

To. Board of Zoning Adjustment (BZA), Washington, DC

From Craig Marina
817 I ST NE
Washington, DC 20002
(202) 425-8376, cmarina2@verizon.net

Re Justification for Application for Variance/Special Exception
2-floor rear deck and stairs
821 I ST NE, Square 911 Lot 38
Washington, DC 20002

As the owner of the house located at 821 I ST NE, I am applying to build a 2 floor deck and stairs on the rear of that building as illustrated in attached architectural drawings. The house was built in 1903 as two units and was subsequently divided into 4 small one-bedroom apartments. I am currently renovating it as duplex townhouse with 2 modern 2 bedroom, 2 and a half bath units under building permit B1301737, and would like to add the rear deck while the house is being renovated.

The justification for the deck is that it will enhance the value of the building and promote the reduction of crime and litter in the alley when the deck is in use by the building residents. The deck will have a southern exposure, making it appealing in nice weather. Having people on this deck overlooking an entrance to the alley space between 8th and 9th Sts and H and I Sts, could help reduce risk of crime and litter in this alley, which has historically been plagued with both problems. Recent problems around this alley include burglary, illegal dumping, and alcohol bottles and heroine syringes left in the alley.

Attached is a signed petition of consent and support from over 25 neighbors on the block that contains the alley where my deck would be located. Included in that number were all of the adjacent owners and the owners of the houses which have backyards facing my house across the alley.

Also serving to justify this structure is the fact that all the surrounding properties of the same lot occupancy as 821 I ST also have two-floor rear decks or porches as seen in attached photos. In both photos, 821 I Street is the house in the center with no rear deck. Those photos show total of 4 other adjacent properties, all of which have rear decks similar to the deck proposed for 821 I St. Also note that the subject property at 821 I St already has a large steel staircase that projects from the house approximately the same distance from the house as the proposed stairs.

I would also point out that many houses on this block are "in violation" of the zoning regulations which were passed in 1958, more than half a century after this block was completely built-up. One has to ask, "what is the point of imposing regulations under which so many existing houses are in violation?" The only answer that makes sense is THAT THEY BELIEVED THAT THE EXISTING STRUCTURES WOULD BE TORN DOWN and replaced with new structures, more in line with their 1958 vision. That vision reflected the concept of "urban renewal" that was prominent in the mid-20th century, which centered on building lower-density suburban-style housing.

Urban planning theories have changed since 1958, and the older, high-density areas are now valued. Modern urban planning places emphasis on public spaces with balconies, decks, and porches that both improve livability and discourage crime. It is doing a disservice to homeowners and to the city to prevent the construction of a deck which all the neighbors support, due to an outdated and inappropriate zoning code.

I'm asking for approval of this deck as an improvement to this house, to the neighborhood, and to the city.

Sincerely,

Craig Marina

FEB 25

BOARD OF ZONING ADJUSTMENT
District of Columbia
Board of Zoning Adjustment
CASE NO. 180712
DISTRICT OF COLUMBIA
CASE NO. 18712
EXHIBIT NO. 26 NO. 26





We the undersigned

express our consent and support for the application of Craig Marina to construct a two-floor deck on the rear of his two-unit house located at 821 I ST NE.

We agree with the assertions made by Mr. Marina in his zoning variance relief application, that having a deck that overlooks the alley between 8th and 9th Streets and H and I Streets Northeast will promote the reduction of crime and litter in the alley when the deck is in use by the building residents.

The deck will have a southern exposure, making it appealing in nice weather and a great benefit for the renters of the property as well.

Since the adjoining house of the same size and floor plan has a similar deck and adjacent neighbors across the alley have open rear porches that face towards the proposed deck, this area of adjacent decks and porches would promote community in the neighborhood.

Finally, this deck will be an aesthetic improvement over the current rear projection from 821 I Street NE, which is a steel staircase that extends over 20 feet from the house to the edge of the alley.

Signed,

Name	Address	Renter or owner
David Snerk	821 8 th ST NE	Owner
Yann van Geertruyden	833 8 th ST NE	Owner
Janice Randolph	831 8 th ST NE	Owner
Tee Martschini	827 8 th ST NE	renter
Jason Miller	825 8 th ST NE	Owner
Reginald ARNO	817 8 th ST NE	owner
Nick + Wensu Rodriguez	815 8 th ST NE	owner
Amurruddu	813 - 8th ST NE	owner
Betha Lee	813 8 th ST. N.E.	Owner/Rental
E. Anderson	804 9 th ST NE	rent
BRYAN S. Bercano	810 9 th ST NE	OWNER
Margaret Bercano	810 9 th ST NE	owner
DAN CHIVILLE	812 9 th ST NE	RENT
Dan Allen	814 9 th ST NE	Renter
Tanner Holbrook	824 9 th ST NE	renter
Elena Babinecz	816 9 th ST NE	Owner
DREW BABINECZ	816 9 th ST NE	OWNER
Joseph Kartmann	818 9 th ST NE	OWNER
Ben Kuegi	822 9 th ST	renter

Susan J. Cuijs 824 9th ST. NE owner

Shireen Ramlan - 813 9th ST NE owner

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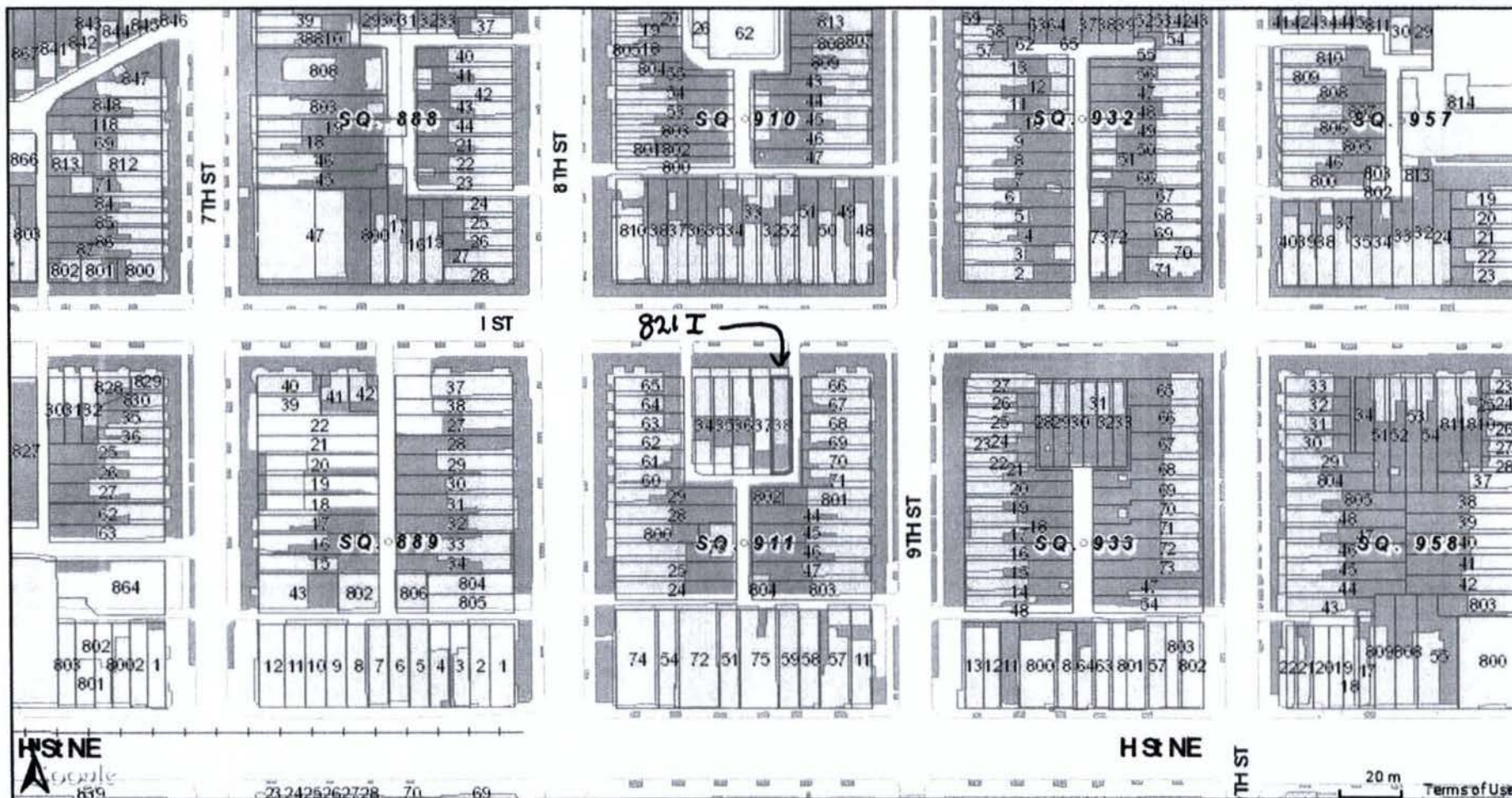
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District of Columbia Office of Zoning

EXTRACT OF THE DISTRICT OF COLUMBIA ZONING MAP

February 24, 2014



Zoning Layers

Zone Districts	Overlays Districts	TDRs	Air Rights Zone
Pending Zones	Pending Overlay Districts	Pending PUDs	Baist Index
Historic Districts	Campus Plans	Active PUDs	CEA

To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning at (202) 727-6311.

REAR DECK AND BALCONY 821 I STREET N.E. WASHINGTON DC SQUARE 911 LOT 38

INDEX

	REVISION
A00 INDEX, PROJECT INFORMATION	MAY 2013
A01 EXISTING FLOOR PLANS-SITE PLAN	
A02 EXISTING ELEVATIONS	
A03 NEW FLOOR PLANS	MAY 2013
A04 NEW ELEVATIONS	MAY 2013
A05 SECTION A	MAY 2013
A06 PORCH,BALCONY AND STAIR DETAILS	MAY 2013

PRINCIPAL

CRAIG MARINA
817 I STREET N.E.
WASHINGTON DC 20002
202 543 5026

CLARK ASSOCIATES ARCHITECTS, 3530 T STREET, NORTHWEST, WASHINGTON D.C. 20007, LIC # ARC2061

BUILDING PERMIT APPLICATION # FJ-13646899

STEEL CONTRACTOR: ARMADEO RODRIGUEZ

THIS DRAWING IS THE PROPERTY
OF THE ARCHITECT. ALL RIGHTS
AND OTHER INFORMATION SHOWN
ON THIS DRAWING ARE FOR THE
USE OF THE SPECIFIED PROJECT
ONLY AND SHALL NOT BE USED
OTHERWISE, WITHOUT WRITTEN
APPROVAL OF THE ARCHITECT

REVISIONS

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PHA

1800 BAY CEDAR CIRCLE
HOKE SOUND FL 33455
772 483 7128
MHW@HODGENRODGEN.COM

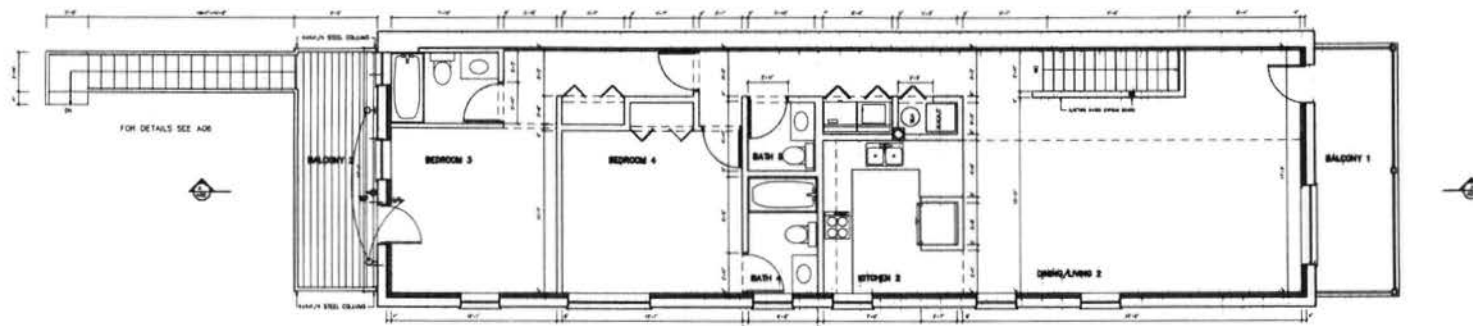
DATE FEB 2012

SCALE N.T.S.

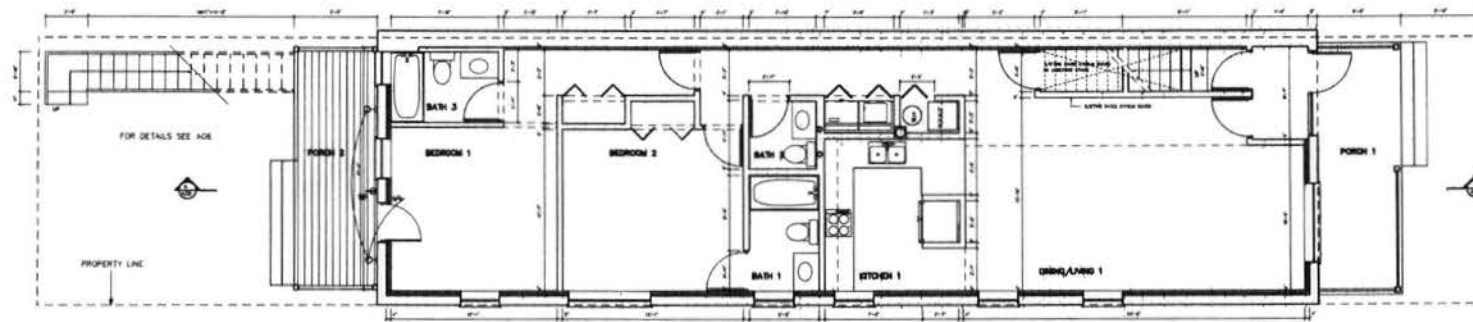
JOB

SHEET

A00



SECOND FLOOR



FIRST FLOOR

20 AMP OUTLET, WATERPROOF
HO WALL MOUNTED FUTURE
SW SINGLE SWITCH

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REVISIONS
A BACK PORCH MAY 2013
B JULY 2013
BACK PORCH ELECTRICAL

PROJECT: RENOVATION 821 1 STREET N.E. WASHINGTON DC
NEW FLOORPLANS W/ .K PORCH

PHA
7655 BAY CEDAR DRIVE
HOBE SOUND FL 33455
772 483 7128
WWW-PODCHANCE.COM

DATE OCT 2012
SCALE 1/8" = 1'-0"

J28

SHEET

A03

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. ALL DESIGN AND OTHER INFORMATION SHOWN ON THIS DRAWING ARE FOR THE USE OF THE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.

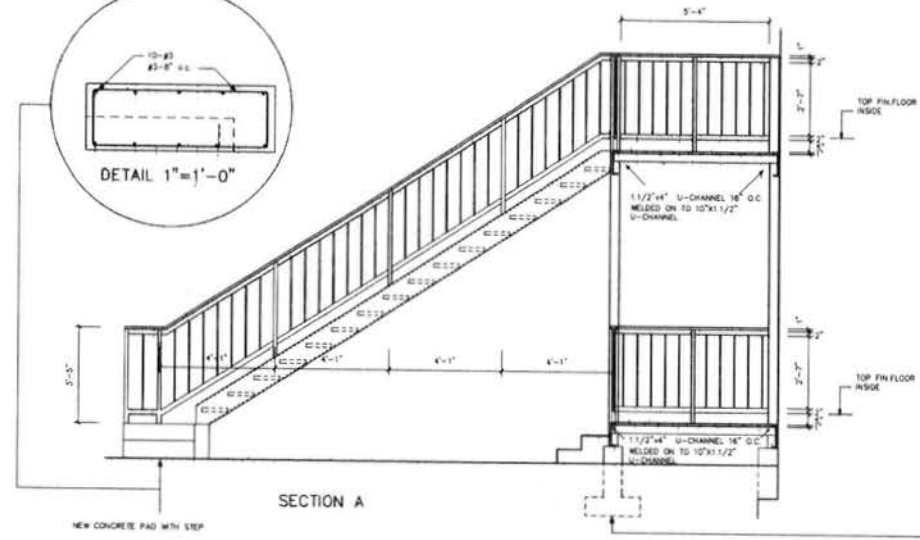
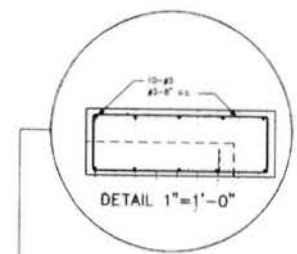
REVISIONS	
A	JULY 2013
VARIOUS	

PROJECT: RENOVATION 821 I STREET N.E. WASHINGTON DC

PL BALCONY AND STAIR DETAILS

PHA
7855 RAY CEDAR CIRCLE
HOME, SOUND FL 33454
772 483 7128
WWW.GOODMORNINGZEMBA.COM

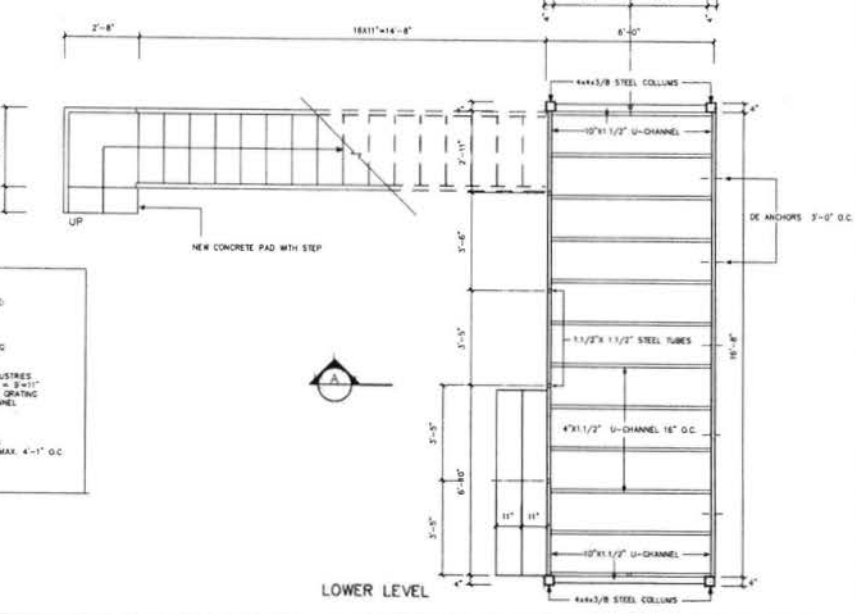
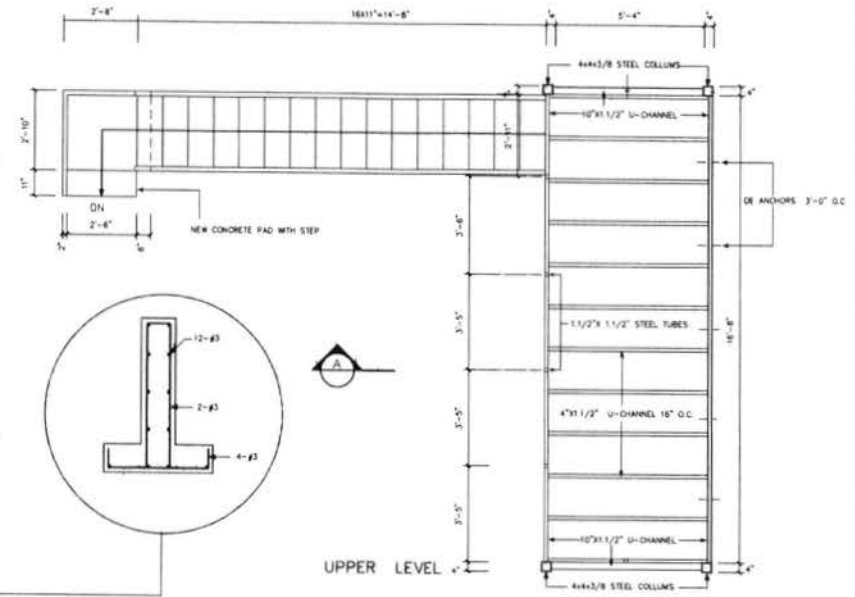
DATE	MAY 2013
SCALE	1/2" = 1'-0"
JOB	
SHEET	A06



TOP AND BOTTOM FLOOR STRUCTURE:
4"x4"x3/8" STEEL COLUMNS
10"x1 1/2" 2"x1/4" U-CHANNELS
4"x1 1/2" U-CHANNEL 16" O.C.
1"x6" TREX FIRE RETARDANT DECKING

PREPARED METAL STAIRS BY BOCA INDUSTRIES
STAIR DATA: RISE: 175" TOTAL R = 9'-4 1/2"
TREAD: 11" STEEL BAR GRATING
STRINGER: 10" U-CHANNEL

RAILING DATA:
HORIZONTAL: 2" 2"x1" STEEL TUBES
POST: 1 1/2"x2 1/2" STEEL TUBES MAX. 4'-1" O.C.
SPINDLES: STEEL 1/2" DIA. 6" O.C.



REVISIONS
A MAY 2013
BAGG-PURCH

PHA
7855 BAY CEDAR CIRCLE
HOBE SOUND FL 33455
772 463 7128
info@HOBEPHAEZEMBACK.COM

DATE	FEB 2012
SCALE	1/4" = 1'-0"
JOB	
SHEET	
A05	



Lot Occupancy and projection calculations, 821 I St NE		
lot length (ft)	93	Source: surveyor's plat
lot width	19	Source: surveyor's plat
area (of rectangle)	1767	length x width
5' x 5' triangle removed from southeast corner by alley	12.5	Source: surveyor's plat and physical measurement
actual lot size	1754.5	
House length (ft)	68	Source: measurement
House width (ft)	19	Source: plat and measurement
House area	1292	length x width
front porch width	18	Source: measurement
front porch depth	1	Source: surveyor's report indicated 1' setback in front, meaning 1' of porch included in lot occupancy
existing rear stair projection	17.5	
existing rear stair width	3.5	
Current area occupied	1371.25	house plus 1' of front porch plus rear stairs
current occupancy rate	0.781561698	occupied space/actual lot size
proposed rear deck width	17.5	Source: plans submitted to DCRA
proposed rear deck depth	6	Source: plans submitted to DCRA
proposed stair projection	18	Source: plans submitted to DCRA
proposed stair width	2.83	Source: plans submitted to DCRA
proposed area occupied	1465.94	house + front porch + new rear deck and new stairs
proposed occupancy rate	0.83553149	proposed occupied space/actual lot size
occupancy percentage change	5.396979196	difference between current and proposed occupancy



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
821 I St NE	911	38	R4	AREA	3103.2 404, 406 2001.3
Present use(s) of Property		4 unit residential Multifamily			
Proposed use(s) of Property		2 unit flat			
Owner of Property		CRAIG MARINA		Telephone No	202-425-8876
Address of Owner		817 I St NE, Washington DC 20002			
Single-Member Advisory Neighborhood Commission District(s)		WAD1			
Written paragraph specifically stating the "who, what, and where of the proposed action(s)" This will serve as the Public Hearing Notice.					

I Am renovating a 4 unit Multifamily building at 821 I St NE, converting it to a 2 unit flat. It already exceeds the 60% lot occupancy for R4, but I propose to add a 2-floor deck on the back, 8'x15'. The next door neighbor with same size house already has one.

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
☒ In 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	1/13/13	Signature*	CRAIG MARINA
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name	CRAIG MARINA	E-Mail	CMARINA2@VERIZON.NET
Address	817 I St NE, Washington DC 20002		
Phone No(s)	202-425-8876	Fax No.	

* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

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

FOR OFFICIAL USE ONLY

Exhibit No. 1

Case No 18712