

Nero, Richard (DCOZ)

From: Nicholas Alberti <alberti6a04@yahoo.com>
Sent: Friday, February 21, 2014 3:14 PM
To: Moy, Clifford (DCOZ)
Cc: Nero, Richard (DCOZ); DCOZ - BZA Submissions (DCOZ); Craig Marina; Dan Golden
Subject: BZA Case No. 18712 - 821 I St NE

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Mr. Moy,

ANC 6A is unable, at this time, to submit a recommendation on the variance application for BZA Case No. 18712 - 821 I St NE . This case is schedule to be considered by the BZA on February 25, 2014. We ask that the hearing be postponed until our ANC has an opportunity to complete its review. I note that applicant has opposed a postponement of the hearing.

We were unable to complete a review of this application due to incomplete information from the applicant. I've included for your information the minutes of our Economic Development & Zoning Committee which considered this application. Those minutes speak to the concerns expressed by the committee and note the lack of information available at the time of their review.

Regards,
Nick Alberti
Chair, Advisory Neighborhood Commission 6A

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18712
EXHIBIT NO. 25

Excerpt from Jan 15, 2014 ANC 6A ED&Z Committee Minutes:

821 I St. NE (BZA 18712): The applicant, Craig Marina, seeks an area variance from lot occupancy and setback requirement for the construction of a multilevel rear deck with a stair case extending from the second story of the deck. Mr. Marina explained that he has lived at 817 I Street NE for 20 years and wants to convert the subject property into a two unit building that he can rent. He explained that the deck will benefit the community by preventing crime and drugs in the alley that the deck will overlook. He has support for the construction from neighboring renters and property owners and pointed out that

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none of the surrounding properties, which also have multi-story decks, are in compliance. He believes that the entire block should be exempt from the zoning requirements.

Committee member Hoenig asked Mr. Marina if he had applied for the relief with the BZA and had a hearing date. Mr. Marina said that he did, and his hearing date is on February 25, 2014. Chairman Golden asked Mr. Marina to explain the staircase extending from the second story of the deck. Mr. Marina informed the Committee that it was his understanding it was necessary for egress. The Committee asked if that would be the only access to the second story apartment, and Mr. Marina stated that another entrance and exit would be located at the front of the building. The Committee questioned whether the second staircase in the back of the building was, in fact, required. Mr. Marina stated that he would check with the Fire Inspector, as he would prefer removing the staircase from the designs. The Committee inquired as to whether the stairs go all the way to the property line, and Mr. Marina said that they do. It was the sense of the Committee that, if the stairs to the deck are in fact required, that they be reoriented so that they project laterally, across the back of the property, rather than out into the rear yard. Mr. Marina indicated he would be amenable to making this change, if the stairs are in fact required. Upon review of the submitted designs, the Committee inquired as to whether the lot occupancy calculations were accurate. The Committee asked if Mr. Marina had a copy of the Form 120 he submitted to the BZA. He did not have it with him, but suggested he could go home and find it before the end of the meeting. The Committee tabled the matter while Mr. Marina acquired the form. Upon return at the end of the meeting, Mr. Marina informed the Committee that he could not find the form, but wanted to postpone his BZA hearing date so that he could review his plans. Specifically, he wanted to do further research as to whether the staircase off of the second floor is required. The Committee agreed and no vote was taken.