yard.
 - Establish a minimum 21 ft. separation between the facing exterior walls of the carriage house garage and the main building, in order to provide the required width and area of the closed court.
 - Meet the maximum permitted FAR and lot occupancy limitations.

These restrictions severely limits the Brookers' reasonable uses of their property in terms of security and enjoyment of the outside elements due to strict application of the zoning requirements.

ii) Historic Preservation

The property is limited as to what FAR and Lot Occupancy could be accommodated due to the Historic District overlay and the L'Enfant Trust which protects the entire exterior envelope and grounds. This protection severely limits the ability to change the exterior of the buildings thus precluding as much demolition as would be required to make the two buildings conforming. The HPRB would also like to retain the carriage house 2nd floor in keeping with the historic context and texture of the alley.

iii) Security

All four of the abutting properties to the south have 2 story carriage houses which provide protection from the alley for vehicular parking and security, preventing unwanted access to the rear of the main buildings. The Brookers desire to protect their vehicles, their personal property and access to their buildings to the same degree as the other buildings in the block.

Also, a closed, secure court created by the additions would allow the owners the same full outdoor use and enjoyment of the rear area of the property as all the other four neighbors to the south have, which is currently denied due to area being open to alley users and sundry people.

iv) No storage space for occupants (1617)

The existing apartments in 1617 have extremely limited closet and storage space, and there is no cellar storage space. The carriage houses will provide necessary secure storage areas for the occupants, consistent with the use of the original carriages houses.

v) Galley Kitchen, No Dining Room and Very Small Living room (1619)

If the zoning regulations are strictly applied and the 1031 sq. ft. were removed from the Main Dwelling in order to be able to build the Carriage House, there is nothing that the Applicants could do to remedy inadequate floor space to fit a kitchen, a modest living room and a functional dining room on the first floor. Moving any one of these three elements to the second or third floor in order to

create adequate space for the other two elements on the first floor is not a viable option, and would create a practical difficulty. All three elements are traditionally part of the "public living space" of a dwelling. It would be inappropriate to bring guests to the second or third floor for either the living room or dining room, where the more "private" bedroom, bathroom and study areas are located, and it would be impractical to have the kitchen on either of these two levels. Moreover, this would reduce the area in the dwelling for bedrooms and other private living purposes.

vi) Unusable Bedrooms (1617).

If the zoning regulations are strictly applied and the 1124 sq. ft. were removed from the Apartment Dwelling in order to be able to add the Carriage House, the rear bedrooms would be too small to be of any practical use and the closets would be eliminated.

vii) Poor Outdoor Space (1617 and 1619)

The Brookers currently have no ability to control the rats, flies and odors resulting from the garbage left by alley users and the speeding cars using the alley at all times of day and night. Furthermore, the existing concrete pad in the back of both buildings is of limited use as a parking area. Strict application of the zoning regulations would prohibit the Brookers from building the closed court that would allow for adequate outdoor green space and would only serve to preserve outdoor space rendered unusable due to vermin, concrete and traffic.

viii) Limited Green Space (1617 and 1619)

The Brookers do not have the same use and enjoyment of their rear outdoor area as their neighbors. The current rear yard area is completely covered with impervious concrete. The additions will both have a green roof which will contribute significantly to the green space of the property. The closed courts created by the additions will allow for landscaping and greening of the properties. This is responsive to DC's Comprehensive Plan policy of greening the city which "Encourage[s] the use of green building practices within Near Northwest, with a

particular emphasis on green roofs. Rooftop gardens should be encouraged in new construction and major rehabilitation projects as a way to create additional green space, reduce storm water runoff, and provide an amenity for residents” (10 DCMR, Part 1, Policy NNW-1.2.10, “Sustainable Development”, page 21-17).

ix) Potential Additional Living Quarters (1619)

To ensure that the property is able to be adapted to housing persons who may become infirm and in need of intensive around-the-clock in-home care, the second-level addition over the garage is crucial to house a caregiver when one is required and still maintain an adequate level of privacy and normalcy in the main house. This use of staff housing is also consistent with the historical use of Carriage Houses in the past. Consistent with DC’s Comprehensive Plan’s goal of allowing seniors to “age in place” through home retrofits (10 DCMR, Part 1, Section H-4.2, “Seniors”, page 5-30), this addition allows the Applicants to remain rather than move to an assisted care facility outside of the DC boundaries in the future. It may also come about that the Brookers will require the space for family members as Mother-in law use.

x) Poor Light on the First Floor (1619)

The neighbors at 1621 have built a first floor addition and a raised patio/deck on the property line. This impacts the light and air reaching the first floor of 1619. The storm water runoff combined with the dark and damp areaway have created a mold and mildew problem as well as drainage issues in the existing side court. Strict application of the zoning regulations would prohibit a solution to these problems.

xi) Excessive cost (1617 and 1619)

The cost of removing the FAR from the existing buildings beyond what has been proposed in order to strictly comply with the regulations would render the project economically impractical. The amount of the existing buildings that can be removed is dictated by the location of the existing bearing walls of the buildings

The construction cost of the combined Carriages Houses as proposed is approximately \$277,300 and adds 1,297 sq. ft. to the properties costing an average of \$236 per sq. ft. per the quote from the Applicant's contractor, Capital Design Group, Inc. This is in line with the \$210-\$250 average per sq. ft. price of new construction in the Dupont Circle neighborhood as priced by Capital Design Group, Inc. In order to remove the FAR from the existing buildings to have a net zero FAR increase will result in a revised project cost of \$891,796, or \$626 per square foot, to build the carriage house. This is more than double the Applicants original proposal and well beyond the average per sq. ft. cost and imposes an economic practical difficulty.

D. Relief Can Be Granted Without Substantial Detriment To The Public Good, And Without Substantially Impairing The Intent, Purpose Or Integrity Of The Zoning Regulations.

The R-5-B zone was imposed on this neighborhood well after the neighborhood was built. As a result, many of the buildings in the R-5-B zone in this area are non-conforming in a number of respects, including FAR, lot occupancy, rear yard and court. An analysis of 50 surrounding R-5-B properties in this block shows that 40 properties (80%) are non-conforming structures in one or more respects (See Exhibit F). The four properties to the immediate south each have a non-conforming two-story carriage house garage structure, and are also non-conforming as to FAR, lot occupancy, closed court and rear yard. In addition, because the two subject lots are each only 16 ft. wide, it is virtually impossible to comply with the 15 ft. minimum closed court width requirement if there is any construction at all on the property within that area. The proposed density of the project when completed will be consistent with the matter of right limitations for projects in the R-5-B zone that are subject to IZ. The project will actually decrease the amount of impervious surfaces on the properties, and will include a green roof on each of the two carriage houses.

The HPRB staff report recommending approval of the proposed work, states that:

The new construction, a 2-story brick carriage house at both properties including garage and studio space above, has a massing, scale, and detailing that are in keeping with the character of the adjacent row of alley buildings as well as the main houses. The height at 21' is similar and in scale with the neighboring alley buildings. The proposed garage doors and punched window openings and details with header courses and lintels are also in context with the alley building typology and these site conditions. Although the new construction of the carriage houses would be visible from Corcoran Street, the proposal is compatible with the neighborhood and character of the district and returns the property to its original footprint with the main house and rear building.

See Exhibit D, HPRB Staff Report, July 25, 2013

Given the proposed location of the two-story rear additions along the alley, which will continue the rhythmic pattern of carriage house garages that exist to the south along the alley in this block, the remainder of the renovation work will not be visible to the public. Although the lot occupancy and FAR are proposed to exceed the R-5-B limitations, and the rear yard and closed court dimensions will be less than what is required, the light and air of the adjacent properties will not be adversely affected. The additions are not intended for the purpose of converting the existing uses in the two buildings to another use, or to otherwise intensify the uses. Rather, the proposed renovations are requested in order to reasonably adapt the two properties to modern living standards. The proposed additions will make these dwellings compatible and commensurate with the adjacent houses in the alley and to other dwellings in the square and surrounding area. The Board has granted similar variance approval for other projects in the R-5-B zone on a number of occasions. (See Exhibit H).

V. COMMUNITY SUPPORT

The ANC2B passed with no objection two resolutions in support of the project (Exhibit B). In addition, the owners of the adjacent properties and the owners of the properties

within review of the new additions have signed letters of support (Exhibit C). The DC Historic Preservation Review Board (HPRB) is also in support of the project (Exhibit D). The Dupont Circle Conservancy (DCC) has also provided their support based on the recommendation of the HPRB (Exhibit E). Finally, the L'Enfant Trust supports the project concept and is working with the applicants on design details of the project. .

VI.

EXHIBITS IN SUPPORT OF THE APPLICATION

- Exhibit A: Architects package containing Existing and proposed floor plans, elevation, photographs, Baist maps, lot maps, map of immediate neighborhood.
- Exhibit B: ANC2B resolutions in support of the HPRB and BZA Applications.
- Exhibit C: Letters from neighboring owners and residents in support of the applicant, and approval status map.
- Exhibit D: HPRB Staff Report, July 25, 2013 adopted by the HPRB on July 25, 2013, and HPRB resolution in support of the Application.
- Exhibit E: DCC resolution in support of the Application, (date)
- Exhibit F: Map showing non-conforming structures in surrounding area.
- Exhibit G: Resume of Jeff Goins, FAIA
- Exhibit H: Outlines of Testimony of Witnesses
- Exhibit I: Examples of other recent BZA approvals in the R-5-B zone where similar relief has been granted.

VII.

WITNESSES

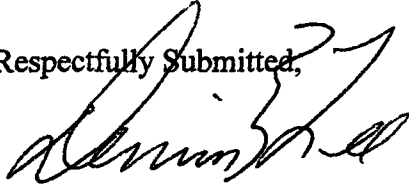
- A. Dennis B. Lee, on behalf of the Applicants
- B. Jeff Goins, FAIA, Expert Architect Witness

VIII.

CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards for variance relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests that the Board grant the application.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Dennis B Lee", written over the text "Respectfully Submitted,".

Dennis B Lee

Capital Design Group

Agent for David and Cathy Brooker

Exhibit A:

Architect's Package (attached)

Includes:

A0.0	Cover Sheet
A0.1	Snide & Associates Survey (Plat)
A0.2	Site Plans and Existing and Proposed
A0.3	Site Photos
A0.4	Site Photos at Rear
A0.4A.....	Site Photos – Existing Alley Conditions at Rear
A0.5	Aerial Photo
A1.1	Existing 1 st and 2 nd Floor Plans
A1.2	Existing 3 rd Floor Plans
A1.3	Proposed 1 st and 2 nd Floor plans
A1.4	Proposed 3 rd Floor Plans
A2.1	Existing West/Front and East/Rear Elevations
A2.2	Existing North/Side and South Sides elevations
A2.3	Proposed West/Front and East Rear Elevations
A2.4	Proposed North/Side and South Sides Elevations

Exhibit B:

ANC2B Support Resolutions



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B

July 22, 2013

Gretchen Pfaehler, Chair
Historic Preservation Review Board
Office of Planning
1100 4th Street, SW, Suite E650
Washington, DC 20024
historic.preservation@dc.gov

RE: Application to HPRB for proposed renovations at 1617-19 19th Street, N.W. (2B03)

Dear Chair Pfaehler,

At its regular meeting on July 10, 2013 the Dupont Circle Advisory Neighborhood Commission ("ANC 2B" or "Commission") considered the above-referenced matter. With all nine commissioners present and voting, a quorum at a duly-noticed public meeting, the Commission approved the following motion by a vote of (8-0-1):

ANC 2B supports the project as presented because it is consistent with the lot coverage of neighbors, the project adds green space, the proposed new structures are consistent with surrounding buildings, neighbors have expressed support for the project, and because the window wells conform with those on the block.

Commissioners Stephanie Maltz (stephanie.maltz@dupontcircleanc.net), Will Stephens (will.stephens@dupontcircleanc.net), and Mike Feldstein (mike.feldstein@dupontcircleanc.net) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

Will Stephens
Chairman

Cc: Steve Calcott
Kim Elliott

Exhibit C:

Neighbor Support Letters

Neighbor Notification and Approval Status map



1621 19 th St. – Hassel	Approved
1615 19 th St. – Murphy	Approved
1613 19 th St. – Wakeling	Approved
1611 19 th St. – Fletcher	Approved

1606 19 th St. – Chema	Approved
1629 19 th St. – Darby	Approved
1832 Corcoran – Walker	Approved

To: ANC2B

RE: 1617 and 1619 19th Street NW

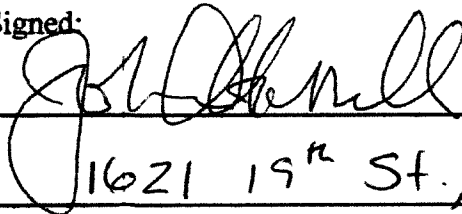
DATE: 7/1/2013

To who it may concern,

We, the undersigned neighbors, do not oppose the improvements requested by Dave and Cathy Brooker of 1617 and 1619th Street NW. The improvements the Brooker's have shared with us include:

- Removal of the two decks on the rear of 1617
- Removal of the rear deck of 1619
- Removal of the rear addition to 1617
- Addition of a garage on both 1617 and 1619
- Addition of living space above both garages
- Enclosure of interior courtyard
- Enclosure of side walkway on 1619 at rear of house
- Alterations to the front of both buildings to be determined involving access to the basement including potential:
 - New basement door
 - New basement stairs
 - Basement window wells
 - New landscaping

Signed:


1621 19th St., NW

Printed

John D. Hassell

To: ANC2B

RE: 1617 and 1619 19th Street NW

DATE: 7/1/2013

To who it may concern,

We, the undersigned neighbors, do not oppose the improvements requested by Dave and Cathy Brooker of 1617 and 1619th Street NW. The improvements the Brooker's have shared with us include:

- Removal of the two decks on the rear of 1617
- Removal of the rear deck of 1619
- Removal of the rear addition to 1617
- Addition of a garage on both 1617 and 1619
- Addition of living space above both garages
- Enclosure of interior courtyard
- Enclosure of side walkway on 1619 at rear of house
- Alterations to the front of both buildings to be determined involving access to the basement including potential:
 - New basement door
 - New basement stairs
 - Basement window wells
 - New landscaping

Signed:

Eileen Murphy

Printed

Eileen Murphy
1615 19th St, NW
Wash, DC 20009

To: ANC2B

RE: 1617 and 1619 19th Street NW

DATE: 7/1/2013

To who it may concern,

We, the undersigned neighbors, do not oppose the improvements requested by Dave and Cathy Brooker of 1617 and 1619th Street NW. The improvements the Brooker's have shared with us include:

- Removal of the two decks on the rear of 1617
- Removal of the rear deck of 1619
- Removal of the rear addition to 1617
- Addition of a garage on both 1617 and 1619
- Addition of living space above both garages
- Enclosure of interior courtyard
- Enclosure of side walkway on 1619 at rear of house
- Alterations to the front of both buildings to be determined involving access to the basement including potential:
 - New basement door
 - New basement stairs
 - Basement window wells
 - New landscaping

Signed:



J. Richard Chen

1606 19th St., NW

Printed

SUSAN CHEN

J. Richard CHEN

To: ANC2B

RE: 1617 and 1619 19th Street NW

DATE: 7/1/2013

To who it may concern,

We, the undersigned neighbors, do not oppose the improvements requested by Dave and Cathy Brooker of 1617 and 1619th Street NW. The improvements the Brooker's have shared with us include:

- Removal of the two decks on the rear of 1617
- Removal of the rear deck of 1619
- Removal of the rear addition to 1617
- Addition of a garage on both 1617 and 1619
- Addition of living space above both garages
- Enclosure of interior courtyard
- Enclosure of side walkway on 1619 at rear of house
- Alterations to the front of both buildings to be determined involving access to the basement including potential:
 - New basement door
 - New basement stairs
 - Basement window wells
 - New landscaping

Signed:

Rose M. Darby
1629 19th St, N.W

Printed

ROSE M. DARBY
WASHINGTON,
D.C. 20009

To: ANC2B

RE: 1617 and 1619 19th Street NW

DATE: 7/1/2013

To who it may concern.

We, the undersigned neighbors, do not oppose the improvements requested by Dave and Cathy Brooker of 1617 and 1619th Street NW. The improvements the Brooker's have shared with us include:

- Removal of the two decks on the rear of 1617
- Removal of the rear deck of 1619
- Removal of the rear addition to 1617
- Addition of a garage on both 1617 and 1619
- Addition of living space above both garages
- Enclosure of interior courtyard
- Enclosure of side walkway on 1619 at rear of house
- Alterations to the front of both buildings to be determined involving access to the basement including potential:
 - o New basement door
 - o New basement stairs
 - o Basement window wells
 - o New landscaping

Signed:

Printed

Dave
1613 19th Street, NW

P. WAKELIN
6/28/13

To: ANC2B

RE: 1617 and 1619 19th Street NW

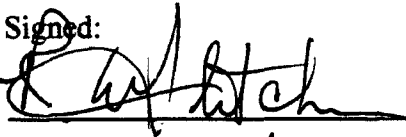
DATE: 7/1/2013

To who it may concern,

We, the undersigned neighbors, do not oppose the improvements requested by Dave and Cathy Brooker of 1617 and 1619th Street NW. The improvements the Brooker's have shared with us include:

- Removal of the two decks on the rear of 1617
- Removal of the rear deck of 1619
- Removal of the rear addition to 1617
- Addition of a garage on both 1617 and 1619
- Addition of living space above both garages
- Enclosure of interior courtyard
- Enclosure of side walkway on 1619 at rear of house
- Alterations to the front of both buildings to be determined involving access to the basement including potential:
 - New basement door
 - New basement stairs
 - Basement window wells
 - New landscaping

Signed:


1611 19th St. NW

Printed

R. WHITWORTH FLETCHER

To: ANC2B

RE: 1617 and 1619 19th Street NW

DATE: 7/1/2013

To who it may concern,

We, the undersigned neighbors, do not oppose the improvements requested by Dave and Cathy Brooker of 1617 and 1619th Street NW. The improvements the Brooker's have shared with us include:

- Removal of the two decks on the rear of 1617
- Removal of the rear deck of 1619
- Removal of the rear addition to 1617
- Addition of a garage on both 1617 and 1619
- Addition of living space above both garages
- Enclosure of interior courtyard
- Enclosure of side walkway on 1619 at rear of house
- Alterations to the front of both buildings to be determined involving access to the basement including potential:
 - New basement door
 - New basement stairs
 - Basement window wells
 - New landscaping

Signed:

(OCCUPANT) M. Walker

Printed

MELANIE WALKER, MD

1832 Corcoran Street, NW

Exhibit D:

HPRB Staff Report and

HPRB Resolution In Support

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	1617-1619 19th Street, NW	Agenda
Landmark/District:	Dupont Circle	X Consent Calendar
Meeting Date:	July 25, 2013	X Concept Review
H.P.A. Number:	13-469	X Alteration
Staff Reviewer:	Kim Elliott	X New Construction

The applicant Capital Design Group, Inc. on behalf of the owner, Dave and Cathy Brooker, seeks concept review for partial demolition of a rear ell and non-contributing carport and deck, and construction of two new two-story carriage houses at the rear alley and new window wells at the front of 1617 and 1619 19th Street.

Property Description

Both properties were built in the Italianate style between 1874 and 1903. Most likely these brick buildings were two-stories built at grade with the 3rd story mansards added after the original construction. Baist maps dating back to 1903 illustrate wood frame stable or carriage house buildings at the alley as part of a consistent row of two-story brick and wood frame alley buildings spanning the whole block. Over the early part of the 1900s several additions were added to both addresses.

Proposal

The project calls for constructing two-story brick carriage houses with green roofs abutting the alley and aligned with the other existing alley buildings to the south. To do so, a portion of the brick rear ell addition on 1617 and the wood frame carport and deck appendage on 1619 would be demolished to create a green courtyard space with a covered walkways linking the main houses and the new carriage houses. In addition, the design includes a proposal to expand the basement at 1619 and add a basement at 1617 including introducing two short windows and window wells on each front façade. The applicant is applying for BZA zoning relief for the two-story alley buildings concurrently with the HPRB process.

Evaluation

For most of the early 1900s, the entire alley between Corcoran Street and Q Street was fronted with a continuous row of carriage houses, stables and garages. All of these structures are 2-story alley buildings built between 1880 and 1927; and with the exception of the rear buildings at 1617, 1619, and 1621, these alley buildings still remain standing today. The new construction, a 2-story brick carriage house at both properties including garage and studio space above, has a massing, scale, and detailing that are in keeping with the character of the adjacent row of alley buildings as well as the main houses. The height at 21' is similar and in scale with the neighboring alley buildings. The proposed garage doors and punched window openings and details with header courses and lintels are also in context with the alley building typology and these site conditions. Although the new construction of the carriage houses would be visible from Corcoran Street, the proposal is compatible with the neighborhood and character of the district and returns the property to its original footprint with main house and rear building.

It is more difficult to find precedent for the proposed window wells on this type of house. These simple Italianate houses, commonly built as slab on grade did not typically include a basement. Here, there is a partial basement on one property, and no basement on the other, that the applicant proposes to enlarge and add. While there are a couple of precedents where small windows existed or were added in other similar style homes in the area, the large majority do not include basement windows and window wells. 1617 and 1619 sit just 2 risers above grade, so in order to obtain light for the lower level, the window and window well would have to be quite large to have any significant effect. But because there is a deep front

yard at each property, window wells could be appropriate with this site if they are kept to a minimum and their appearance is discreet so as not to distract from the current façade design.

Recommendation

The HPO recommends that the Board

- *Find the concept of the new carriage house construction to be consistent with the character of the Historic District and compatible with the architecture and scale of the neighboring buildings;*
- *Find that the addition of front façade windows and window wells may be compatible in this site context if detailed to minimize their appearance;*
- *Encourage the applicant to refine the design of the connecting covered walkway between buildings;*
- *Delegate final approval to staff.*

No portion of this recommendation or the Board's action shall be construed as support for any needed zoning relief.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
July 25 and August 1, 2013

The Historic Preservation Review Board met to consider the following items on July 25 and August 1, 2013.

JULY 25 HPRB AGENDA

The Historic Preservation Review Board met and considered the following items on July 25, 2013.

Present: Gretchen Pfahler, Chair; Rauzia Ally, Andrew Aurbach, Maria Casarella, Graham Davidson, Nancy Metzger, Robert Sonderman, and Joseph Taylor. Absent: Charles Wilson.

LANDMARK DESIGNATION HEARING

Park View Playground and Fieldhouse, 693 Otis Place NW, Case #13-18.

- The Board designated the property a historic landmark to be entered into the D.C. Inventory of Historic Sites and recommended that it be forwarded for listing in the National Register. Vote: 8-0.

HISTORIC LANDMARKS

Rosedale, 3501 Newark Street, HPA #13-466, concept/new construction, single family house.

- The Board approved the concept as consistent with the purposes of the preservation act with consideration of HPRB and staff report comments. Vote: 8-0.

CLEVELAND PARK HISTORIC DISTRICT

3520 30th Street, NW, HPA #13-315, concept/window opening alterations and rear addition.

- The Board approved the project in concept and delegated final approval to staff, with the condition that an onsite mockup of the proposed synthetic slate product be made available for staff and community review and approval prior to submission of the permit application and construction documents. Vote: 8-0.

TAKOMA PARK HISTORIC DISTRICT

7112 Chestnut Street NW, HPA #13-471, concept/new construction of single family home.

- The Board approved the proposed concept as compatible with the character of the historic district and consistent with the purposes of the preservation act, and delegated final approval to staff. Vote: 8-0.

MOUNT PLEASANT HISTORIC DISTRICT

1736 Irving Street NW, HPA #13-456, concept/roof addition.

- The Board supported the concept of a roof addition, as long as it is not visible from Irving Street, but encouraged the applicant to: select a material other than Hardipanel for the rear elevation (or trim it out with battens to create more texture); set back those elements of the addition that project beyond its rear wall; be careful about any changes to the chimneys that would be visible from the street; carefully work out the roof drainage; minimize the visual weight of the deck

railing; refrain from placing electric meters in front or an air-conditioning unit on the addition roof; and reduce the thickness and slope of the addition roof to reduce its height. Further review was delegated to the staff. Vote: 8-0.

CAPITOL HILL HISTORIC DISTRICT

208 5th Street, SE, HPA #13-386, concept/rear addition.

- The Board found the project consistent with the preservation act and delegated final approval to staff with the condition the applicant modify the proposed design of the addition's roof so that it does not exceed the height of the historic building; determine an appropriate location for mechanical units and utility meters; refine the windows on the rear elevation; address roof drainage and avoid drainage into the side court. Vote: 8-0.

1016 7th Street, SE, HPA #13-402, concept/rear addition.

- The Board did not find the proposal to be compatible with the original building and the historic district. The Board directed the applicant to refine the design so that the addition is not visible from the public street and return to the Board with an updated proposal. Vote: 8-0.

535 6th Street, SE, HPA #13-454, concept/rear addition.

- The Board found the concept to be compatible with the character of the historic district and consistent with the purposes of the preservation act. The demolition of the garage was excluded from the proposal and the applicant was directed to return to the Board with additional information on the garage if the applicant wishes to proceed with demolition. The applicant was advised to replicate the original door surround if its historic configuration could be determined. Final approval was delegated to staff with the following conditions: the roof deck should be pulled from the edge of the house to mitigate its visibility; an alternative to pressure-treated wood be identified for the deck railing; the rear dormer be pulled down to spring just below the ridge; and the addition's siding be distinguished from the original building. The applicant was advised to work with staff on the location of mechanical units, vents, and utility meters; the selection of appropriate windows and door for the front elevation; and the color and material for the roof. Vote: 5-3 (Pfaehler, Metzger and Sonderman opposed).

KALORAMA TRIANGLE HISTORIC DISTRICT

2012-2014 Kalorama Road NW, HPA#13-348, rear addition and renovation.

- The Board approved the addition and delegated permit approval to staff, adopting the recommendations in the staff report and with further direction to install a fence on the side yard property line, consider a contrast in color for the addition windows and brick, and to allow other permit reviews to occur prior to HPO approval. Vote: 6-2 (Casarella and Davidson opposed).

AUGUST 1 HPRB AGENDA

The Historic Preservation Review Board met and considered the following items on August 1, 2013.
 Present: Gretchen Pfaehler, Chair; Andrew Aurbach, Graham Davidson, Nancy Metzger and Charles Wilson. Absent: Rauzia Ally, Maria Casarella, Robert Sonderman and Joseph Taylor.

BLAGDEN ALLEY AND SHAW HISTORIC DISTRICTS

1211 10th Street NW, HPA #13-476, permit/substantial demolition.

- The Board deferred taking action to allow the applicant to discuss legal issues they raised at the meeting with HPO and OAG regarding the Board's jurisdiction over the proposed demolition. Vote: 5-0.

U STREET HISTORIC DISTRICT

1412 T Street NW, HPA #13-169, concept/new rowhouse construction.

- The Board found the proposed concept to be compatible with the character of the historic district with the condition that a flag test should be done to ensure that the third floor not be visible from any vantage point on T Street, and the rear third floor wall should be set back 4-6 feet from the existing rear walls of houses in this row. The Board delegated final approval to staff. Vote: 3-2 (Metzger and Davidson opposed).

16TH STREET HISTORIC DISTRICT

905 16th Street, NW, HPA#13-324, concept for new construction/addition.

- The Board supported the staff report and: (A) Find the latest design proposal for windows/doors at the Hod Carrier's Building with the minor adjustments recommended above compatible with the historic building; (B) Recommend that the architect work with HPO staff to minimize the visibility of the railings through materials and reflectivity, (C) Find the connector segment and the new penthouse on the addition to be compatible; and (D) Find the basic massing, materials, and design direction of the new building compatible, and ask the architect to return to HPRB as the elevations are developed and the street level is addressed. Vote: 5-0.

CAPITOL HILL HISTORIC DISTRICT

20 14th Street, NE, HPA #13-156, concept/raze and construct parking pad.

- The Board found the proposed concept to be incompatible with the historic district and denied the applicant's request to raze the garage. Vote: 3-2 (Aurbach and Davidson opposed). The Board determined the garage to be a contributing building to the Capitol Hill Historic District. Vote: 3-2 (Aurbach and Davidson opposed).

CONSENT CALENDAR

The Board approved the following items on the consent calendar on July 25:

HISTORIC LANDMARKS

McCormick Apartments, 1785 Massachusetts Avenue, NW, HPA #13-323, revised concept/alterations for penthouse addition, exterior stair and landscape.

- The Board approved the project with the conditions that the applicant continue working with HPO to simplify the gate on P Street, keep working on simplifying penthouse and minimize the paving in the front. Vote: 7-0 (Davidson recused)

All Souls Church, 1500 Harvard Street, NW, HPA #13-462, concept/alteration, repair, accessibility improvements and landscape modifications.

BLAGDEN ALLEY AND SHAW HISTORIC DISTRICTS

1320 9th Street NW, HPA #13-395, concept/two-story rear addition to commercial building.

CAPITOL HILL HISTORIC DISTRICT

500 8th Street, SE, HPA #13-268, concept/storefront alterations.

CLEVELAND PARK HISTORIC DISTRICT

3038 Rodman Street, NW, HPA #13-480, concept/ rear addition.

DUPONT CIRCLE HISTORIC DISTRICT

1617-1619 19th Street, NW, HPA #13-469, concept/new construction of carriage house at rear.

MOUNT PLEASANT HISTORIC DISTRICT

1861 Newton Street NW, HPA #13-415, concept/two-story rear addition.

1751 Park Road NW, HPA #13-460, concept/third-floor addition.

U STREET HISTORIC DISTRICT

2241 12th Place NW, HPA #13-474, concept/roof addition.

Transcripts of Historic Preservation Review Board Meetings may be purchased from the court reporting agency that covered this hearing – Olender Reporting, Inc. (202) 898-1108, www.olenderreporting.com, or info@OlenderReporting.com. Copies of individual staff reports that are prepared in advance of the hearing are posted on our website at <http://planning.dc.gov>

Exhibit E

DCC Support Document

Charles Carruthers

From: Patrick Smith
Sent: Monday, August 19, 2013 4:56 PM
To: Charles Carruthers
Subject: FW: DCC resolution for 1617-1619 19th St.

Thanks,

Patrick Smith
202-841-1154

From: tom1545@verizon.net [<mailto:tom1545@verizon.net>]
Sent: July 10, 2013 12:22 PM
To: kim.elliott@dc.gov; Patrick Smith
Subject: DCC resolution for 1617-1619 19th St.

The following is the Dupont Circle Conservancy resolution for **1617-1619 19th St., NW, HPA# 13-469**.

"The Conservancy supports the project as presented presuming the window wells are approved by the L'Enfant Trust."

Kim,
Please convey the DCC resolution to the HPRB members.
Thank you.
Tom

Exhibit F:

Map of adjacent
Non-Conforming
Structures

ed R-5-B

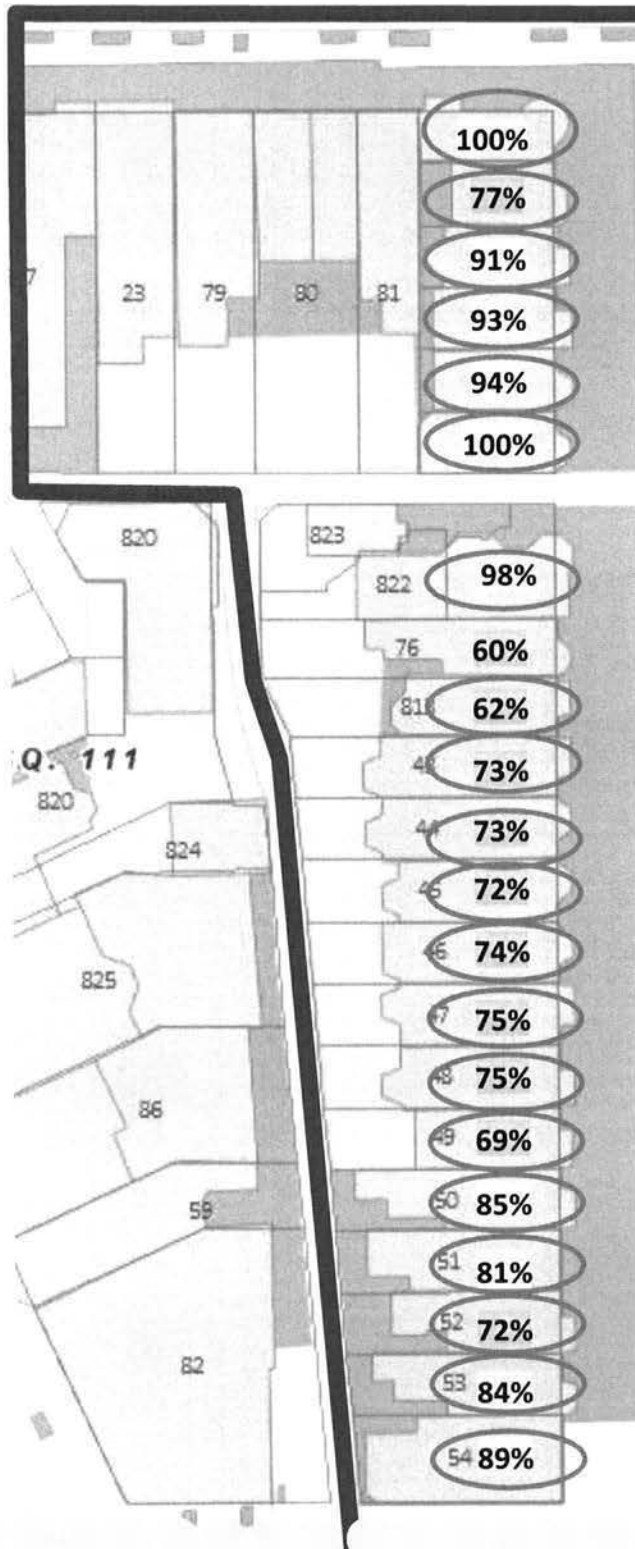
ing > 60%

ing > 80%

60%

ming

age



R-5-B

CORCORAN S

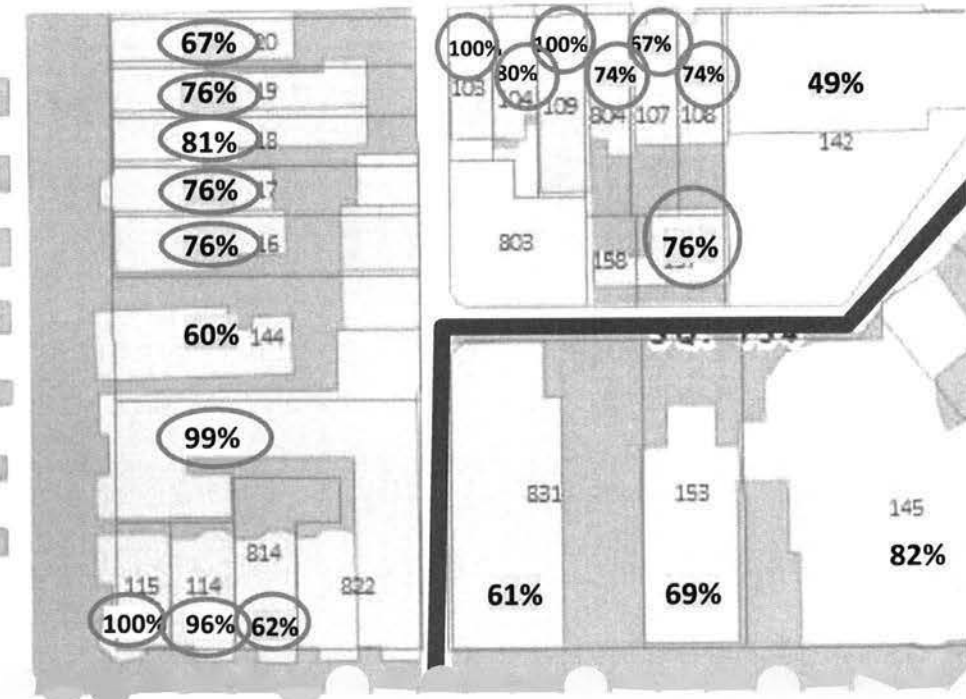


Exhibit G:

Resume of Jeff Goins, FAIA

■ Partner
Jeff Goins

PGN Architects, PLLC



Jeff's diverse background includes commercial architectural projects, and numerous competitions from 900 square feet to 3,000,000 square feet. He is an accomplished designer with an understanding of what it takes to create successful projects. Jeff brings a working knowledge of projects like the Southwest DC Waterfront Competition complimented by his work as a designer on the AIA award winning 6th and I Synagogue. He believes in the use of technology as well as traditional media to convey ideas to clients. It is his understanding of graphics and imagery that significantly aids the design phase of a project.

Mr Goins work at PGN includes many significant projects within the Washington DC metro region. The multifamily project sited and adjacent to RFK stadium located on Capitol Hill required community, Office of Planning and local ANC's support. The project is a contextual example of the sensitivity to the historical context Jeff used in the design process, all with overwhelming support. His other work includes the modern interpretation of Terragni Villa in the 'Parcel 42' competition, which PGN was part of the winning team.

Significant Project list:

Matthews Memorial PUD, Washington, DC 130,000 square feet 99 unit PUD. The project also consisted of a 14,000 square feet Community Building. The project is set for construction in first quarter of 2010.

W St, SE- BZA/ HPRB, Washington, DC the project is 45,000 square feet. It consists of 24 Townhome developments and required BZA and HPRB approvals.

2321 High St, HPRB Washington DC the project is a Historical Renovation of one of the original Home in Anacostia. PGN was recognized by the board for renovation and attention to Detail.

East Capitol PUD, Washington DC 180,000 square feet 140 unit condo building. Jeff was the partner in charge through design and the PUD process.

Park Morton Master Plan, Washington, DC 600,000 square feet 477 unit planning project. Jeff played an integral role in the community design charrette and coordination with DC agencies.

Dunbar Towers, Washington DC 30,000 square feet 28 unit residential with ground floor retail. Jeff was the partner in charge through design development.

Meridian II, Washington, DC 20,000 square feet 16 unit condo building. Jeff was the partner in charge through construction documents.

United States Treasury, Washington DC. Responsibilities included construction documents, on site coordination, and historic documentation.

Pentagon, Washington DC. Responsibilities included design and design development of the renovation.

Sixth and I Synagogue, Washington DC, Responsible for Design which received a AIA Historical Renovation Award.

- Bachelors of Architecture/ University of Tennessee School of Architecture in 1996
- Computer Integrated Drafting and Design/ Pellissippi State Community College in 1992

Exhibit H

Outlines of Testimony Of Witnesses

Outline of Testimony of Dennis B. Lee, Capital Design Group

- I. IDENTIFICATION AND EXPERIENCE
- II. DESCRIPTION OF PROPERTIES
- III. GOALS OF CLIENTS
- IV. ZONING CHALLENGES
- V. COMMUNITY OUTREACH
 - A. NEIGHBORS
 - B. ANC
 - C. DUPONT CIRCLE CONSERVANCY
 - D. L'ENFANT TRUST
- VI. HPRB REVIEW
- VII. CONCLUSION

Outline of Testimony of Jeff Goins, FAIA, PGN Architects

- I. IDENTIFICATION AND EXPERIENCE
- II. OVERVIEW OF PROJECT
- III. VARIANCES
 - A. FAR
 - B. LOT OCCUPANCY
 - C. REAR YARD
 - D. CLOSED COURT
 - E. ADDITIONS TO A NON-CONFORMING STRUCTURE
- IV. REVIEW OF VARIANCE RELIEF
 - A. EXCEPTIONAL SITUATION AFFECTING THE PROPERTY
 - B. PRACTICAL DIFFICULTY
 - C. NO SUBSTANTIAL DETRIMENT
- V. CONCLUSION

Exhibit I

Examples of other BZA
Approvals in the R-5-B Zone
Where Similar Relief has been
Granted

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

★ ★ ★
[REDACTED]
[REDACTED]

Application No. 17199 of Benjamin and Louise Goddard, pursuant to 11 DCMR § 3103.2, for a variance from the floor area ratio (FAR) requirements under section 402, a variance from the lot occupancy requirements under section 403, a variance from the court requirements under section 406, and a variance to permit an addition to a nonconforming structure under subsection 2001.3, which now exceeds the FAR and lot occupancy requirements, to construct a one story rear addition to an existing three unit apartment building in the R-5-B District at premises 1310 Rhode Island Avenue, N.W. (Square 242, Lot 79).

HEARING DATE: July 27, 2004
DECISION DATE: July 27, 2004 (Bench Decision)

SUMMARY ORDER

SELF-CERTIFIED

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

The Board provided proper and timely notice of public hearing on this application, by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 2F, the Office of Planning (OP) and to owners of property within 200 feet of the site. The site of the application is located within the jurisdiction of ANC 2F. ANC 2F did not participate in the application. The OP submitted a report recommending conditional approval of the application.

As directed by 11 DCMR § 3119.2, the Board required the applicant to satisfy the burden of proving the elements that are necessary to establish the case for a variance pursuant to 11 DCMR §§ 3103.2. No parties appeared at the public hearing in opposition to the application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board and having given great weight to the OP report filed in this case, the Board concludes that the applicant has met the burden of proving under 11 DCMR §§ 3103.2, 402, 403, 406 and 2001.3, that there exists an exceptional or extraordinary situation or condition related to the property that creates a practical difficulty for the owner in complying with the Zoning Regulations, and that the relief can be granted without substantial detriment to the

public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Pursuant to 11 DCMR § 3101.6, the Board has determined to waive the requirement of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is not prohibited by law. It is therefore **ORDERED** that this application be **GRANTED**.

VOTE: **5-0-0** (Ruthanne G. Miller, John A. Mann, II, Geoffrey H. Griffis, Curtis L. Etherly, Jr., and John G. Parsons to approve)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT
Each concurring Board member has approved the issuance of this order.

ATTESTED BY:


JERRILY R. KRESS, FAIA ✓
Director, Office of Zoning

FINAL DATE OF ORDER: July 28, 2004

PURSUANT TO 11 DCMR § 3125.6, THIS ORDER WILL BECOME FINAL UPON ITS FILING IN THE RECORD AND SERVICE UPON THE PARTIES. UNDER 11 DCMR § 3125.9, THIS ORDER WILL BECOME EFFECTIVE TEN DAYS AFTER IT BECOMES FINAL.

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSES OF SECURING A BUILDING PERMIT.

PURSUANT TO 11 DCMR § 3125 APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE, UNLESS THE BOARD ORDERS OTHERWISE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



BZA APPLICATION NO. 17199

As Director of the Office of Zoning, I hereby certify and attest that on July 28, 2004, a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

Benjamin Goddard
1310 Rhode Island Avenue, N.W.
Washington, D.C. 20005

Chairperson
Advisory Neighborhood Commission 2F
P.O. Box 9348
Washington, D.C. 20005

Commissioner 2F02
Advisory Neighborhood Commission 2F
P.O. Box 9348
Washington, D.C. 20005

Jack Evans, City Councilmember
Ward Two
1350 Pennsylvania Avenue, N.W.
Suite 106
Washington, D.C. 20004

Acting Zoning Administrator
Building and Land Regulation Administration
Department of Consumer and Regulatory Affairs
941 N. Capitol Street, N.E.
Washington, D.C. 20002

BZA APPLICATION NO. 17199

PAGE NO. 2

Ellen McCarthy, Deputy Director
Office of Planning
801 North Capitol Street, N.E.
4th Floor
Washington, D.C. 20002

Alan Bergstein, Esq.
Office of Corporation Counsel
441 4th Street, N.W., 6th Floor
Washington, D.C. 20001

rsn

ATTESTED BY:


JERRILY R. KRESS, FAIA
Director, Office of Zoning

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**



Application No. 17307 of Nicholas Baker, pursuant to 11 DCMR § 3103.2, for variances from the floor area ratio requirements (section 402), the lot occupancy requirements (section 403), the rear yard requirements (section 404), and nonconforming structure provisions (subsection 2001.3), to allow a third story addition to an existing single-family row dwelling in the R-5-B District at premises 978 Florida Avenue, N.W. (Square 357, Lot 100).

HEARING DATE: April 19, 2005
DECISION DATE: April 19, 2005 (Bench Decision)

SUMMARY ORDER

REVIEW BY THE ZONING ADMINISTRATOR

The application was accompanied by a memorandum from the Zoning Administrator certifying the required relief.

The Board provided proper and timely notice of public hearing on this application, by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 1B, the Office of Planning (OP) and to owners of property within 200 feet of the site. The site of the application is located within the jurisdiction of ANC 1B. The ANC submitted a report in support of the application. The OP submitted a report in support to the application.

As directed by 11 DCMR § 3119.2, the Board required the applicant to satisfy the burden of proving the elements that are necessary to establish the case for a variance pursuant to 11 DCMR §§ 3103.2. No parties appeared at the public hearing in opposition to the application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board and having given great weight to the OP and ANC reports filed in this case, the Board concludes that the applicant has met the burden of proving under 11 DCMR §§ 3103.2, 402, 403, 404 and 2001.3, that there exists an exceptional or extraordinary situation or condition related to the property that creates a practical difficulty for the owner in complying with the Zoning Regulations, and that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent,

purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Pursuant to 11 DCMR § 3101.6, the Board has determined to waive the requirement of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is not prohibited by law. It is therefore **ORDERED** that this application be **GRANTED**.

VOTE: 5-0-0 (Geoffrey H. Griffis, Curtis L. Etherly, Jr., Ruthanne G. Miller, John A. Mann II and Gregory Jeffries to approve).

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

Each concurring Board member has approved the issuance of this order.

ATTESTED BY:


JERRILY R. KRESS, FAIA
Director, Office of Zoning

FINAL DATE OF ORDER: April 19, 2005

PURSUANT TO 11 DCMR § 3125.6, THIS ORDER WILL BECOME FINAL UPON ITS FILING IN THE RECORD AND SERVICE UPON THE PARTIES. UNDER 11 DCMR § 3125.9, THIS ORDER WILL BECOME EFFECTIVE TEN DAYS AFTER IT BECOMES FINAL.

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSES OF SECURING A BUILDING PERMIT.

PURSUANT TO 11 DCMR § 3125 APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE, UNLESS THE BOARD ORDERS OTHERWISE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD.

THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF THE HUMAN RIGHTS ACT OF 1977, D.C. LAW 2-38, AS AMENDED, AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ. (ACT) THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS ALSO PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS ALSO PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION. THE FAILURE OR REFUSAL OF THE APPLICANT TO COMPLY SHALL FURNISH GROUNDS FOR THE DENIAL OR, IF ISSUED, REVOCATION OF ANY BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER. RSN

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**



BZA APPLICATION NO. 17307

As Director of the Office of Zoning, I hereby certify and attest that on APR 19 2005 a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

Tracy Stannard
3908 Northampton Street, N.W.
Washington, D.C. 20015

Nicolas Baker
978 Florida Avenue, N.W.
Washington, D.C. 20009

Chairperson
Advisory Neighborhood Commission 1B
P.O. Box 73710
Washington, D.C. 20056

Single Member District Commissioner 1B02
Advisory Neighborhood Commission 1B
P.O. Box 73710
Washington, D.C. 20056

Jim Graham, City Councilmember
Ward One
1350 Pennsylvania Avenue, N.W.
Suite 406
Washington, D.C. 20004

Toye Bello, Zoning Administrator
Building and Land Regulation Administration
Department of Consumer and Regulatory Affairs
941 N. Capitol Street, N.E.
Washington, D.C. 20002

Ellen McCarthy, Interim Director
Office of Planning
801 North Capitol Street, N.E.
4th Floor
Washington, D.C. 20002

Alan Bergstein, Esq.
Office of Attorney General
441 4th Street, N.W., 6th Floor
Washington, D.C. 20001

rsn

ATTESTED BY:



JERRILY R. KRESS, FAIA
Director, Office of Zoning 

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

★ ★ ★
[REDACTED]
[REDACTED]

Application No. 17336 of Lois F. Keys, pursuant to 11 DCMR § 3103.2, for a variance from the lot occupancy requirements under section 403, a variance from the rear yard requirements under section 404, a variance from the open court requirements under section 406, and a variance from the nonconforming structure provisions under subsection 2001.3, to allow a rear addition to an existing single-family row dwelling in the R-5-B District at premises 1428 Florida Avenue, N.W. (Square 202, Lot 46).

HEARING DATE: June 21, 2005
DECISION DATE: June 21, 2005 (Bench Decision)

SUMMARY ORDER

REVIEW BY THE ZONING ADMINISTRATOR

The application was accompanied by a memorandum from the Zoning Administrator certifying the required relief.

The Board provided proper and timely notice of public hearing on this application, by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 1B, the Office of Planning (OP) and to owners of property within 200 feet of the site. The site of the application is located within the jurisdiction of ANC 1B. The ANC submitted a report in support of the application. The OP submitted a report in support to the application.

As directed by 11 DCMR § 3119.2, the Board required the applicant to satisfy the burden of proving the elements that are necessary to establish the case for a variance pursuant to 11 DCMR §§ 3103.2. No parties appeared at the public hearing in opposition to the application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board and having given great weight to the OP and ANC reports filed in this case, the Board concludes that the applicant has met the burden of proving under 11 DCMR §§ 3103.2, 403, 404, 406 and 2001.3, that there exists an exceptional or extraordinary situation or condition related to the property that creates a practical difficulty for the owner in complying with the Zoning Regulations, and that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent,

purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Pursuant to 11 DCMR § 3101.6, the Board has determined to waive the requirement of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is not prohibited by law. It is therefore **ORDERED** that this application be **GRANTED**.

VOTE: 3-0-2 (Ruthanne G. Miller, John A. Mann II and Kevin L. Hildebrand to approve; Geoffrey H. Griffis and Curtis L. Etherly, Jr. not present, not voting).

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

Each concurring Board member has approved the issuance of this order.

ATTESTED BY:


JERRILY R. KRESS, FAPA
Director, Office of Zoning

FINAL DATE OF ORDER: June 21, 2005

PURSUANT TO 11 DCMR § 3125.6, THIS ORDER WILL BECOME FINAL UPON ITS FILING IN THE RECORD AND SERVICE UPON THE PARTIES. UNDER 11 DCMR § 3125.9, THIS ORDER WILL BECOME EFFECTIVE TEN DAYS AFTER IT BECOMES FINAL.

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSES OF SECURING A BUILDING PERMIT.

PURSUANT TO 11 DCMR § 3125 APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE, UNLESS THE BOARD ORDERS OTHERWISE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD.

THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF THE HUMAN RIGHTS ACT OF 1977, D.C. LAW 2-38, AS AMENDED, AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ., (ACT) THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS ALSO PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS ALSO PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION. THE FAILURE OR REFUSAL OF THE APPLICANT TO COMPLY SHALL FURNISH GROUNDS FOR THE DENIAL OR, IF ISSUED, REVOCATION OF ANY BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER. RSN

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



BZA APPLICATION NO. 17336

As JUN 21 2005 Director of the Office of Zoning, I hereby certify and attest that on a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

Lois F. Keys
1428 Florida Avenue, N.W.
Washington, D.C. 20009

Chairperson
Advisory Neighborhood Commission 1B
P.O. Box 73710
Washington, D.C. 20056

Single Member District Commissioner 1B04
Advisory Neighborhood Commission 1B
P.O. Box 73710
Washington, D.C. 20056

Jim Graham, City Councilmember
Ward One
1350 Pennsylvania Avenue, N.W.
Suite 406
Washington, D.C. 20004

Corey Buffo, Acting Zoning Administrator
Building and Land Regulation Administration
Department of Consumer and Regulatory Affairs
941 N. Capitol Street, N.E.
Washington, D.C. 20002

Ellen McCarthy, Interim Director
Office of Planning
801 North Capitol Street, N.E.
4th Floor

Washington, D.C. 20002

**Alan Bergstein, Esq.
Office of Attorney General
441 4th Street, N.W., 6th Floor
Washington, D.C. 20001**

rsn

ATTESTED BY:


JERRILY R. KRESS, FALA
Director, Office of Zoning

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



Application No. 17630 of Gerald Bass, pursuant to 11 DCMR § 3103.2, for a variance from the floor area ratio requirements under section 402, a variance from the lot occupancy requirements under section 403, a variance from the rear yard requirements under section 404, a variance from the court requirements under section 406, and a variance from the nonconforming structure provisions under subsection 2001.3, to construct a garage and deck addition to an existing single-family row dwelling in the DC/R-5-B District at premises 1831 19th Street, N.W. (Square 132, Lot 201).

HEARING DATE: July 3, 2007
DECISION DATE: July 3, 2007 (Bench Decision)

SUMMARY ORDER

SELF-CERTIFIED

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

The Board provided proper and timely notice of the public hearing on this application, by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 2B, the Office of Planning (OP) and to owners of property within 200 feet of the site. The site of the application is located within the jurisdiction of ANC 2B. The ANC submitted a letter in support of the application. The OP submitted a report in opposition to the application.

As directed by 11 DCMR § 3119.2, the Board required the applicant to satisfy the burden of proving the elements that are necessary to establish the case for a variance pursuant to 11 DCMR §§ 3103.2, 402, 403, 404, 406 and 2001.3.

Based upon the record before the Board and having given great weight to the OP and ANC reports filed in this case, the Board concludes that the applicant has met the burden of proving under 11 DCMR §§ 3103.2, 402, 403, 404, 406 and 2001.3, that there exists an exceptional or extraordinary situation or condition related to the property that creates a practical difficulty for the owner in complying with the Zoning Regulations, and that the relief can be granted without substantial detriment to the public good and without

BZA APPLICATION NOS. 17630
PAGE NO. 2

substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Pursuant to 11 DCMR § 3101.6, the Board has determined to waive the requirement of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and conclusions of law. It is therefore **ORDERED** that this application (pursuant to Exhibit 10 – Plans) be **GRANTED**.

VOTE: 4-0-1 (Ruthanne G. Miller, John A. Mann II, Curtis L. Etherly, Jr., and Anthony J. Hood to Approve, Marc D. Loud, not present, not voting).

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

Each concurring Board member has approved the issuance of this order.

ATTESTED BY:


JERRILY R. KRESS, FAIA
Director, Office of Zoning 

FINAL DATE OF ORDER **JUL 06 2007**

PURSUANT TO 11 DCMR § 3125.6, THIS ORDER WILL BECOME FINAL UPON ITS FILING IN THE RECORD AND SERVICE UPON THE PARTIES. UNDER 11 DCMR § 3125.9, THIS ORDER WILL BECOME EFFECTIVE TEN DAYS AFTER IT BECOMES FINAL.

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSES OF SECURING A BUILDING PERMIT.

PURSUANT TO 11 DCMR § 3125 APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE, UNLESS THE BOARD ORDERS OTHERWISE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD.

THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF THE HUMAN RIGHTS ACT OF 1977, D.C. LAW 2-38, AS AMENDED, AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ., (ACT) THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS ALSO PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS ALSO PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION. THE FAILURE OR REFUSAL OF THE APPLICANT TO COMPLY SHALL FURNISH GROUNDS FOR THE DENIAL OR, IF ISSUED, REVOCATION OF ANY BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER. RSN

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



BZA APPLICATION NO. 17630

As Director of the Office of Zoning, I hereby certify and attest that on July 6, 2007, a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

Stephen N. Gell, Esq.
Stephen N. Gell, P.C.
1101 30th Street, N.W., 5th Floor
Washington, D.C. 20007

Chairperson
Advisory Neighborhood Commission 2B
9 Dupont Circle, N.W.
Washington, D.C. 200036

Commissioner 2B08
Advisory Neighborhood Commission 2B
9 Dupont Circle, N.W.
Washington, D.C. 200036

Jack Evans, City Councilmember
Ward Two
1350 Pennsylvania Avenue, N.W.
Suite 106
Washington, D.C. 20004

Matthew LeGrant, Acting Zoning Administrator
Building and Land Regulation Administration
Department of Consumer and Regulatory Affairs
941 N. Capitol Street, N.E., Room 2000
Washington, D.C. 20002

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

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

BZA APPLICATION NO. 17630
PAGE NO. 2

Harriett Tregoning, Director
Office of Planning
801 North Capitol Street, N.E.
4th Floor
Washington, D.C. 20002

Jill Stern, Esq.
General Counsel
Department of Consumer and Regulatory Affairs
941 N. Capitol Street, N.E.
Washington, D.C. 20002

Alan Bergstein, Esq.
Office of the Attorney General
441 4th Street, N.W., 6th Floor
Washington, D.C. 20001

rsn

ATTESTED BY:


JERRILY R. KRESS, FAIA
Director, Office of Zoning 

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



Application No. 17785 of Michael Yochelson, pursuant to 11 DCMR § 3103.2, for a variance from the floor area ratio requirements under section 402, a variance from the lot occupancy requirements under section 403, a variance from the court requirements under section 406, and a variance from the nonconforming structure provisions under subsection 2001.3, for a third floor addition and roof deck serving a flat (two-family dwelling), in the R-5-B District at premises 1776 Willard Street, N.W. (Square 151, Lot 221).

Note: The Board added relief under section 406 (court requirements) at the public hearing.

HEARING DATE: June 24, 2008
DECISION DATE: June 24, 2008 (Bench Decision)

SUMMARY ORDER

SELF-CERTIFIED

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

The Board provided proper and timely notice of public hearing on this application, by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 2B, the Office of Planning (OP) and to owners of property within 200 feet of the site. The OP submitted a report (Exhibit 27) and testified at the public hearing in opposition to the application. The ANC submitted a letter (Exhibit 29) citing no objection to the case.

As directed by 11 DCMR § 3119.2, the Board required the applicant to satisfy the burden of proving the elements that are necessary to establish the case for a variance pursuant to 11 DCMR §§ 3103.2. No parties appeared at the public hearing in opposition to the application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board and having given great weight to the OP and ANC reports filed in this case, the Board concludes that the applicant has met the burden

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

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

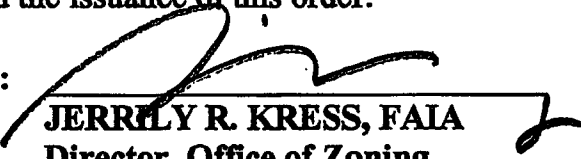
of proving under 11 DCMR §§ 3103.2, 402, 403, 406 and 2001.3, that there exists an exceptional or extraordinary situation or condition related to the property that creates an undue hardship for the owner in complying with the Zoning Regulations, and that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Pursuant to 11 DCMR § 3101.6, the Board has determined to waive the requirement of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is not prohibited by law. It is therefore **ORDERED** that this application (pursuant to Exhibit No. 11 – Plans) be **GRANTED**.

VOTE: 3-0-2 (Ruthanne G. Miller, Marc D. Loud and Curtis L. Etherly, Jr. to Approve. Mary Oates Walker and Shane L. Dettman abstaining)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT
Each concurring Board member has approved the issuance of this order.

ATTESTED BY:


JERRILY R. KRESS, FAIA
Director, Office of Zoning

FINAL DATE OF ORDER: JUN 25 2008

PURSUANT TO 11 DCMR § 3125.6, THIS ORDER WILL BECOME FINAL UPON ITS FILING IN THE RECORD AND SERVICE UPON THE PARTIES. UNDER 11 DCMR § 3125.9, THIS ORDER WILL BECOME EFFECTIVE TEN DAYS AFTER IT BECOMES FINAL.

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSES OF SECURING A BUILDING PERMIT.

PURSUANT TO 11 DCMR § 3125 APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION

FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE, UNLESS THE BOARD ORDERS OTHERWISE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD.

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

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment**



BZA APPLICATION NO. 17785

As Director of the Office of Zoning, I hereby certify and attest that on JUN 25 2008,
a copy of the order entered on that date in this matter was mailed first class, postage
prepaid or delivered via inter-agency mail, to each party and public agency who appeared
and participated in the public hearing concerning the matter, and who is listed below:

Michael Yochelson
1776 Willard Street, N.W.#2
Washington, D.C. 20009

Chairperson
Advisory Neighborhood Commission 2B
9 Dupont Circle, N.W.
Washington, D.C. 20036

Commissioner 2B08
Advisory Neighborhood Commission 2B
9 Dupont Circle, N.W.
Washington, D.C. 20036

Jack Evans, City Councilmember
Ward Two
1350 Pennsylvania Avenue, N.W.
Suite 106
Washington, D.C. 20004

Matthew LeGrant, Zoning Administrator
Building and Land Regulation Administration
Department of Consumer and Regulatory Affairs
941 N. Capitol Street, N.E., Room 2000
Washington, D.C. 20002

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. _____

EXHIBIT NO. _____

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

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

BZA APPLICATION NO. 17785
PAGE NO. 2

General Counsel
Department of Consumer and Regulatory Affairs
941 N. Capitol Street, N.E.
Washington, D.C. 20002

rsn

ATTESTED BY:


JERRILY R. KRESS, FAIA
Director, Office of Zoning

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



Application No. 18487 of Jonathan Grossman, pursuant to 11 DCMR § 3103.2, for a variance from the floor area ratio requirements under section 402, a variance from the lot occupancy requirements under section 403, a variance from the rear yard requirements under section 404, and a variance from the nonconforming structure requirements under subsection 2001.3, to allow an addition to an existing flat in the DC/R-5-B District at premises 1751 18th Street, N.W. (Square 153, Lot 95).¹

HEARING DATES: January 13 and February 26, 2013

DECISION DATE: February 26, 2013

SUMMARY ORDER

REVIEW BY THE ZONING ADMINISTRATOR

The application was accompanied by a memorandum, dated October 15, 2012, from the Zoning Administrator which stated that a review of plans for the subject property indicates that Board of Zoning Adjustment (“Board” or “BZA”) approval is needed for variances from §§ 2001.3, 403.2, and 404.1.² (Exhibit 5.)

The Board of Zoning Adjustment (“Board”) provided proper and timely notice of the public hearing on this application by publication in the *D.C. Register* and by mail to Advisory Neighborhood Commission (“ANC”) 2B, and to owners of property within 200 feet of the site. The site of this application is located within the jurisdiction of ANC 2B, which is automatically a party to this application. ANC 2B submitted a report in support of the application. The ANC’s report dated December 16, 2012, indicated that at a regularly scheduled, duly noticed public meeting on December 12, 2012, the ANC, with a quorum present, voted on a resolution to support the application by a vote of 9-0. (Exhibit 25, 31, and 33L.) The Office of Planning (“OP”) submitted a report in partial support of the application. (Exhibit 27.) The District

¹ The application was advertised as needing variances for an addition to a row dwelling. During the course of the hearing, the Board came to understand that the existing building is used as a flat. The caption has been changed to reflect that use. The variance relief needed is the same whether the building is a flat or a row dwelling.

² Subsequently, the Applicant through his general contractor submitted a revised application and a self-certification form (Form 135). (Exhibit 24.)

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

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

BZA APPLICATION NO. 18487
PAGE NO. 2

Department of Transportation ("DDOT") submitted a report of "no objection." (Exhibit 26.) Seven letters of support from neighbors were submitted for the record. (Exhibits 33M and 30.)

Variance Relief:

As directed by 11 DCMR § 3119.2, the Board has required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case, pursuant to § 3103.2, for an area variance from §§ 402, 403, 404 and 2001.3. No parties appeared at the public hearing in opposition to this application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board and having given great weight to the OP and ANC reports filed in this case, the Board concludes that in seeking a variance from §§ 402, 403, 404 and 2001.3, the Applicant has met the burden of proving under 11 DCMR § 3103.2, that there exists an exceptional or extraordinary situation or condition related to the property that creates a practical difficulty for the owner in complying with the Zoning Regulations, and that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Pursuant to 11 DCMR § 3100.5, the Board has determined to waive the requirement of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and conclusions of law. It is therefore **ORDERED** that this application, (pursuant to Exhibit 37 – Plans), be **GRANTED**.

VOTE: **5-0-0** (Lloyd J. Jordan, S. Kathryn Allen, Nicole C. Sorg, Jeffrey L. Hinkle, and Peter G. May to APPROVE.)

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

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

ATTESTED BY:



SARA A. BARBIN
Director, Office of Zoning

FINAL DATE OF ORDER: February 28, 2013

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

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-

YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSE OF SECURING A BUILDING PERMIT, OR THE APPLICANT FILES A REQUEST FOR A TIME EXTENSION PURSUANT TO § 3130.6 AT LEAST 30 DAYS PRIOR TO THE EXPIRATION OF THE TWO-YEAR PERIOD AND THAT SUCH REQUEST IS GRANTED. NO OTHER ACTION, INCLUDING THE FILING OR GRANTING OF AN APPLICATION FOR A MODIFICATION PURSUANT TO §§ 3129.2 OR 3129.7, SHALL EXTEND THE TIME PERIOD.

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

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

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



BZA APPLICATION NO. 18487

As Director of the Office of Zoning, I hereby certify and attest that on February 28, 2013, a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail, or delivered by electronic mail in the case of those ANC's and SMD's that have opted to receive notices thusly, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

Steven E. Sher, Director of Zoning and Land Use Services
Holland & Knight
800 17th Street, N.W. , Suite 1100
Washington, D.C. 20006

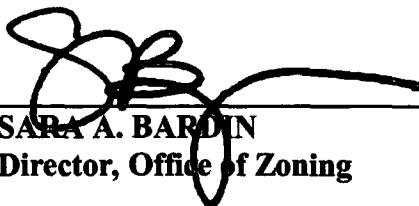
Chairperson
Advisory Neighborhood Commission 2B
9 Dupont Circle, N.W.
Washington, D.C. 20036

Single Member District Commissioner 2B01
Advisory Neighborhood Commission 2B
2B01@anc.dc.gov

Jack Evans, Councilmember
Ward Two
1350 Pennsylvania Avenue, N.W., Suite 106
Washington, D.C. 20004

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

ATTESTED BY:



SARA A. BARDIN
Director, Office of Zoning

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

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



Office of Zoning

Application No. 16617 of Peter Bell and Sharon Workim Bell, pursuant to 11 DCMR § 3103.2, for variances from § 402, 403, 404 and 2001.3 for relief from the floor area ratio, the percentage of lot occupancy, rear yard set back requirements and increasing the nonconforming aspects of the structure to permit an addition to an existing single-family dwelling in an R-5-B District at premises 1726 18th Street, N.W. (Square 133, Lot 133).

HEARING DATE: November 14, 2000
DECISION DATE: November 14, 2000 (Bench Decision)

SUMMARY ORDER

The zoning relief requested in this case is self-certified, pursuant to 11 DCMR § 3113.2.

The Board provided proper and timely notice of the public hearing on this application by publication in the D.C. Register, by mail to Advisory Neighborhood Commission (ANC) 2B, and to owners of property within 200 feet of the site.

The site of this application is located within the jurisdiction of ANC 2B. ANC 2B, which is automatically a party to this application, did not provide a statement.

As directed by 11 DCMR § 3119.2, the Board required the applicant to satisfy the burden of proving the elements that are necessary to establish the case for a variance from the strict application of the requirements of 11 DCMR § 3103.2, 402, 403, 404 and 2001.3. No person or entity appearing as a party to this case testified in opposition to the application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR § 3103.2, that there exists an exceptional or extraordinary situation or condition related to the property which creates a practical difficulty for the owner in complying with the Zoning Regulations, and that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map. It is therefore **ORDERED** that this application be **GRANTED**.

Pursuant to 11 DCMR § 3101.6, the Board determined to waive the requirement of 11 DCMR § 3125.3 that findings of fact and conclusions of law accompany the order of the Board. The waiver will not prejudice the rights of any party, and is appropriate in this case.

VOTE: 4-0 (Robert Sockwell, Anne Renshaw, Sheila Cross Reid and Anthony Hood to approve).

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

ATTESTED BY: _____


JERRILY R. KRESS, FAIA
Director

FINAL DATE OF ORDER: DEC 22 2000

PURSUANT TO D.C. CODE SEC. 1-2531 (1999), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

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

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF TWO YEARS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



Office of Zoning

BZA APPLICATION NO. 16617

As Director of the Office of Zoning, I hereby certify and attest that on DEC 22 2000 a copy of the order entered on that date in this matter was mailed first class, postage prepaid, to each party who appeared and participated in the public hearing concerning the matter, and who is listed below:

Andre F. Houston
1053 31st Street, N.W.
Washington, DC 20007

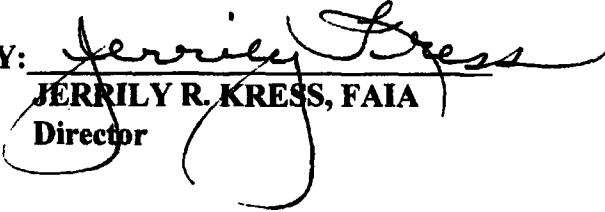
Kyle Pitsor, Chairperson
Advisory Neighborhood Commission 2B
St. Thomas Parish
P.O. Box 33224
Washington, DC 20033-0224

David R. King
ANC Commissioner 2B01
1810 S Street, N.W.
Washington, DC 20009

Jack Evans
Councilmember Ward 2
441 4th Street, N.W., Suite 703
Washington, DC 20001

Michael Johnson, Zoning Administrator
Dept. of Consumer and Regulatory Affairs
Building and Land Regulation Administration
941 North Capitol Street, N.E., Suite 2000
Washington, DC 20009

ATTESTED BY:


JERRILY R. KRESS, FAIA
Director

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**



Application No. 17177 of Debra Moss and Jerry Crute, pursuant to 11 DCMR § 3103.2, for a variance from the lot occupancy requirements under section 403, a variance from the rear yard requirements under section 404, and a variance from the nonconforming structure requirements under subsection 2001.3, to construct a three story rear addition to an existing single-family row dwelling in the CAP/R-5-B District at premises 304 Maryland Avenue, N.E. (Square 783, Lot 37).

HEARING DATE: July 6, 2004
DECISION DATE: August 3, 2004

SUMMARY ORDER

SELF-CERTIFIED

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

The Board provided proper and timely notice of public hearing on this application, by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 6C, the Office of Planning (OP) and to owners of property within 200 feet of the site. The site of the application is located within the jurisdiction of ANC 6C. ANC 6C submitted a letter in support of the application. The OP submitted a report recommending approval of the application.

As directed by 11 DCMR § 3119.2, the Board required the applicant to satisfy the burden of proving the elements that are necessary to establish the case for a variance pursuant to 11 DCMR §§ 3103.2, 403, 404 and 2001.3. No parties appeared at the public hearing in opposition to the application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board and having given great weight to the OP report filed in this case, the Board concludes that the applicant has met the burden of proving under 11 DCMR §§ 3103.2, 403, 404 and 2001.3, that there exists an exceptional or extraordinary situation or condition related to the property that creates a practical difficulty for the owner in complying with the Zoning Regulations, and that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Pursuant to 11 DCMR § 3101.6, the Board has determined to waive the requirement of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is not prohibited by law. It is therefore **ORDERED** that this application be **GRANTED**.

VOTE: **4-0-1** (Geoffrey H. Griffis, Curtis L. Etherly, Jr., Ruthanne G. Miller to approve, Carol J. Mitten to approve by proxy and John A. Mann, II not voting, not having heard the case)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT
Each concurring Board member has approved the issuance of this order.

ATTESTED BY:


JERRILY R. KRESS, FAIA ✓
Director, Office of Zoning

FINAL DATE OF ORDER: **AUG 04 2004**

PURSUANT TO 11 DCMR § 3125.6, THIS ORDER WILL BECOME FINAL UPON ITS FILING IN THE RECORD AND SERVICE UPON THE PARTIES. UNDER 11 DCMR § 3125.9, THIS ORDER WILL BECOME EFFECTIVE TEN DAYS AFTER IT BECOMES FINAL.

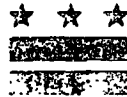
PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSES OF SECURING A BUILDING PERMIT.

PURSUANT TO 11 DCMR § 3125 APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE, UNLESS THE BOARD ORDERS OTHERWISE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD.

THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF THE HUMAN RIGHTS ACT OF 1977, D.C. LAW 2-38, AS

AMENDED, AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ., (ACT) THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS ALSO PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS ALSO PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION. THE FAILURE OR REFUSAL OF THE APPLICANT TO COMPLY SHALL FURNISH GROUNDS FOR THE DENIAL OR, IF ISSUED, REVOCATION OF ANY BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER. RSN

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**



BZA APPLICATION NO. 17177

As Director of the Office of Zoning, I hereby certify and attest that on **AUG 04 2004** a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

**Andre F. Houston
1053 31st Street, N.W.
Washington, D.C. 20007**

**Debra Moss & Jerry Crute
304 Maryland Avenue, N.E.
Washington, D.C. 20002**

**Chairperson
Advisory Neighborhood Commission 6C
P.O. Box 77876
Washington, D.C. 20013**

**Commissioner 6C08
Advisory Neighborhood Commission 6C
P.O. Box 77876
Washington, D.C. 20013**

**Sharon Ambrose, City Councilmember
Ward Six
1350 Pennsylvania Avenue, N.W., Suite 102
Washington, D.C. 20004**

**Denzil Noble, Acting Zoning Administrator
Building and Land Regulation Administration
Department of Consumer and Regulatory Affairs
941 N. Capitol Street, N.E.
Washington, D.C. 20002**

BZA APPLICATION NO. 17177
PAGE 2

Ellen McCarthy, Deputy Director
Office of Planning
801 North Capitol Street, N.E.
4th Floor
Washington, D.C. 20002

Alan Bergstein, Esq.
Office of Corporation Counsel
441 4th Street, N.W., 6th Floor
Washington, D.C. 20001

rsn

ATTESTED BY:


JERRILY R. KRESS, FAIA
Director, Office of Zoning



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
1617 and 1619 19th St. NW	134	18 & 19	DC/R-5-B	Area Variance	402.4
1617 and 1619 19th St. NW	134	18 & 19	DC/R-5-B	Area Variance	403.2
1617 and 1619 19th St. NW	134	18 & 19	DC/R-5-B	Area Variance	404.1
1617 and 1619 19th St. NW	134	18 & 19	DC/R-5-B	Area Variance	406.1

Present use(s) of Property: Single family dwelling (1619) and Multi-Family Rental (1617)

Proposed use(s) of Property: Single family dwelling (1619) and Multi-Family Rental (1617)

Owner of Property: David and Cathy Brooker Telephone No: 202-986-8965

Address of Owner: 1619 19th St. NW Washington, DC 20009

Single-Member Advisory Neighborhood Commission District(s): ANC-2B

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

Capital Design Group proposes these actions on behalf of David and Cathy Brooker for their property at 1617 and 1619 19th Street, NW (Square 134, Lots 18 and 19).

1617 AND 1619 ST. NW / 134 / 18 AND 19 / DC/R-5-B / AREA VARIANCE / 2001.3

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: 9/25/13 Signature*: Dennis B Lee

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

Name: Dennis B Lee E-Mail: dblee@dbledc.com

Address: 2424 18th Street, NW Washington DC 20009

Phone No(s): 202-986-8965 Fax No.: 202-986-8970

* 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

VARIANCE:

Owner-Occupied Dwelling	\$325	1	\$325
All Other Variances Per Section Requested	\$1,040	5	\$5,200
TOTAL FOR VARIANCES:			\$5,525

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:

\$5,525

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:

Dennis B Lee

Signature:

Exhibit No. _____

Last Revised (10/18/10)

Case No. _____



BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

**FORM 145 – AFFIDAVIT OF POSTING**

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.

(Name of person posting the property)

, being first duly sworn, do hereby depose and say that:

On	(date) November 22, 2013	at	(time) 11:30 pm	I caused	(number of notices) two
----	-----------------------------	----	--------------------	----------	----------------------------

Zoning Sign(s) furnished by the Office of Zoning to be posted on private property known as:

1617 and 1619 19th St. NW, Washington DC 20009

In plain view of the public on the following street frontages:

I caused to be taken,	(no. of photos) 4	photograph(s), attached hereto, of the Zoning Sign(s) in place which fairly depict each
-----------------------	----------------------	---

Zoning Sign as seen by the public. The photographs are numbered and correspond to the following street frontages:

[illegible]

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)

Date:	11/26/13	Signature:	<i>[Signature]</i>
-------	----------	------------	--------------------

Subscribed and sworn to before me this 2nd ^(date) ~~CH~~ day of November ^(month), 2013 ^(year)

(Signatures)

Notary Public, D.C.

Mardoqueo M. Sanchez
Notary Public, District of Columbia
My Commission Expires 7/31/2016

My commission expires on:



Form 145

Zoning Signs as seen from 19th Street NW, Washington DC 20009 and the back alley behind properties 1617 and 1619 19th Street NW, Washington DC 20009



Photograph 1



Photograph 2



BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
1617 19th Street, NW	134	18	DC/R-5-B
1619 19th Street, NW	134	19	DC/R-5-B

Single-Member Advisory Neighborhood Commission District(s):

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:			

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.

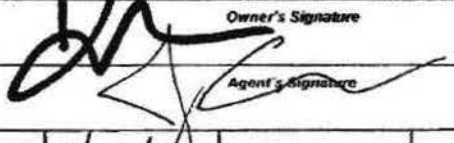
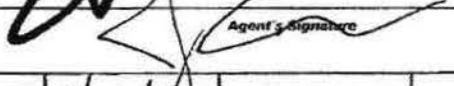
The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certifying in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative 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, certificate, 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) Davin Brookner	
		Agent's Name (Please Print) SEAN TICHON	
Date	7/25/13	D.C. Bar No.	
		or	Architect Registration No. ARC100520

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 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 Lot 19 Zoning	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	1,608 SF	None prescribed	None prescribed	1,608 SF	N/A
Lot Width (ft. to the tenth)	16.2'	None prescribed	None prescribed	16.2'	N/A
Lot Occupancy (building area/lot area)	83% (includes closed court)	N/A	60%	92%	32%
Floor Area Ratio (FAR) (floor area/lot area)	1.73	N/A	1.8	2.24	.44
Parking Spaces (number)	1	1	No Max.	1	None
Loading Berths (number and size in ft.)	None	None	None	N/A	None
Front Yard (ft. to the tenth)	0'-0"	0'-0"	0'-0"	0'-0"	None
Rear Yard (ft. to the tenth)	18'-9"	4"/ft per bld. height	Not less than 15'-0"	0'-0"	15'-0"
Side Yard (ft. to the tenth)	None	None	None	None	None
Court, Open (width by depth in ft.)	261 SF	4"/ft per bld. height	Not less than 6'-0"	None	None
Court, Closed (width by depth in ft.)	1,138 SF	4"/ft per bld. height	Area 2x width, not less 350	122 SF 10'-10"X11'-4"	228 Less Than 350 SF
Height (ft. to the tenth)	34'-0" @ Front	N/A	50'-0"	21'-0" @ Rear Addition	None

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.



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.)

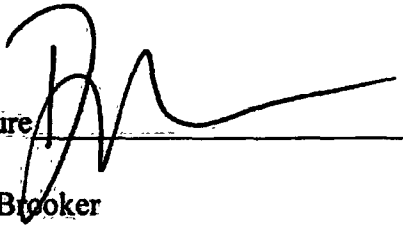
ITEM Lot 18 Zoning	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	1,608 SF	None prescribed	None prescribed	1,608 SF	N/A
Lot Width (ft. to the tenth)	16.2'	None prescribed	None prescribed	16.2'	N/A
Lot Occupancy (building area/lot area)	83% (includes closed court)	N/A	60%	92%	32%
Floor Area Ratio (FAR) (floor area/lot area)	1.73	N/A	1.8	2.24	.44
Parking Spaces (number)	1	1	No Max.	1	None
Loading Berths (number and size in ft.)	None	None	None	N/A	None
Front Yard (ft. to the tenth)	0'-0"	0'-0"	0'-0"	0'-0"	None
Rear Yard (ft. to the tenth)	18'-9"	4"/ft per bld. height	Not less than 15'-0"	0'-0"	15'-0"
Side Yard (ft. to the tenth)	None	None	None	None	None
Court, Open (width by depth in ft.)	261 SF	4"/ft per bld. height	Not less than 6'-0"	None	None
Court, Closed (width by depth in ft.)	1,138 SF	4"/ft per bld. height	Area 2x width, not less 350	122 SF 10'-10"X11'-4"	228 Less Than 350 SF
Height (ft. to the tenth)	34'-0" @ Front	N/A	50'-0"	21'-0" @ Rear Addition	None

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.



Authorization to Act as Agent:

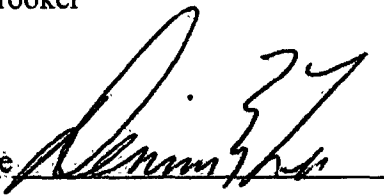
We, David and Cathy Brooker, do hereby authorize Dennis B Lee to act as agent on our behalf and to speak for us with regard to our application before the Board of Zoning Adjustment of the District of Columbia.

Signature 
David Brooker

Date 9/23/13

Signature 
Cathy Brooker

Date 9/23/13

Signature 
Dennis B. Lee

Date 9/24/13

Capital Design Group

Agent for David and Cathy Brooker

C of O

CERTIFICATE OF OCCUPANCY

PERMIT NO.
CO 92551

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

DATE : 3/2/2005

ADDRESS :	FLOOR(S):	PRCLID :	0134	-0000-	0018
	BASEMENT	(square)			(lot)
1617 19TH ST NW	1ST,2ND,3RD	WARD :	2	ZONE :	R5B

PERMISSION IS HEREBY GRANTED TO :

SOLE PROPRIETOR : DAVID & CATHERINE BROOKER

TRADING AS:

APPROVED USES :

APARTMENT BUILDING

PREVIOUS USES :

APARTMENT BUILDING

TYPE :

CHANGE OF OWNERSHIP

BZA NO. :

OCCUPIED SQ. FOOTAGE:

4,253

OCCUP. LOAD:

3

EXPIRATION DATE:

NONE

DESCRIPTION OF USE:

APARTMENT BUILDING - 3 UNITS

FEE :

\$75.00

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, VALID ONLY for the premise at the above address or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

David A. Clark
DIRECTOR

PERMIT CLERK:

JOSEPH BEMBRY



Name and mailing addresses of individuals who have a lease with the owner for all or part of any structure located on the property involved in the application:

Julio Goldstein and Clara McNeil

1617 19th Street, NW

Apt #2

Washington, DC 20009

Shreena Patel and Chandni Patel

1619 19th Street, NW

Apt #3

Washington, DC 20009

Apt #1 is currently empty

Addresses within 200 feet of 1617 and 1619 19th Street, NW Washington DC 20009

Square and Lot	Address	Owner Name
4509 0103	1514 GALES ST NE	AMELIA A TERHUNE
0134 0115	1601 19TH ST NW	DOUGLAS B RICHARDSON
0111 0082	1601 CONNECTICUT AV NW	MICHAEL KAIN
0134 0822	1603 19TH ST NW	LLC FRED A SMITH CO
0111 0053	1604 19TH ST NW	ANEXORA SKVIRSKY
0111 0059	1605 CONNECTICUT AV NW	1605 CONNECTICUT AVENUE ASSOCIATES
0111 0052	1606 19TH ST NW	ALAN SKVIRSKY
0134 0165	1606 NEW HAMPSHIRE AV NW	PHI BETA KAPPA FOUNDATION DR CHURCHILL
0111 0086	1607 CONNECTICUT AV NW	MICHAEL R KAIN
0111 0051	1608 19TH ST NW	KEYVAN AHDUT WATASSA MANAGEMENT
0134 0139	1608 NEW HAMPSHIRE AV NW	REPUBLIC OF ZIMBABWE
0111 0050	1610 19TH ST NW	ANDRE PELTEKIAN
0134 0144	1611 19TH ST NW	R W FLETCHER
0111 0825	1611 CONNECTICUT AV	MICHAEL KAIN
0111 0049	1612 19TH ST NW	DENNIS T COZZENS TRUSTEE
0134 0016	1613 19TH ST NW	PATRICIA WAKELING
0111 0048	1614 19TH ST NW	AMIT THAKKAR
0134 0017	1615 19TH ST NW	EILEEN M MURPHY
0111 0046	1618 19TH ST NW	19TH & CORCORAN LLC
0134 0019	1619 19TH ST NW	DAVID E BROOKER
0111 0824	1619 CONNECTICUT AV	FAKA ASSOCIATES
0111 0045	1620 19TH ST NW	POLLARD GALVAN MATILDE
0134 0020	1621 19TH ST NW	JOHN D HASSELL
0111 0043	1624 19TH ST NW	STEVEN L HEFLIN
0111 0813	1626 19TH ST NW	GREGORY J MOUNTS
0111 0076	1628 19TH ST NW	POLLARD GALVAN MATILDE
0111 0821	1630 19TH ST	ARAM H KAILIAN
0111 0822	1630 19TH ST	MICHAEL M PAESE
0111 0823	1630C 19TH ST NW	RICHARD A BANKOWITZ TRUSTEE
0111 0070	1632 19TH ST NW	PETER J FITZGERALD
0111 0069	1634 19TH ST NW	ASHER STUDENT FOUNDATION
0134 0827	1635 19TH ST NW	JULIA CUNIBERTI
0111 0068	1636 19TH ST NW	HASHEM SEDAGHATPOUR
0134 0828	1637 19TH ST NW	ERIC BRAVERMAN
0134 0829	1639 19TH ST NW	SUZANNE PRYSOR-JONES
0134 0830	1641 19TH ST NW	MICHAEL L CROWLEY
0134 0820	1808 CORCORAN ST NW	CARLOS J PARRAGA
0134 0821	1810 CORCORAN ST NW	MICHAEL J COURTS
0134 0153	1811 Q ST NW	RIGGS BANK NA PNC BANK
0134 0831	1815 Q ST NW	GOVERNMENT OF THE REPUBLIC OF ARGENTINA
0134 0142	1816 CORCORAN ST NW	GOVERNMENT OF THE REPUBLIC OF ARGENTINA
0134 0149	1818 R ST NW	ASSOC AMERICAN COLLEGES & UNIVERSITIES

Square and Lot	Address	Owner Name
0134 0108	1822 CORCORAN ST NW	RICHARD G THOMAS
0134 0148	1822 R ST NW	AMERICAN FRIENDS SC INC
0134 0814	1823 Q ST NW	CARLOS E WEIDEMANN
0134 0107	1824 CORCORAN ST NW	SARAH J CLYBURN
0134 0114	1825 Q ST NW	RONALD L WILSON
0134 0804	1826 CORCORAN ST NW	CAROLINE C KETTLER
0134 0109	1828 CORCORAN ST NW	MASON S KALFUS
0134 0104	1830 CORCORAN ST NW	DANIEL RAVUV
0134 0812	1830 R ST NW	1830 R ASSOCIATES ZALCO
0111 0054	1901 Q ST NW	ORDER OF AHEPA SUPREME LODGE
0134 0825	1616 18TH ST NW	EQR-DUPONT CORCORAN LLC
0112 0013	1900 Q ST NW	Anchorage Building LTD
0135 0004	1500 NEW HAMPSHIRE AVE NW	Doyle Dupont LLC
0134 0146	1812 R ST NW	TRUSTEES OF THE BRITISH WEST INDES
0134 0819	1806 Corcoran ST NW	JOSHUA S RIDER
0135 0005	1526 NEW HAMPSHIRE AVE NW	WOMANS NATL DEMOCRATIC CLUB
0111 0079	1906 R ST NW	STEVEN MCCLAIN
0111 0081	1902 R ST NW	PAUL S RHODES



1617 19TH STREET, NW
1619 19TH STREET, NW



1619 19TH STREET, NW- REAR

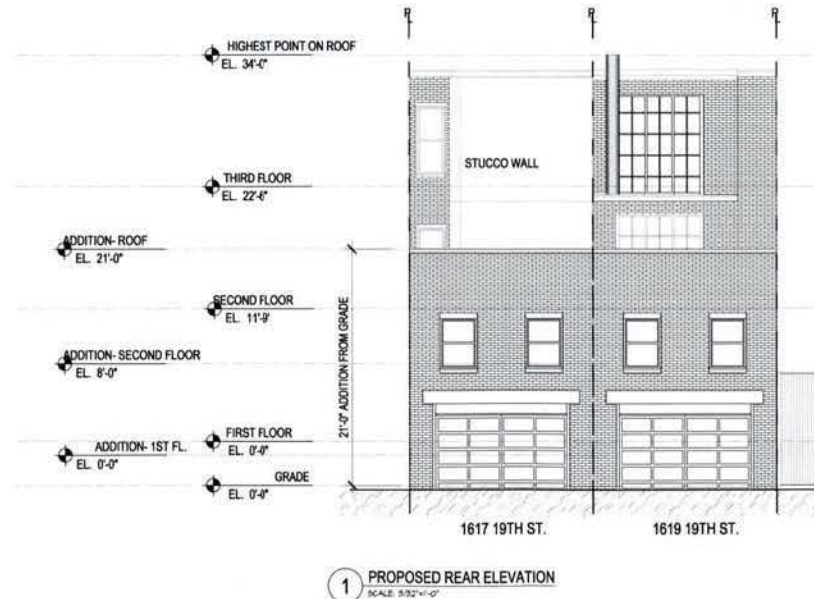


1619 19TH STREET, NW- REAR

1617-1619 19TH STREET, NW

1617 19TH ST. EXISTING APT. BLD. - (3) UNITS, 3-STORY ROWHOUSE. PROPOSED REAR ADDITION INCLUDES COVERED WALKWAY AND TWO-STORY 16'-0" X 19'-10" ADDITION.

1619 19TH ST. EXISTING SINGLE FAMILY 3-STORY ROWHOUSE. PROPOSED REAR ADDITION INCLUDES COVERED WALKWAY AND TWO-STORY 16'-0" X 19'-10" ADDITION.



RECEIVED
D.C. OFFICE OF ZONING
2013 NOV 26 PM 4:48

BZA SUBMISSION

BZA Relief Requested - Lot Occupancy, FAR, Rear Yard, Courts

LIST OF DRAWINGS:

- A0.0 COVER SHEET
- A0.1 SNIDER & ASSOCIATES SURVEY
- A0.2 SITE PLANS- EXISTING & PROPOSED
- A0.3 SITE PHOTOS
- A0.4 SITE PHOTOS AT REAR
- A0.4A SITE PHOTOS- EXISTING ALLEY CONDITIONS AT REAR
- A0.5 AERIAL PHOTO
- A1.1 EXISTING 1ST & 2ND FLOOR PLANS
- A1.2 EXISTING 3RD FLOOR PLANS
- A1.3 PROPOSED 1ST & 2ND FLOOR PLANS
- A1.4 PROPOSED 3RD FLOOR PLANS
- A2.1 EXISTING WEST/FRONT & EAST/REAR ELEVATIONS
- A2.2 EXISTING NORTH/SIDE & SOUTH SIDES ELEVATIONS
- A2.3 PROPOSED WEST/FRONT & EAST/REAR ELEVATIONS
- A2.4 PROPOSED NORTH/SIDE & SOUTH SIDES ELEVATIONS

1619 & 1617 19th Street, NW

Washington, DC
Square: 134 Lot No: 1617 19th St.- Lot 18, 1619 19th St.- Lot 19 Zone: R-5-B Overlay: DC (Dupont Circle)

COVER SHEET A 0.0

Date: 11/26/13

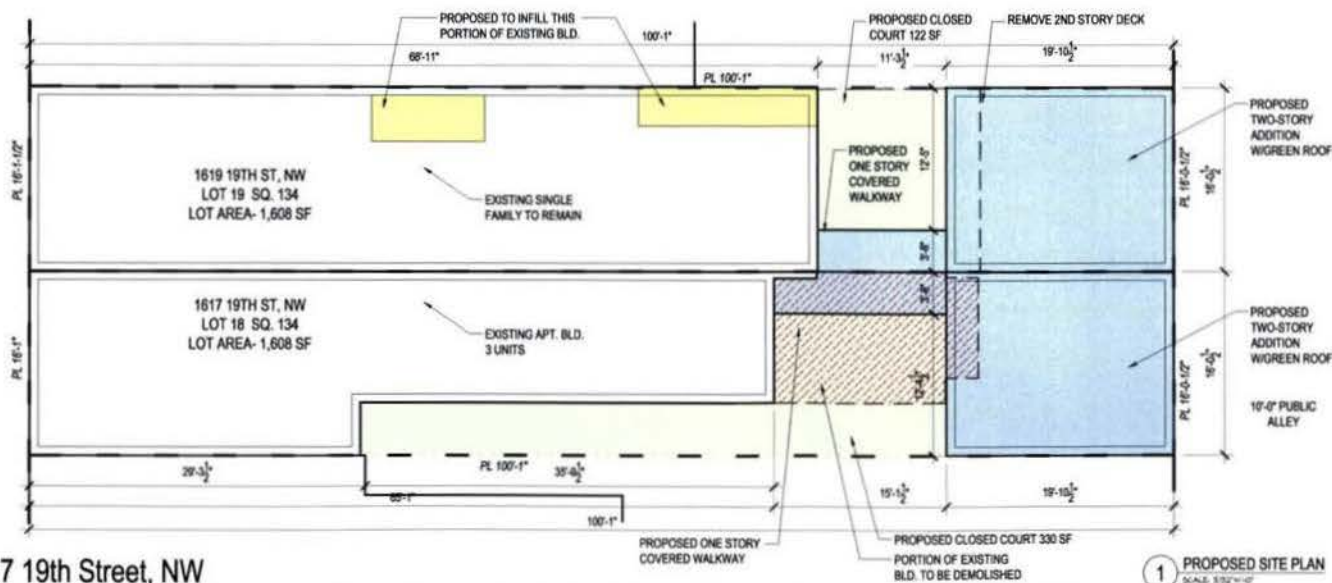
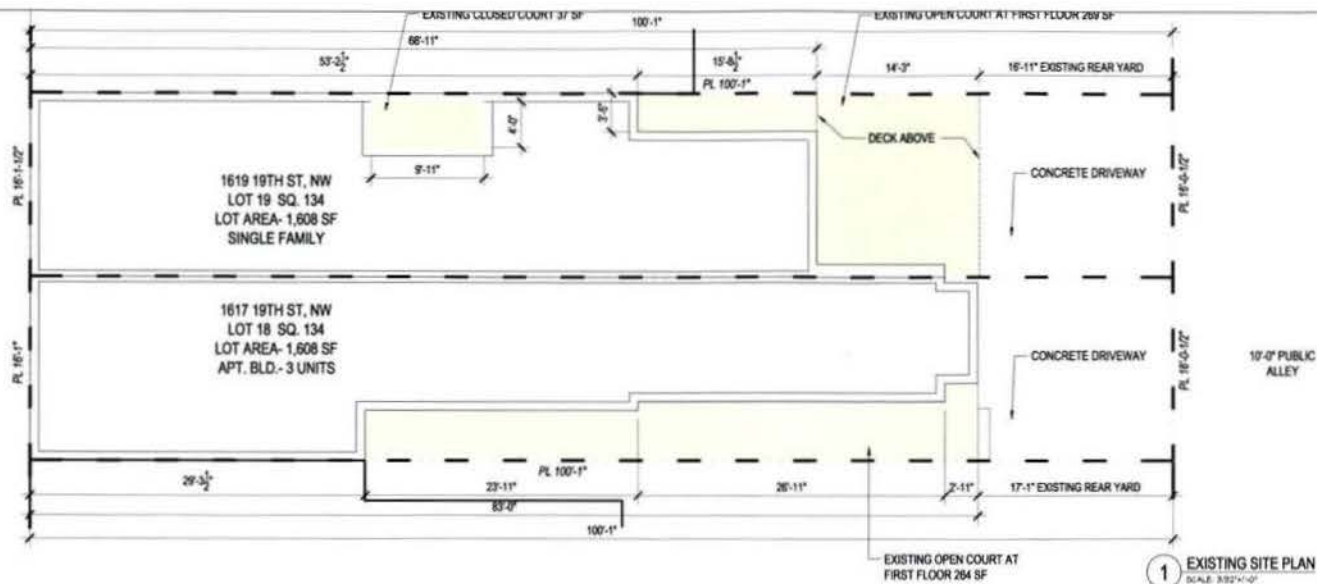
PLAT BOOK 35 PLAT NO. 450



DISTRICT OF COLUMBIA LICENSED SURVEYOR NO. 15 000652

JOB NO: 13-250319

Date: 11/26/13



1619 & 1617 19th Street, NW

Washington, DC
Square: 134 Lot No: 1617 19th St.- Lot 18, 1619 19th St.- Lot 19 Zone: R-5-B Overlay: DC (Dupont Circle)

COPYRIGHT © 2012 FGN ARCHITECTS, PLLC

LEGEND

EXISTING TO REMAIN

 TO BE DEMOLISHED

COURTS

PROPOSED ADDITION

PROPOSED INFILL

1 EXISTING SITE PLAN
SCALE: 3/32"=1'-0"

1 PROPOSED SITE PLAN
SCALE: 8"=100'

EXISTING & PROPOSED SITE PLANS

A 0.2

Date: 11/26/13

VIEWS FROM 19th STREET



VIEWS FROM CORCORAN STREET



VIEWS FROM MID-ALLEY



SURROUNDING ARCHITECTURAL CONTEXT



1619 & 1617 19th Street, NW

Washington, DC
 Square: 134 Lot No: 1617 19th St.- Lot 18, 1619 19th St.- Lot 19 Zone: R-5-B Overlay: DC (Dupont Circle)

SITE PHOTOS A 0.3

Date: 11/26/13

11/26/2013 11:22:18 AM
C:\Users\user\Documents\1619 & 1617 19th St\1619 & 1617 19th St.dwg
COPYRIGHT © 2013 POW ARCHITECTS, PLLC



1619 & 1617 19th Street, NW

Washington, DC
Square: 134 Lot No: 1617 19th St.- Lot 18, 1619 19th St.- Lot 19 Zone: R-5-B Overlay: DC (Dupont Circle)

SITE PHOTOS

A 0.4

Date: 11/26/13



GREEN ROOF
EXAMPLE

EXISTING ALLEY CONDITIONS



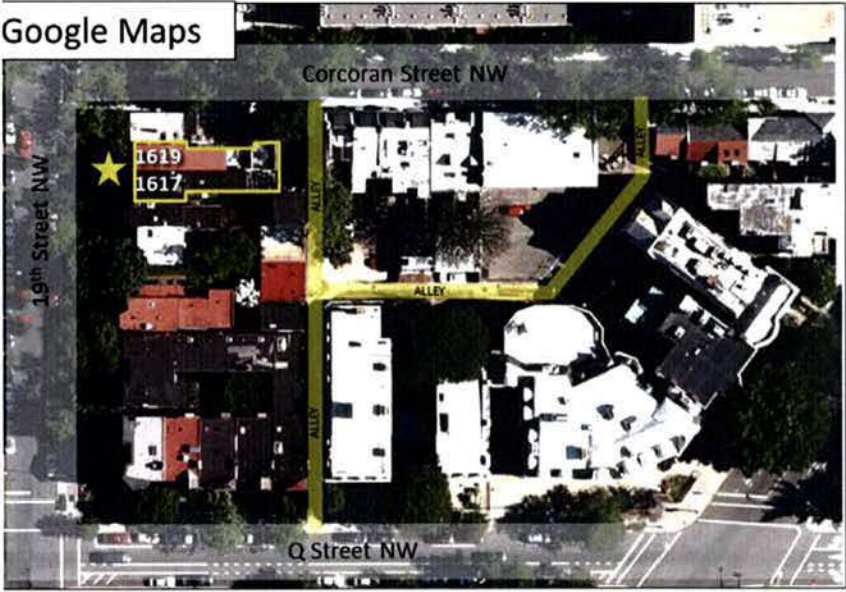
1619 & 1617 19th Street, NW

Washington, DC
Square: 134 Lot No: 1617 19th St.- Lot 18, 1619 19th St.- Lot 19 Zone: R-5-B Overlay: DC (Dupont Circle)

SITE PHOTOS- EXISTING ALLEY CONDITIONS A 0.4A

Date: 11/26/13

SITE PLAN SHOWING EXISTING FOOTPRINT OF 1617 & 1619 AND ADJACENT BUILDINGS



1619 & 1617 19th Street, NW

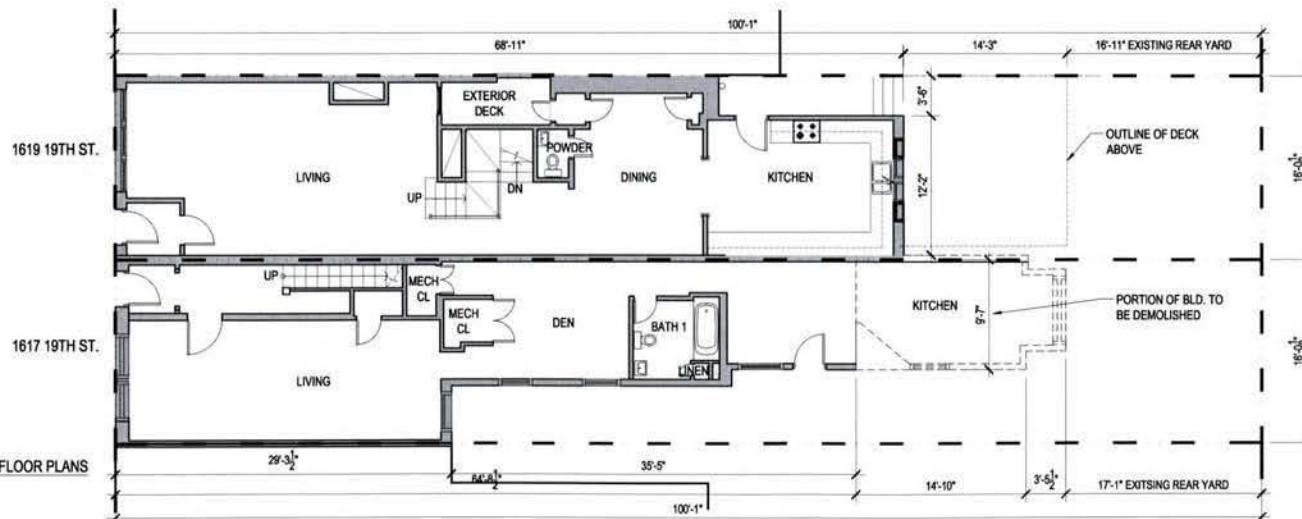
Washington, DC
Square: 134 Lot No: 1617 19th St.- Lot 18, 1619 19th St.- Lot 19 Zone: R-5-B Overlay: DC (Dupont Circle)

SITE PHOTOS A 0.5

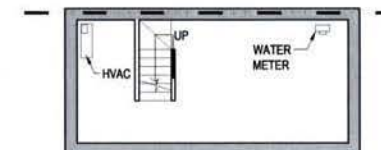
Date: 11/26/13



2 EXISTING 2ND FLOOR PLANS
SCALE: 3/32"=1'-0"



1 EXISTING 1ST FLOOR PLANS
SCALE: 3/32"=1'-0"



3 EXISTING CELLAR
SCALE: 3/32"=1'-0"

1619 & 1617 19th Street, NW

EXISTING PARTIAL BASEMENT, 1ST & 2ND FLOOR PLANS

A 1.1

Washington, DC
Square: 134 Lot No: 1617 19th St.- Lot 18, 1619 19th St.- Lot 19 Zone: R-5-B Overlay: DC (Dupont Circle)

Date: 11/26/13

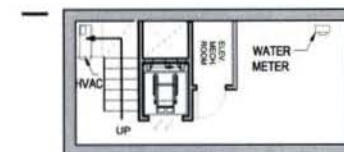
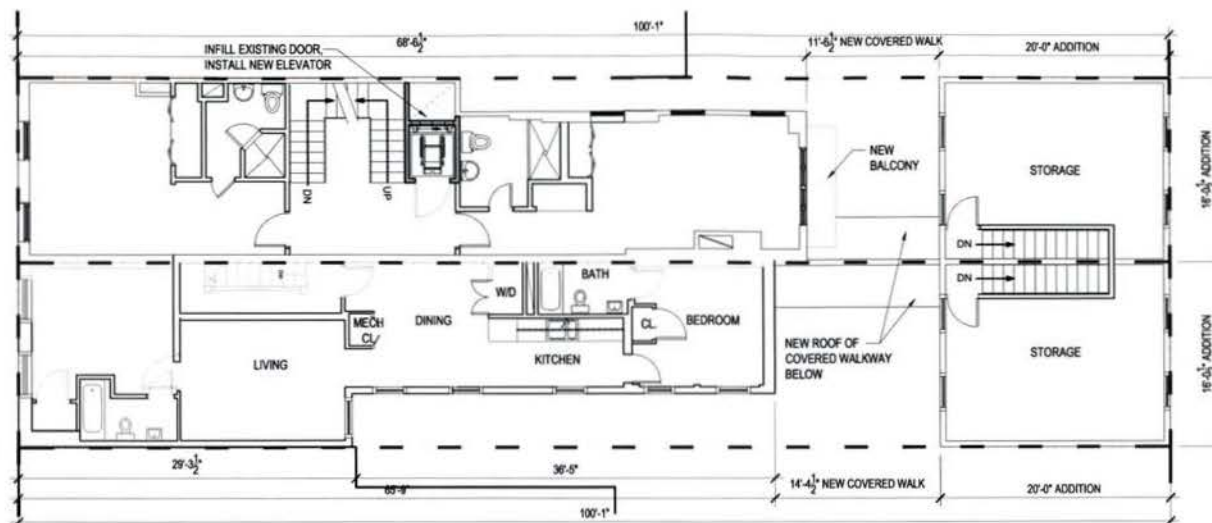


EXISTING 3RD FLOOR PLANS | A 1.2

Washington, DC
Square: 134 Lot No: 1617 19th St.- Lot 18, 1619 19th St.- Lot 19 Zone: R-5-B Overlay: DC (Dupont Circle)

A 1.2

Date: 11/26/13



3 EXISTING PARTIAL CELLAR
SCALE: 3/32"=1'-0"

A 1.3

Date: 11/26/13



A 1.4

Date: 11/26/13



1 EXISTING FRONT ELEVATIONS
SCALE: 5/32"=1'-0"



2 EXISTING REAR ELEVATIONS
SCALE: 5/32"=1'-0"

1619 & 1617 19th Street, NW

Washington, DC
Square; 134 Lot No: 1617 19th St.- Lot 18, 1619 19th St.- Lot 19 Zone: R-5-B Overlay: DC (Dupont Circle)

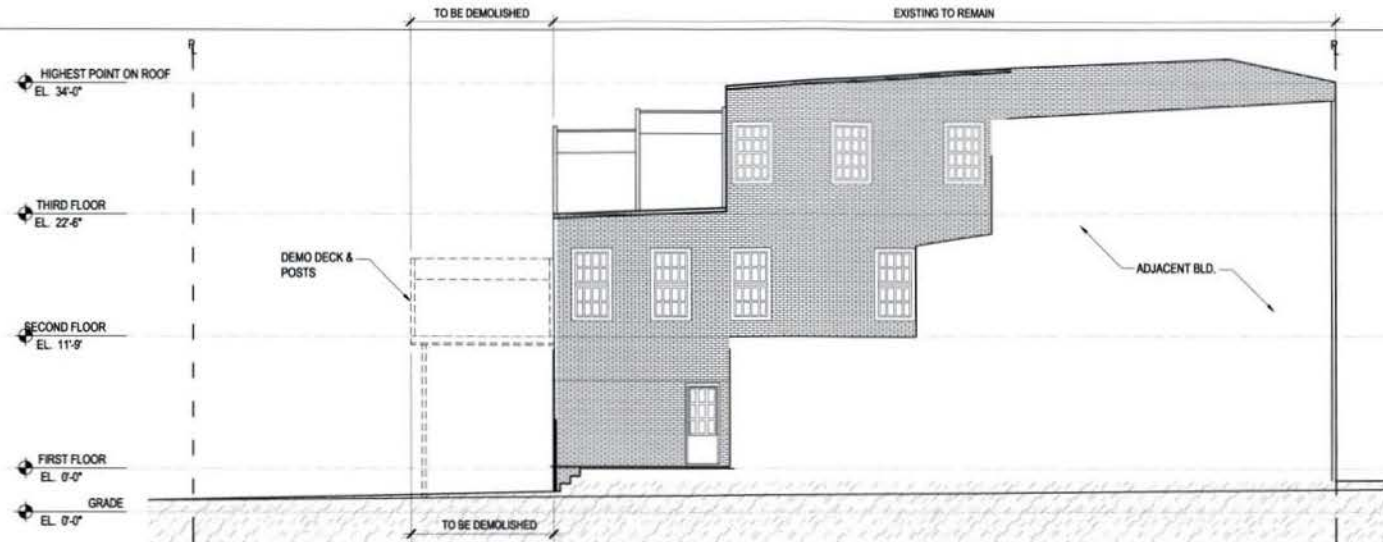
COPYRIGHT © 2013 PIN ARCHITECTS, PLLC

EXISTING FRONT & REAR ELEVATIONS

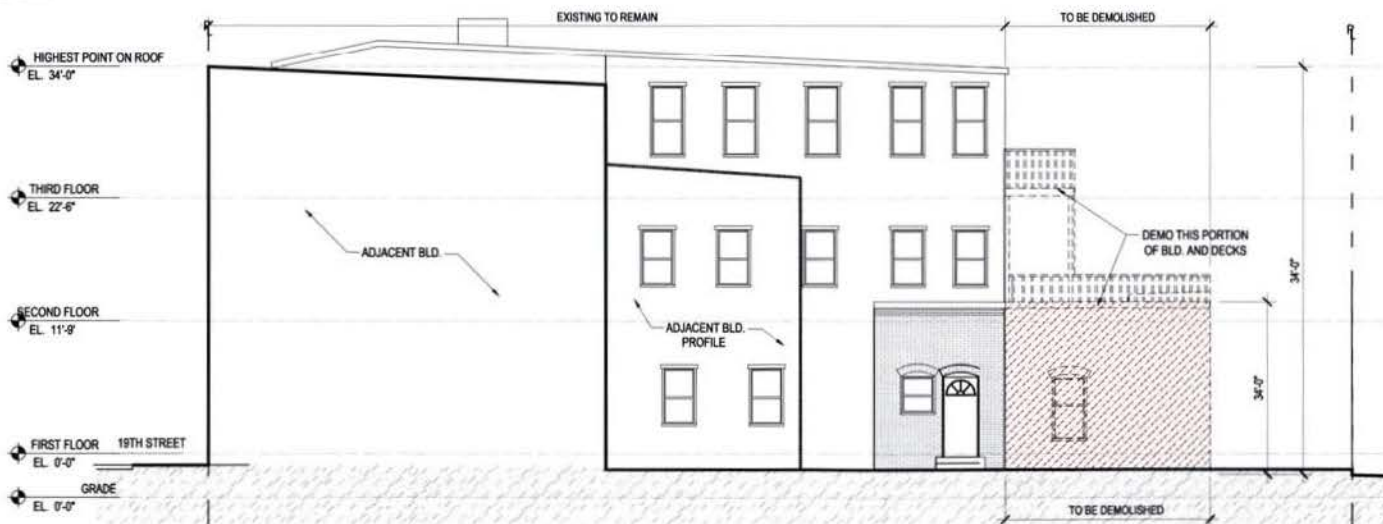
A 2.1

Date: 11/26/13





1 EXISTING NORTH SIDE ELEVATION
SCALE: 3/32"=1'-0"



1 EXISTING SOUTH SIDE ELEVATION
SCALE: 3/32"=1'-0"

1619 & 1617 19th Street, NW

EXISTING NORTH & SOUTH SIDE ELEVATIONS

A 2.2

Washington, DC
Square: 134 Lot No: 1617 19th St.- Lot 18, 1619 19th St.- Lot 19 Zone: R-5-B Overlay: DC (Dupont Circle)

Date: 11/26/13

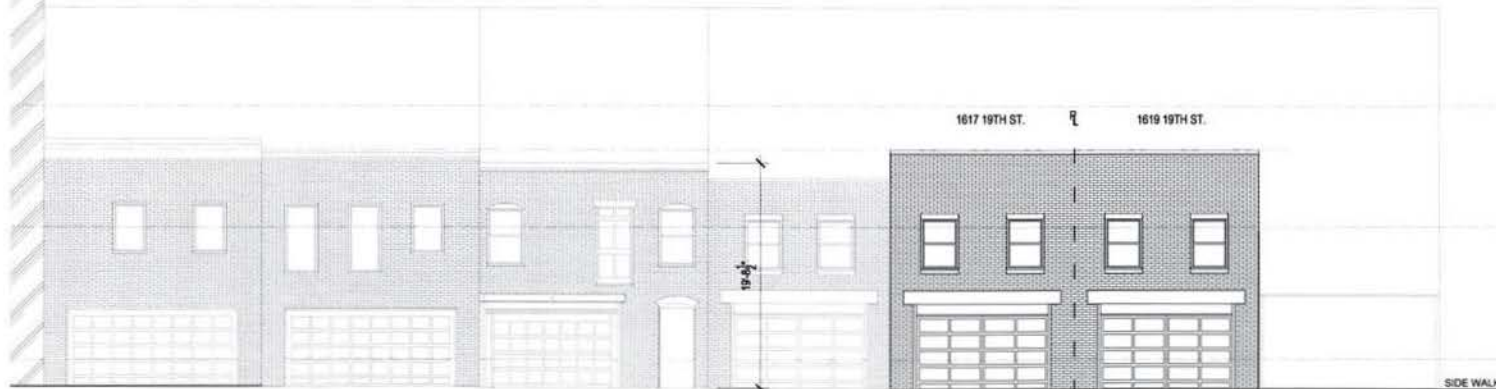


1 PROPOSED FRONT ELEVATIONS
SCALE: 3/32"=1'-0"



2 PROPOSED REAR ELEVATIONS
SCALE: 3/32"=1'-0"

APARTMENT BUILDING



3 PROPOSED ELEV. W/ADJ. BLD.
SCALE: 3/32"=1'-0"



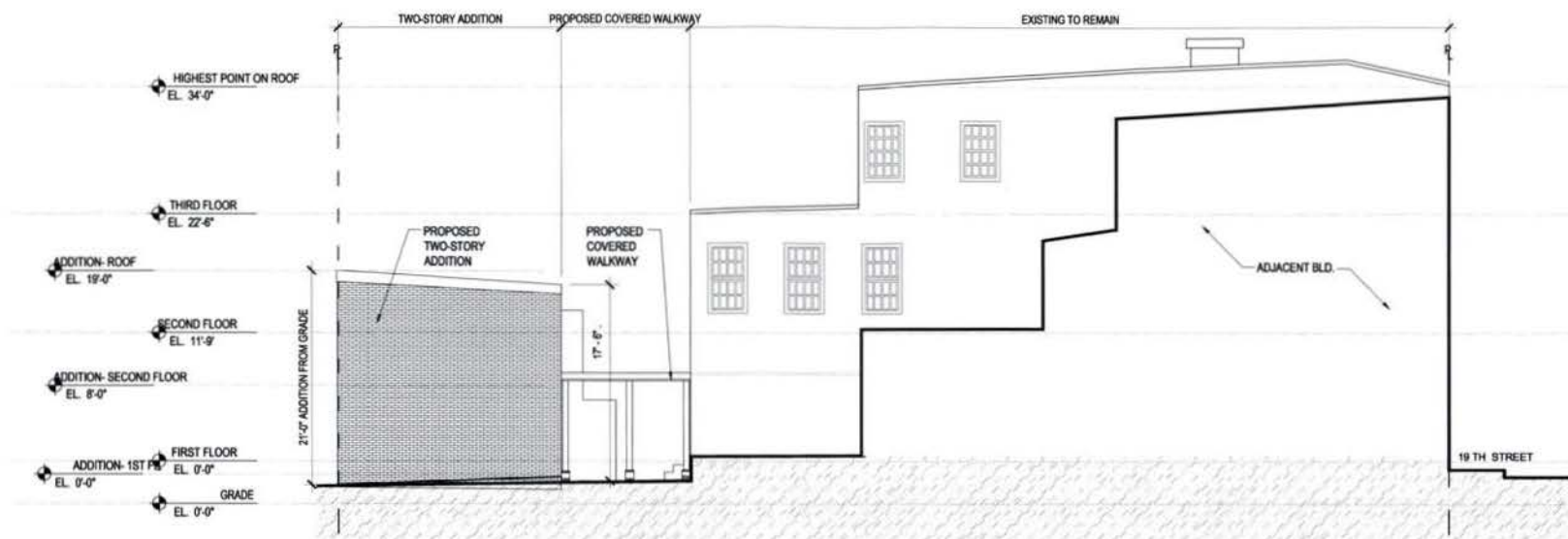
1619 & 1617 19th Street, NW

PROPOSED FRONT & REAR ELEVATIONS

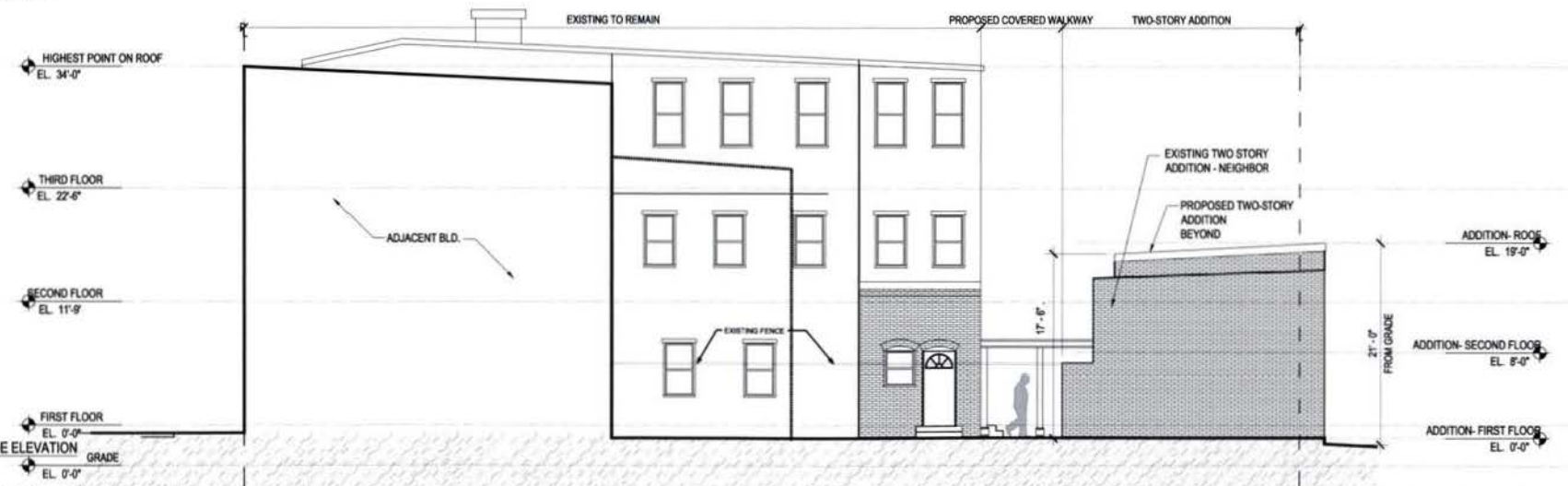
A 2.3

Washington, DC
Square: 134 Lot No: 1617 19th St.- Lot 18, 1619 19th St.- Lot 19 Zone: R-5-B Overlay: DC (Dupont Circle)

Date: 11/26/13



1 PROPOSED NORTH SIDE ELEVATION
SCALE: 3/32"=1'-0"



1 PROPOSED SOUTH SIDE ELEVATION
SCALE: 3/32"=1'-0"

1619 & 1617 19th Street, NW

PROPOSED NORTH & SOUTH SIDE ELEVATIONS | A 2.4

Washington, DC
Square: 134 Lot No: 1617 19th St.- Lot 18, 1619 19th St.- Lot 19 Zone: R-5-B Overlay: DC (Dupont Circle)

Date: 11/26/13

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., September 10, 2013

Plat for Building Permit of: SQUARE 134 LOTS 18 - 19

Scale: 1 inch = 20 feet Recorded in Book WF. Page 5

Receipt No. 13-06895

Furnished to: JENNIE GROSS

Surveyor, D.C.

By: A.S.

I hereby certify that all existing improvements shown thereon, 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 are 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 that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, 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 private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: _____

(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.

