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May 6, 2014

BY HAND DELIVERY

Mr. Lloyd Jordan, Chairperson
D.C. Board of Zoning Adjustment
One Judiciary Square
441 4th Street N.W.
Second Floor
Washington, D.C. 20001

Re BZA Case 18756
Pre-Hearing Statement of Robert D. and Siska Shaw
630 A Street, SE (Square 869, Lot 57)

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OFFICE
2014 MAY -6 PM 2:10

Dear Chairperson Jordan

Enclosed please find one original and ten (10) copies of the above-referenced BZA Pre-Hearing Statement. Thank you for your assistance in this matter. If you have any questions, please do not hesitate to ask the Office of Zoning staff to contact the undersigned.

Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.

By Jacques B. DePuy
Jacques B. DePuy

By Kate M. Olson
Kate M. Olson

Enclosures

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18756
EXHIBIT NO. 26

CERTIFICATE OF SERVICE

I hereby certify that on May 6, 2014, a copy of the BZA Application of Robert D and Siska

Shaw was served on the following:

ANC 6B

921 Pennsylvania Ave , SE,
Suite 305
Washington, DC 20013
(By U.S Mail and Electronically office@anc6b.org)

Commissioner Ivan Frishberg, SMD 6B02

620 D Street, SE
Washington, DC 20003
(Electronically ivan6b02@anc6b.org)

Mr. Paul Goldstein

D C Office of Planning
1100 4th Street, SW
Suite E650
Washington, DC 20024
(Electronically paul.goldstein@dc.gov)

Mr. Jamie Henson

D.C. Department of Transportation
55 M Street, SE
Suite 400
Washington, DC 20003
(Electronically jamie.henson@dc.gov)



Kate M Olson

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

**Application of Robert D. and Siska Shaw
630 A Street, S.E.
(Square 869, Lot 57)**

**BZA Case No. 18756
Hearing: May 20, 2014
ANC 6B, SMD 02**

PRE-HEARING STATEMENT OF THE APPLICANT

This Pre-Hearing Statement is submitted on behalf of Robert D and Siska Shaw ("Applicant") by their attorneys, Greenstein DeLorme & Luchs, P.C., by Jacques B DePay, Esquire and Kate M Olson, Esquire, in support of an application to the Board of Zoning Adjustment ("BZA" or "Board") for approval of an addition to a semi-detached single family dwelling

I. NATURE OF RELIEF SOUGHT

In order for the Applicant to build the proposed addition this application seeks BZA approval pursuant to 11 DCMR § 3104.1, for a special exception under Section 223 for an addition to a semi-detached single family dwelling not meeting the minimum lot (§ 401), lot occupancy (§ 403), side yard (§ 405) and nonconforming structure (§ 2001.3) requirements in the R-4 District at premises 630 A Street, SE (Square 869, Lot 57)("Property").

II. JURISDICTION OF THE BOARD

The Board has jurisdiction to grant the requested special exception relief pursuant to § 3104.1 of the Zoning Regulations

III. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The subject property is identified as Lot 57 in Square 869 and has a premise address of 630 A Street SE. The Property is improved with a single family semi-detached dwelling of two

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1000 CITY PLAZA
WASHINGTON DC 20004

(2) stories plus basement (“Shaw Residence”). The Property is located in an R-4 district on Capitol Hill. (See Exhibit A, Zone Map)

Although the Shaw Residence is very similar in size and appearance to the thousands of row houses which are the predominant building type on Capitol Hill, because a narrow side yard is located along the East side, it is not classified for zoning purposes as a row dwelling. Instead, it is a semi-detached dwelling. (See Exhibit B, Photos, including views from the rear alley) As a result, the existing improvements do not conform to lot occupancy and side yard requirements. Specifically, the existing improvements occupy forty-nine percent (49%) of the lot, whereas a semi-detached dwelling in the R-4 zone is permitted a lot occupancy of only forty percent (40%) and provide a side yard that varies in width from two feet ten inches to seven feet, whereas an eight foot side yard is required. In addition, because the existing improvements exceed the allowable lot occupancy, they create a nonconformity of structure. Finally, the existing lot does not comply with minimum lot dimensions for a semi-detached dwelling. Specifically, the lot area is 2,690 square feet (whereas 3,000 sf is required) and the width of the lot is 21 feet (whereas 30 feet is required)

Nevertheless and importantly, the Shaw Residence -- as it exists and as it is proposed to be expanded by an addition -- is fully in conformance with the requirements of a row dwelling in the R-4 zone on Capitol Hill, which allows a lot occupancy of sixty percent (60%) and does not require a side yard. In addition, the existing lot is (i) larger than the minimum area required for a row dwelling in the R-4 zone (i.e., 1800 sf) and (ii) wider than the minimum lot width required for such a dwelling (i.e., 18 feet).

IV. PROPOSED REDEVELOPMENT OF THE PROPERTY

The Applicant proposes to add a fifteen (15) foot deep two story addition to the rear of the Shaw Residence while maintaining the existing 7 foot side yard ("Rear Addition"). (See Exhibit C, Plans) The Rear Addition would reduce the rear yard from 49.5 to 34.5 feet and increase the lot occupancy by nine percent (9%) from 49% to 58%. The last 8 feet of the Addition would have a sloping metal roof that would reduce the overall mass of the addition. In addition, the Applicant proposes to add a one story eighteen square foot (18 square foot = 1.5 foot deep and 12 foot wide) bay to the east side of the existing house ("Bay"). The Bay would result in a side yard of 5.5 feet to accommodate the Bay's 1.5 foot depth and 12 foot length. The "Rear Addition" and "Bay" will be collectively referred to as the "Addition".

The Applicant also proposes to construct a roof deck towards the rear of the house with metal railings and an open metal trellis with horizontal members spaced approximately 36 inches on center ("Roof Deck"). The Roof Deck will be constructed as a matter-of-right.

V. STATEMENT OF SATISFACTION OF BURDEN OF PROOF FOR ZONING RELIEF SOUGHT

The Applicant submits that, based upon (i) its Application and the materials submitted in conjunction herewith, (ii) the evidence to be presented at the public hearing and (iii) other evidence to be submitted hereto, it will satisfy and comply with the applicable legal standards and burdens for the special exception relief requested.

VI. JUSTIFICATION FOR REQUESTED SPECIAL EXCEPTION

As the Board is aware, uses that are allowed by special exception are deemed compatible with other uses permitted in the applicable zoning district provided certain requirements are met. In reviewing an application for a special exception under the Zoning Regulations, the Board's

discretion is limited to determining whether the proposed exception satisfies the requirements set forth therein. If the prerequisites set out in particular regulations are satisfied, the Board must ordinarily grant the application. See e.g. Bakers Local Union. No 118 v. D.C. Board of Zoning Adjustment, 437 A.2d 176, 178 (D C. 1981).

As set forth below, approval of special exception relief in this case is in harmony with the general purpose and intent of the Zoning Regulations and Map and will not adversely affect the use of nearby properties

Section 223 provides, in relevant part, that an addition to a one-family dwelling or flat that does not comply with all of the applicable requirements of §§ 401, 403, 405 or 2001.3 shall be permitted as a special exception, provided that the addition shall not have a substantially adverse effect on the use or enjoyment of ant abutting or adjacent dwelling or property, 11 DCMR § 223.2(a) - (d), in particular

a. The light and air available to neighboring properties shall not be unduly affected (11 DCMR § 223.2(a));

The immediately adjacent properties to the west and east have similar house configurations, both of which are shorter than the Property but each of which have a detached garage at the rear lot line By contrast, the Property has no garage or parking pad.

The proposed Addition would result in a net lot occupancy slightly less than that of the neighboring property to the east, slightly greater than the property to the west. The Rear Addition will make only marginal reductions in the light and view available to the limited rear windows of the neighboring dwellings and should have negligible effect on privacy The overall size, bulk, height and character are in keeping with the immediate neighbors as well as the block and Capitol Hill in general

b. The privacy of use and enjoyment of neighboring properties shall not be unduly compromised (11 DCMR § 223.2(a));

Although the land constituting the Property does not comply with the minimum lot dimensions for a semi-detached dwelling in an R-4 zone district (i.e., 3,000 sf minimum lot area and 30 feet minimum lot width), the site is larger than the minimum lot dimension requirements for a row dwelling in the R-4 zone (i.e., 1,800 sf and 18 feet). Furthermore, the Applicant's lot area is comparable in size to the lot sizes of neighboring and nearby property. Therefore, the privacy of use and enjoyment of neighboring properties shall not be unduly compromised or affected.

c. The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage (11 DCMR § 223.2(a));

The proposed Addition will have very limited visibility from the subject street frontage (A Street), as evidenced by the Plans in Exhibit C and the Flag Test in Exhibit D (discussed in more detail below), and therefore will not intrude upon the character, scale and pattern of houses along A Street. The Addition will not be directly visible from across A Street or from the east. The Addition will be visible through a narrow side yard from the property of the neighbor to the west. There is a 12 foot section of sidewalk across the street where the side of the Addition can be seen.

d. In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways (11 DCMR § 223.2(a)); and

The Applicant has demonstrated through the Plans how the Addition will create no change to the front of the Property (Exhibit C, South Elevation, REVISED Sheet A1 0 now showing a site line from across A Street) and the elevations show how the Addition will be viewed from various angles (Exhibit C, Sheet A3 1: existing and proposed east and north exterior elevations and Sheet A4.1 the north-south and east-west building sections)

In addition, the Applicant conducted a “flag test” as requested by the Historic Preservation Office. See Exhibit D, Flag Test Photo The flag was erected at the corner of the deck and trellis that is closest to A Street This point is 26 5 feet in front of the Addition This was done to check for visibility of the roof deck and trellis from A Street, 6th Street, East Capitol Street and the alley There was no visibility from 6th Street or East Capitol Street There is a narrow slot of visibility from A Street There is visibility from the alley, but it is limited by neighboring two story garages

e. The relief sought is in harmony with the general purpose and intent of the regulations and will not tend to affect adversely the use of the neighboring property (11 DCMR § 3104.1).

As is fully demonstrated above, this application meets the criteria set forth in Section 223, and therefore is in harmony with the general purpose and intent of the Zoning Regulations.

VII. COMMUNITY SUPPORT

The Applicant hosted a gathering for neighbors to review the Project prior to submitting its plans for HPRB and BZA review As a result, seven neighbors wrote letters in support of the Project, including the neighbors immediately adjacent on the west (628 A Street, Lot 808) and east (632 A Street, Lot 806) of the Property See attached Support Letters, Exhibit E

At ANC 6B's properly noticed meeting on April 8, 2014, the ANC voted (with a quorum present) 8-0-1 in support of the Project. It found that the Project's impact on light, air and privacy will be only negligible. See ANC 6B Letter in Support, Exhibit F

The Project will be reviewed by the Capitol Hill Restoration Society's ("CHRS") Zoning Committee on May 8, 2014

VIII. HISTORIC PRESERVATION REVIEW

The Project went before the Historic Preservation Review Board ("HPRB") on April 24, 2014. The chair of CHRS' historic preservation committee testified at the hearing and expressed some concern with the visibility of the roof deck. HPRB voted to approve the Project and requested the Applicant work with the staff at the Historic Preservation Office ("HPO") to modify the size of the roof structure due to concerns with visibility and to revise the Plans as necessary. See Exhibit G, HPO Report and Recommendation ¹. The Applicant will continue to work with HPO to revise the Plans.

IX. WITNESSES EXPECTED TO TESTIFY

1. Robert D. Shaw, Property Owner
2. Dorothy Murdoch, Project Architect

X. EXHIBITS

<u>Exhibit A</u>	Zoning Map (with the Property outlined in red)
<u>Exhibit B</u>	Site Photographs
<u>Exhibit C</u>	Plans
<u>Exhibit D</u>	Flag Test Photo
<u>Exhibit E</u>	Support Letters
<u>Exhibit F</u>	ANC 6B Letter in Support.
<u>Exhibit G</u>	HPO Report

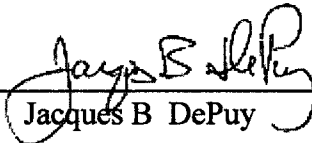
¹ HPRB voted to adopt the HPO recommendation. However, at the time of this filing the list of HPRB Actions had not been published and so therefore is not a part of this submission.

XI. CONCLUSION

For the reasons set forth above, the Applicant is entitled to, and respectfully requests approval of, the grant of special exception relief to allow for the Addition to the semi-detached single family dwelling at the Property

Respectfully submitted,

GREENSTEIN DELORME & LUCHS, P.C.

By:  _____
Jacques B. DePuy

By  _____
Kate M. Olson

1620 L Street, N W , Suite 900
Washington, D C 20036
Telephone (202) 452-1400

Attorneys for Applicant

EXHIBIT A



DC Zoning Map

Address



[Search Map](#)

[Legal Disclaimer](#)

[DCOZ Help Video](#)

[Search for location by Address, Intersection, Block, or Place Name](#)

[Open Street View](#)

[Print Map](#)

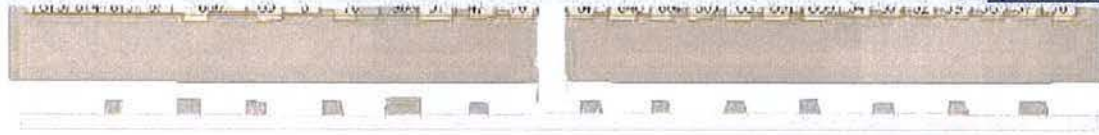
[Help](#)

[Contact Us](#)

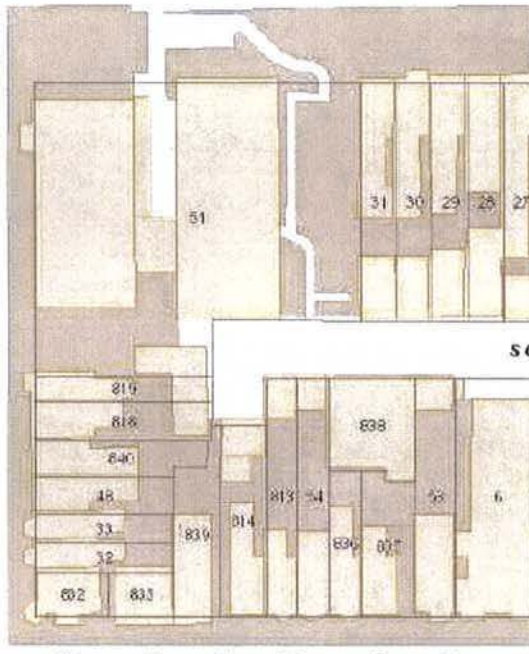
Layers

Map

Satellite



EAST CAPITOL ST



SQ 869

R-4

A ST

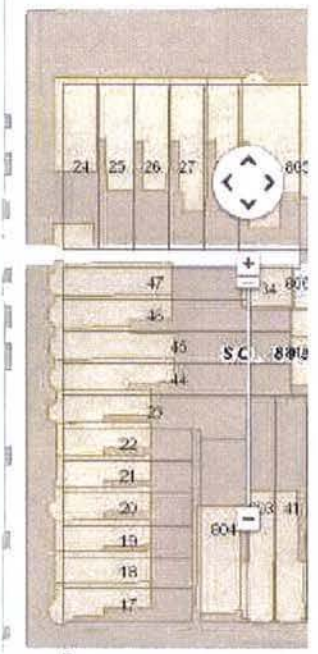
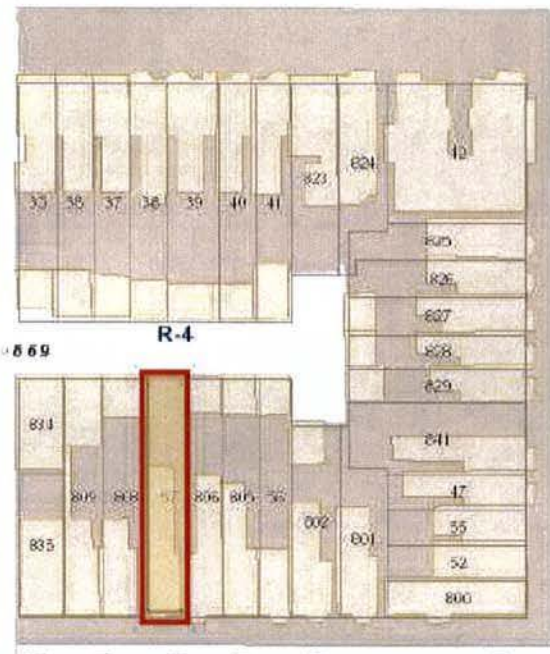


EXHIBIT B



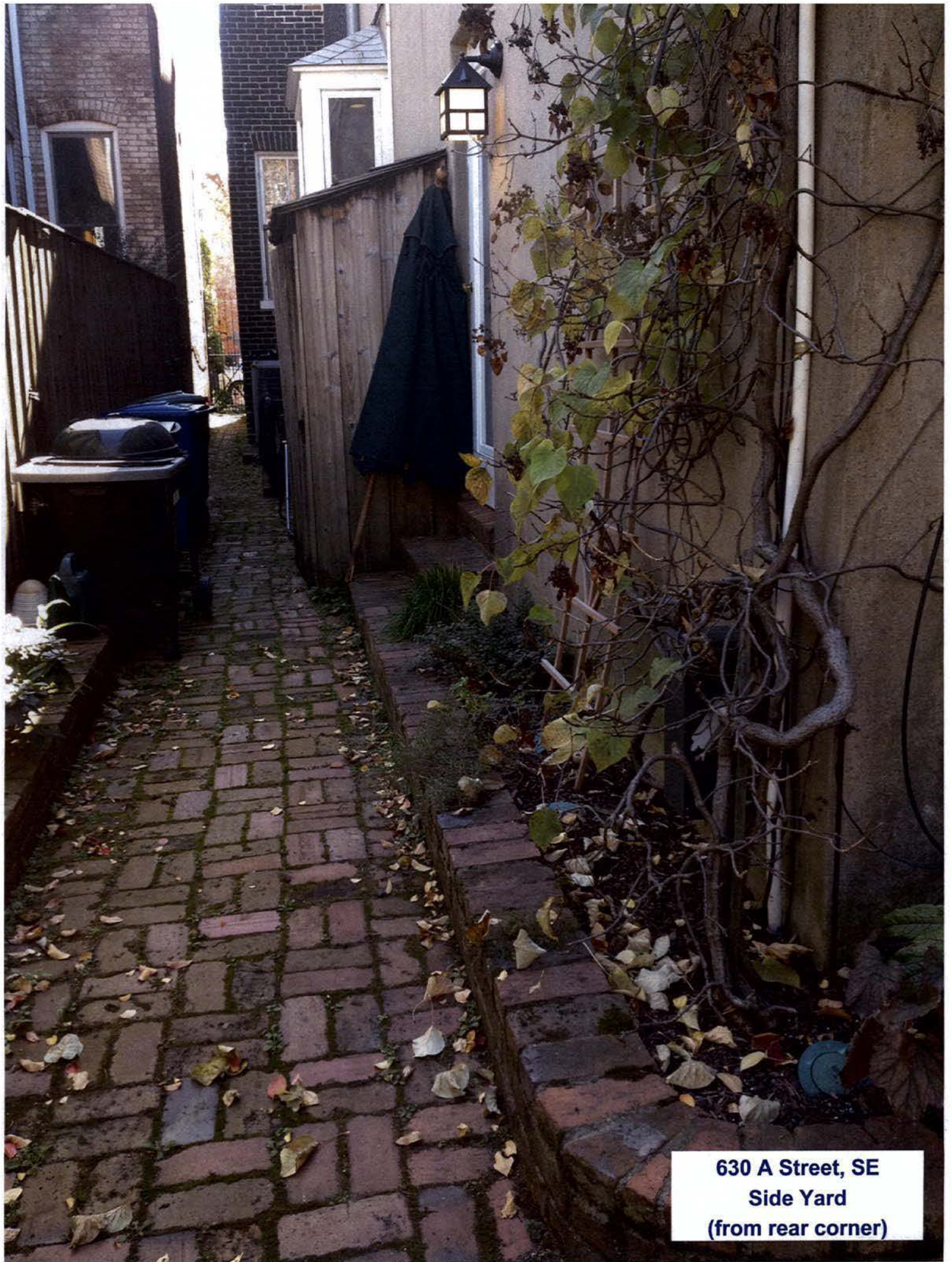
630 A Street, SE
Front Elevation 1



630 A Street, SE
Front Elevation 2



630 A Street, SE
Rear Elevation



**630 A Street, SE
Side Yard
(from rear corner)**



630 A Street SE Street view 1 (4th house in)



630 A Street SE Street view 2



630 A Street SE Street view 3



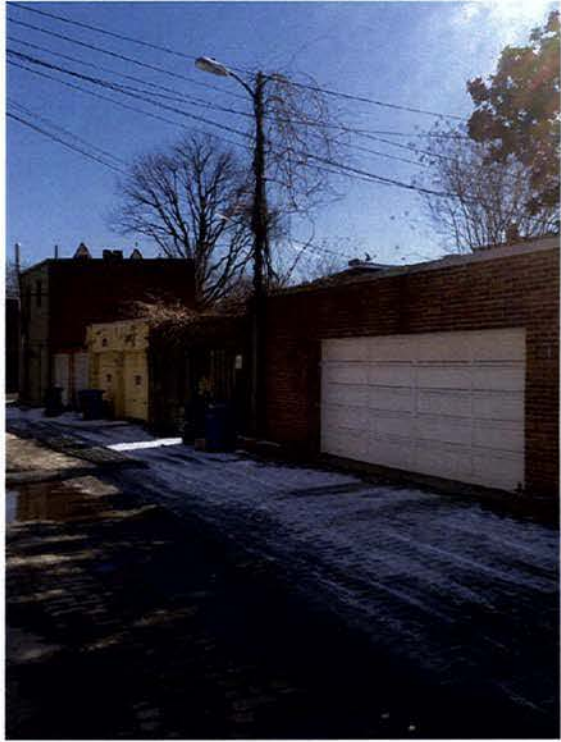
630 A Street SE alley shot 1



630 A Street SE alley shot 2 (looking into rear gate)



630 A Street alley shot 3



630 A Street alley shot 4



EXHIBIT C

SHAW HOUSE ADDITION

APPLICABLE CODES:

ALL WORK TO COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE OF 2012, INTERNATIONAL BUILDING CODE OF 2012, AND THE DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS OF 2012.

GENERAL NOTES:

1. VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE. BRING ALL INCONSISTANCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

2. DO NOT SCALE DRAWINGS

3. ALL EXTERIOR WALLS/CEILINGS/FLOORS THAT ARE OPENED UP DURING CONSTRUCTION TO BE INSULATED WITH MINIMUM R-13 (WALLS) AND R-19 (CEILINGS & FLOORS)

PROJECT DATA AND DESCRIPTION

FAMILY ROOM AND BEDROOM EXPANSION, KITCHEN REMODEL, NEW POWDER ROOM, NEW ROOF DECK WITH INTERIOR STAIR

ORIGINAL HOUSE BUILT IN 1900

ZONING DISTRICT - R-4

CONSTRUCTION TYPE - VB

OCCUPANCY TYPE - R-3

ZONING TABLE

	EXISTING	PROPOSED
LOT AREA	2689.68 sq.ft.	UNCHANGED
BUILDING FOOTPRINT	1320 sq.ft. *	1548 sq.ft. *
LOT COVERAGE	49% *	58% *
GROUND LEVEL AREA	1230 sq.ft.	1548 sq.ft.
SECOND FLOOR AREA	1230 sq.ft.	1530 sq.ft.
ROOF DECK AREA	0 sq.ft.	381 sq.ft.
NUMBER OF STORIES	3+BASEMENT	UNCHANGED
REAR YARD	±49.5'	±34.5'
SIDE YARD	7.0'	7.0'/9.5' @ BAY

* FOOTPRINT INCLUDES SUBSTANDARD SIDEYARD AREA AS IF BUILT

LIST OF DRAWINGS

ARCHITECTURAL:

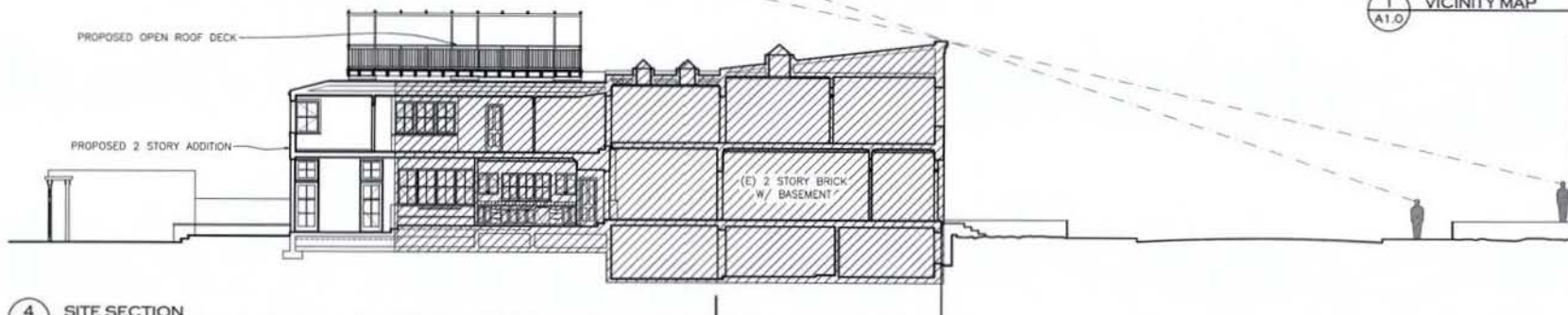
- A1.0 SITE PLAN, SECTION, VICINITY MAP AND NOTES
- D1.0 DEMOLITION PLANS
- A2.1 FIRST AND SECOND FLOOR PLANS
- A2.2 ROOF AND DECK PLANS
- A2.3 GARDEN PLAN AND ELEVATIONS
- A3.1 EXISTING AND PROPOSED ELEVATIONS
- A4.1 BUILDING SECTIONS

630 A STREET SE

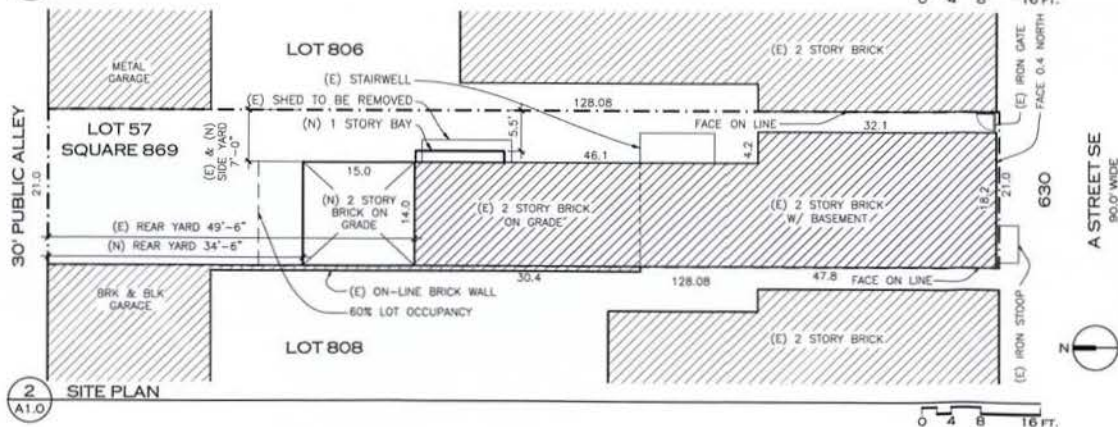


1 VICINITY MAP
A1.0

N.T.S.



4 SITE SECTION
A1.0



2 SITE PLAN
A1.0



3 SOUTH ELEVATION
A1.0 NO CHANGE

PERMIT SET

DOROTHY MURDOCH
ARCHITECT

8008 SHELTON STREET
BETHESDA, MD 20817
(202) 483-6841
DMURDOCHARCHITECTS@GMAIL.COM

SHAW
ADDITION
630 A STREET SE
WASHINGTON DC, 20003

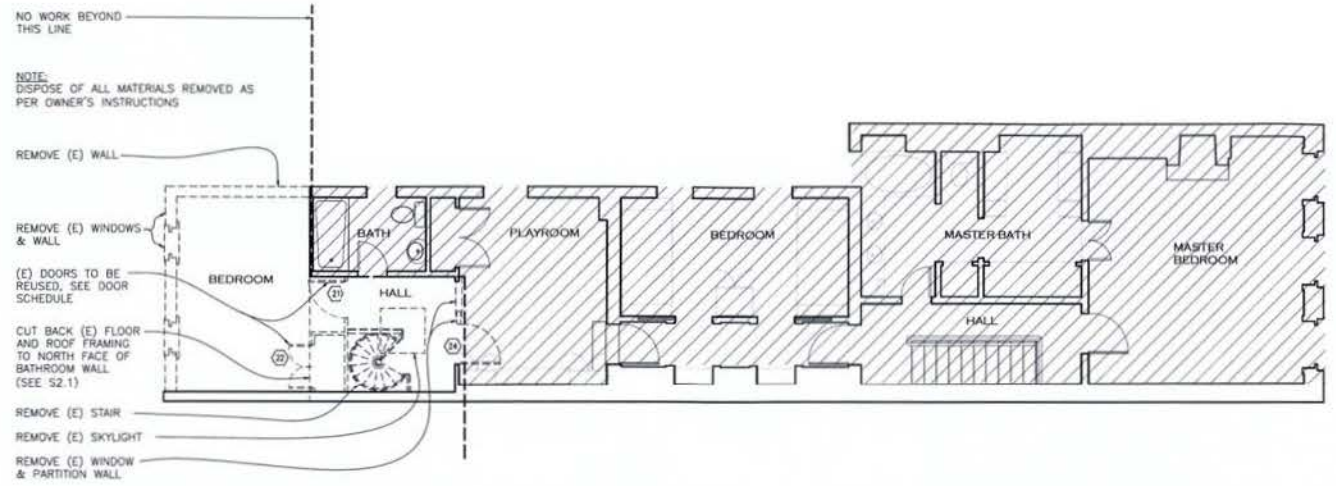
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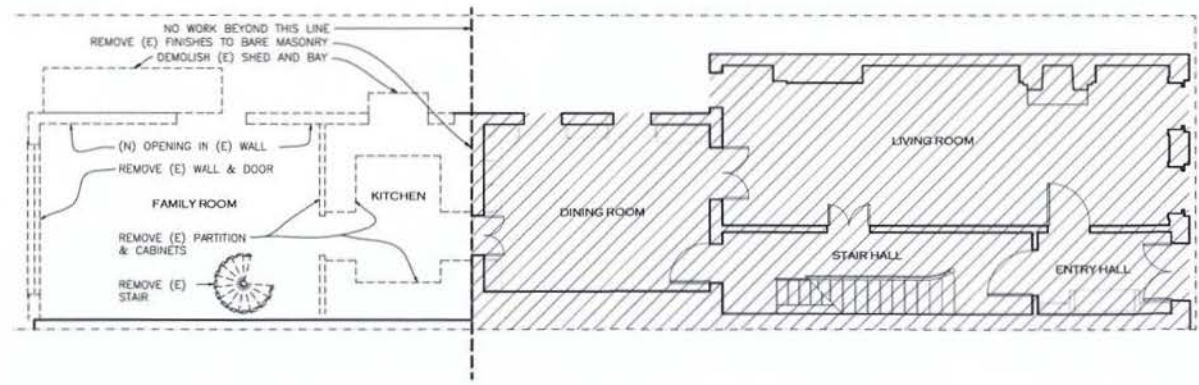
AS NOTED
SCALE

SITE PLAN, VICINITY
MAP, AND NOTES

A1.0



2
D1.0 SECOND FLOOR DEMOLITION PLAN



1
D1.0 GROUND LEVEL DEMOLITION PLAN



DOROTHY MURDOCH
ARCHITECT

8808 SHELTON STREET
BETHESDA, MD 20817
202.143.4841
MURDOCHARCHITECT@GMAIL.COM

SHAW
ADDITION
630 A STREET SE
WASHINGTON DC, 20003

--- DEMO

— (E) WALL

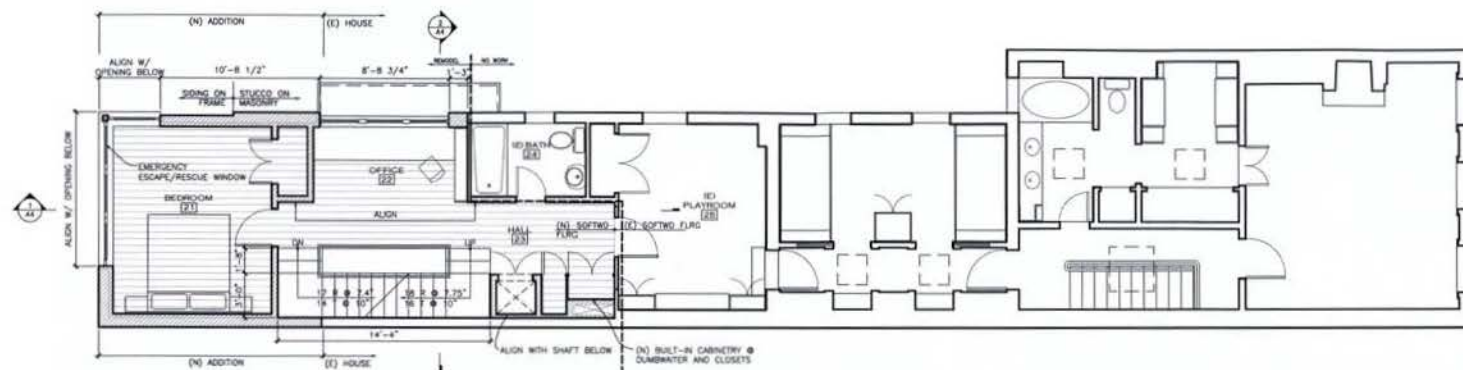
PERMIT SET

1.30.3014

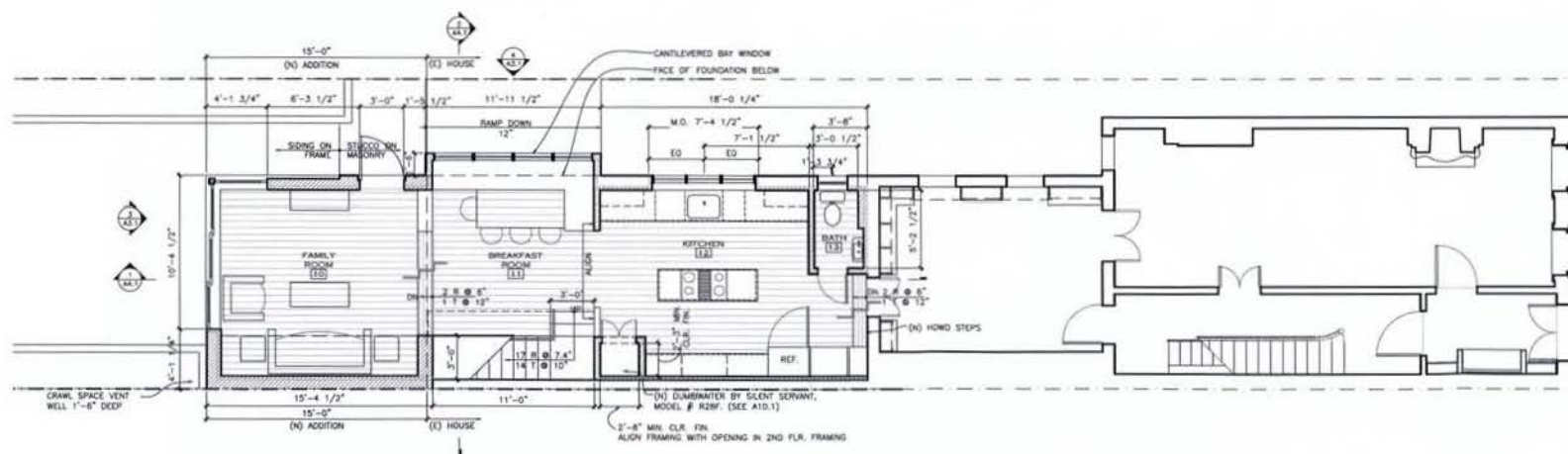
AS NOTED

DEMOLITION PLANS

D1.0



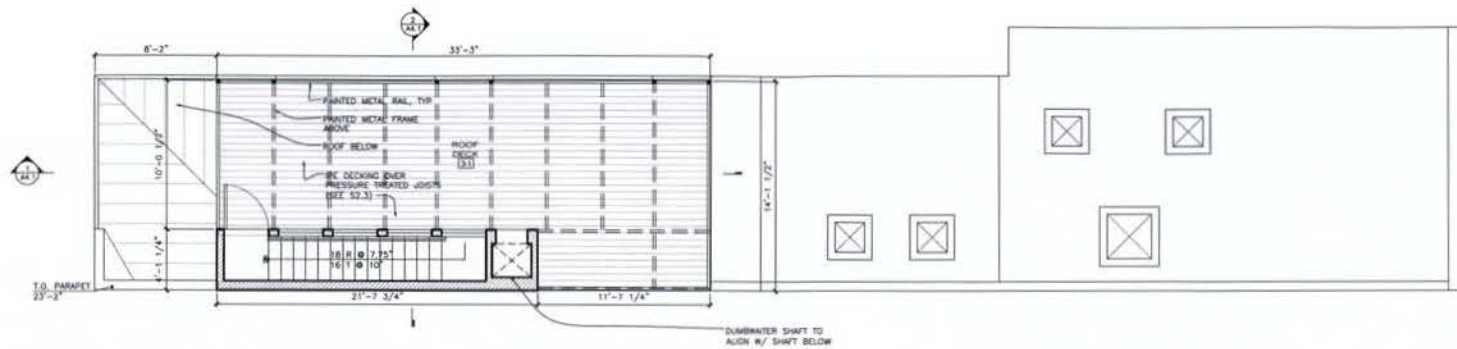
2 SECOND FLOOR PLAN
A2.1



NOTE:
ALL DIMENSIONS ARE TO FACE OF FRAMING,
MASONRY, OR $\frac{1}{2}$ OF OPENING, U.O.N.

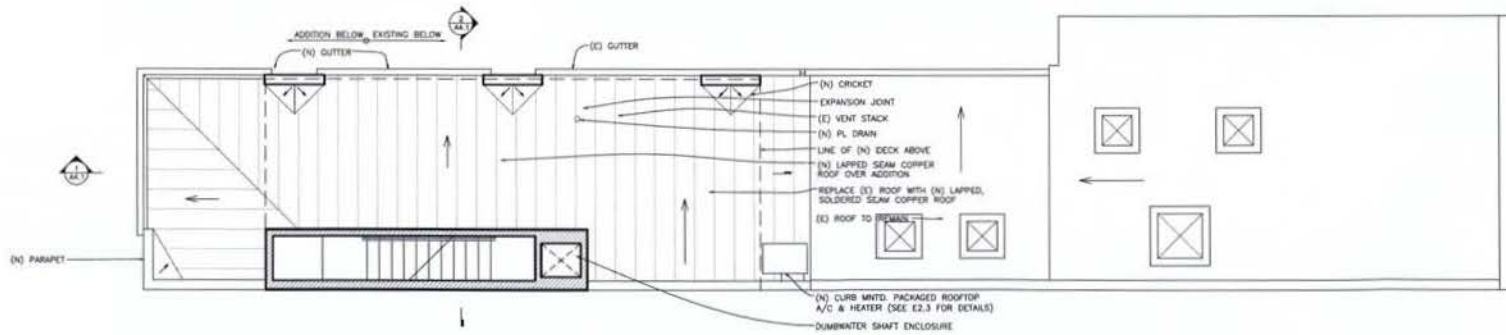
1 GROUND FLOOR PLAN
A2.1





2 ROOF DECK PLAN
A2.2

0 2 4 8 FT.



1 ROOF PLAN
A2.2

NOTE:
ALL DIMENSIONS ARE TO FACE OF FRAMING,
MASONRY, OR E. OF OPENING, U.O.N.

0 2 4 8 FT.

DOROTHY MURDOCH ARCHITECT

8008 SHELTON STREET
BETHESDA, MD 20817
301.483.4841
MURDOCHARCHITECT@GMAIL.COM

SHAW ADDITION
630 A STREET SE
WASHINGTON DC, 20003

(N) WALL
(E) WALL

PERMIT SET

2.30.2014
N
E
S
W

AS NOTED
WALL

ROOF & DECK PLANS

A2.2

DATE

DOROTHY MURDOCH
ARCHITECT

8308 SHELTON STREET
BETHESDA, MD 20817
(301) 493-8841
MURDOCHARCHITECT@GMAIL.COM



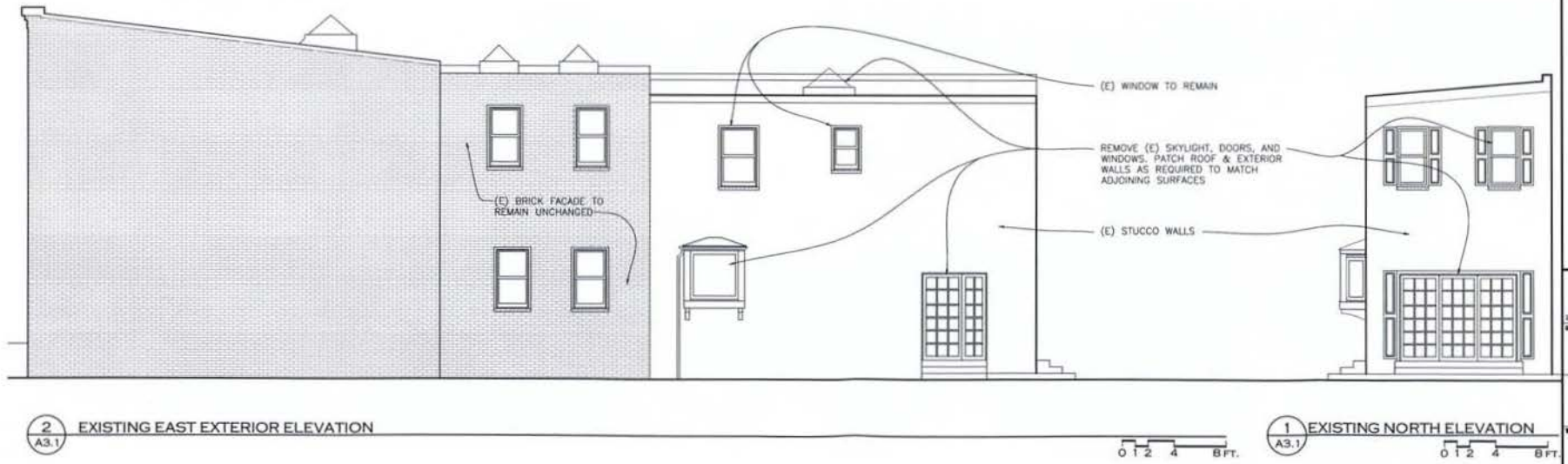
**SHAW
ADDITION**
630 A STREET SE
WASHINGTON DC, 20003

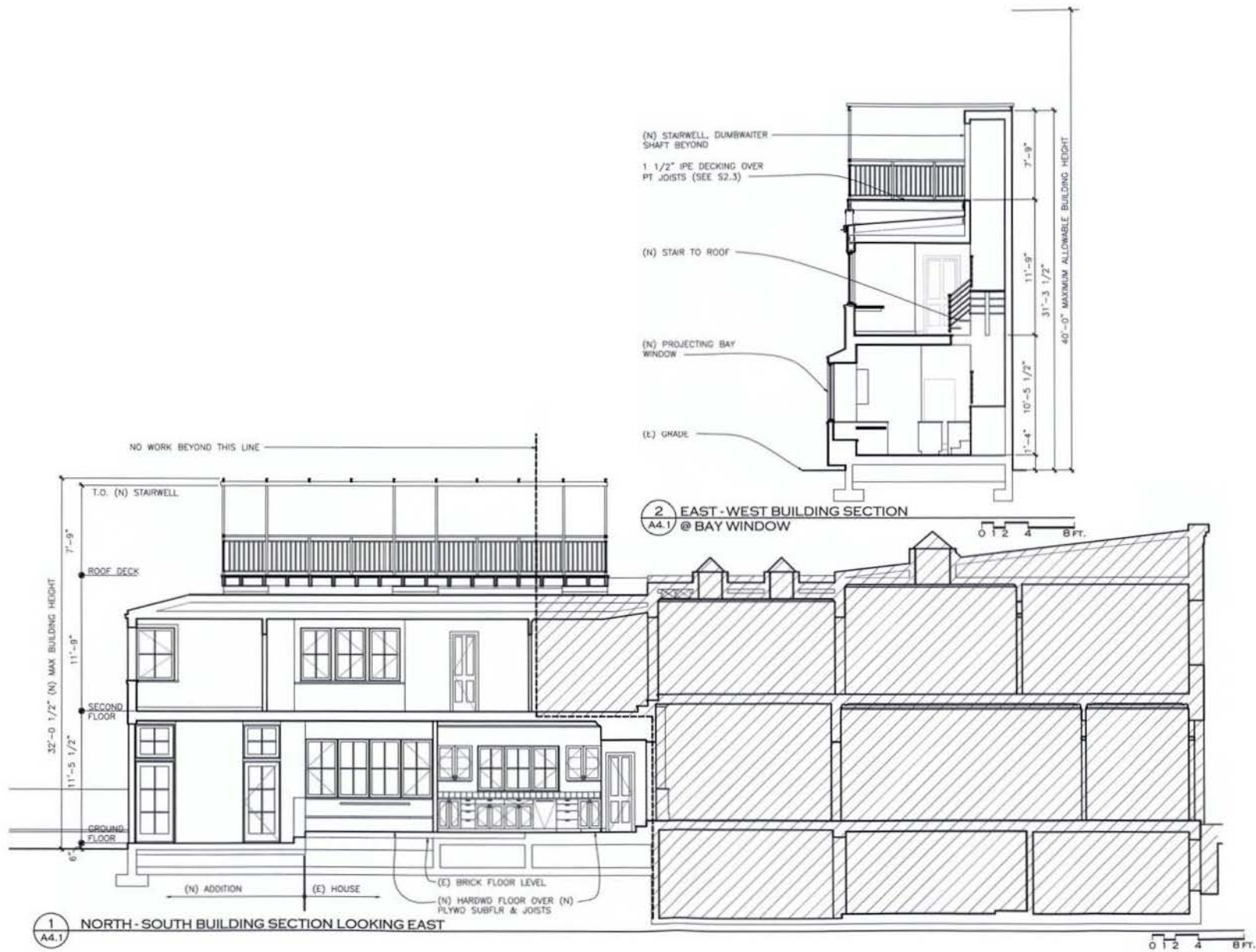
PERMIT SET



AS NOTED
DATE
EXISTING &
PROPOSED
ELEVATIONS

A3.1





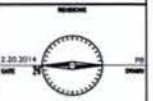
DOROTHY MURDOCH
ARCHITECT

8808 SHELTON STREET
BETHESDA, MD 20817
(301) 653-8841
MURDOCHARCHITECTS@GMAIL.COM



**SHAW
ADDITION**
630 A STREET SE
WASHINGTON DC, 20003

PERMIT SET



AS NOTED
SCALE

BUILDING SECTIONS

A4.1

EXHIBIT D

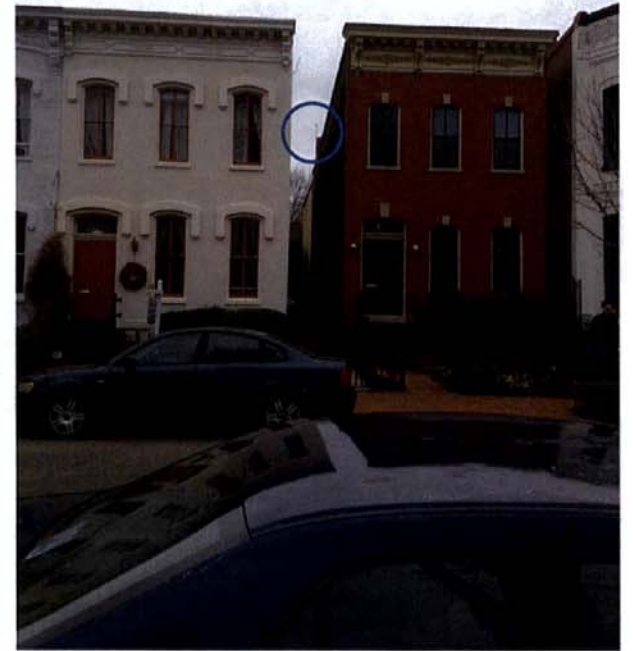
Views of front with mockup



Not visible



Barely visible



Visible

EXHIBIT E

**628 A Street, S.E.
Washington, D.C. 20003**

April 5 2014

BY ELECTRONIC MAIL (bzsubmissions@dc.gov)

Lloyd J. Jordan, Esq.
Chairperson
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

Re: Letter of Support for B.Z.A. Application Number 18756 of Robert D. Shaw and
Siska Shaw regarding 630 A Street, S.E. (Lots 57, Square 869)

Dear Chairperson Jordan and Members of the Board:

I am the homeowner who reside at 628 A Street and our our residence is immediately
adjacent 630 A Street, S.E.

We have reviewed the plans for the addition to the residence proposed by our neighbors,
Siska and Des Shaw, and support their proposal. It has been carefully designed to be compatible
with, and to have no adverse effects on, adjacent or nearby properties, including our home.

We urge the Board of Zoning Adjustment to approve the Shaw's proposal. Thank you.

Sincerely,



(Signature)

Dan Williams
(Printed)

cc: Ivan Frishberg, ANC 6B02 (ivan6b02@anc6b.org)
Francis Campbell, Chair, Planning & Zoning Committee, ANC6B (fmcampbell6b10 @
yahoo.com)
Gary Peterson, Chair, CHRS Zoning Committee (pgaryl@aol.com)
Joel Lawson, Office of Planning (joel.lawson@dc.gov)

Jack B. Stein & Peter P. Meccariello
641 A Street, S.E.
Washington, D.C. 20003

March 30, 2014

Lloyd J. Jordan, Esq.
Chairperson
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

Re: Letter of Support for B.Z.A. Application Number 18756 of Robert D. Shaw and
Siska Shaw regarding 630 A Street, S.E. (Lots 57, Square 869)

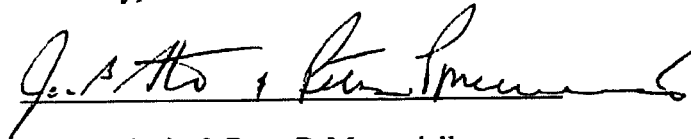
Dear Chairperson Jordan and Members of the Board:

We are homeowners who reside at 641 A Street, SE. Our residence is directly across the
street from 630 A Street, S.E.

We have reviewed the plans for the addition to the residence proposed by our neighbors,
Siska and Des Shaw, and support their proposal. It has been carefully designed to be compatible
with, and to have no adverse effects on, adjacent or nearby properties, including our home.

We urge the Board of Zoning Adjustment to approve the Shaw's proposal. Thank you.

Sincerely,



Jack B. Stein & Peter P. Meccariello

cc: Ivan Frishberg, ANC 6B02 (ivan6b02@anc6b.org)
Francis Campbell, Chair, Planning & Zoning Committee, ANC6B (fmcampbell6b10 @
yahoo.com)
Gary Peterson, Chair, CHRS Zoning Committee (pgaryl@comcast.net)
Joel Lawson, Office of Planning (joel.lawson@dc.gov)

**645 A Street SE
Washington, DC 20003**

March 28, 2014

BY ELECTRONIC MAIL (bzsubmissions@dc.gov)

Lloyd J. Jordan, Esq.
Chairperson
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

Re: Letter of Support for B.Z.A. Application Number 18756 of Robert D. Shaw and
Siska Shaw regarding 630 A Street, S.E. (Lots 57, Square 869)

Dear Chairperson Jordan and Members of the Board:

We are homeowners who reside at 645 A Street SE. Our residence is only several houses
away from 630 A Street SE.

We have reviewed the plans for the addition to the residence proposed by our neighbors,
Siska and Des Shaw, and support their proposal. It has been carefully designed to be compatible
with, and to have no adverse effects on, adjacent or nearby properties, including our home.

We urge the Board of Zoning Adjustment to approve the Shaw's proposal. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "James Arcara", written in a cursive style.

James Arcara

cc: Ivan Frishberg, ANC 6B02 (ivan6b02@anc6b.org)
Francis Campbell, Chair, Planning & Zoning Committee, ANC6B (fmcampbell6b10 @
yahoo.com)
Gary Peterson, Chair, CHRS Zoning Committee (pgaryl@aol.com)
Joel Lawson, Office of Planning (joel.lawson@dc.gov)

**616 A Street, S.E.
Washington, D.C. 20003**

March 31, 2014

BY ELECTRONIC MAIL (bzassubmissions@dc.gov)

Lloyd J. Jordan, Esq.
Chairperson
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

Re: Letter of Support for B.Z.A. Application Number 18756 of Robert D. Shaw and
Siska Shaw regarding 630 A Street, S.E. (Lots 57, Square 869)

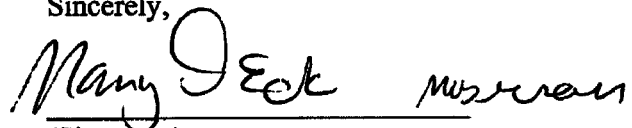
Dear Chairperson Jordan and Members of the Board:

We are homeowners who reside at 616 A Street SE. Our residence is only several houses
away from 630 A Street, S.E.

We have reviewed the plans for the addition to the residence proposed by our neighbors,
Siska and Des Shaw, and support their proposal. It has been carefully designed to be compatible
with, and to have no adverse effects on, adjacent or nearby properties, including our home.

We urge the Board of Zoning Adjustment to approve the Shaw's proposal. Thank you.

Sincerely,


(Signature)

Nancy Deck Michael Gross
(Printed)

cc: Ivan Frishberg, ANC 6B02 (ivan6b02@anc6b.org)
Francis Campbell, Chair, Planning & Zoning Committee, ANC6B (fincampbell6b10 @
yahoo.com)
Gary Peterson, Chair, CHRS Zoning Committee (pgaryl@comcast.net)
Joel Lawson, Office of Planning (joel.lawson@dc.gov)

**636 A Street, S.E.
Washington, D.C. 20003**

March 28, 2014

BY ELECTRONIC MAIL (bzassubmissions@dc.gov)

Lloyd J. Jordan, Esq.
Chairperson
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

Re: Letter of Support for B.Z.A. Application Number 18756 of Robert D. Shaw and
Siska Shaw regarding 630 A Street, S.E. (Lots 57, Square 869)

Dear Chairperson Jordan and Members of the Board:

We are homeowners who reside at 636 A Street, S.E. Our residence is only a few houses
away from 630 A Street, S.E.

We have reviewed the plans for the addition to the residence proposed by our neighbors,
Siska and Des Shaw, and support their proposal. It has been carefully designed to be compatible
with, and to have no adverse effects on, adjacent or nearby properties, including our home.

We urge the Board of Zoning Adjustment to approve the Shaw's proposal. Thank you.

Sincerely,



Joel C. Spangenberg



Malgorzata Spangenberg

cc: Ivan Frishberg, ANC 6B02 (ivan6b02@anc6b.org)
Francis Campbell, Chair, Planning & Zoning Committee, ANC6B (fmcampbell6b10 @
yahoo.com)
Gary Peterson, Chair, CHRS Zoning Committee (pgaryl@ao1.com)
Joel Lawson, Office of Planning (joel.lawson@dc.gov)

ANDERSON
PHOTOGRAPHY

Lee Troell Anderson

632 A Street SE

Washington DC 20003

703 853-2066

Lloyd J. Jordan, Esq.
Chairperson
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

March 29, 2014

Re: Letter of Support for B.Z.A. Application Number 18756 of Robert D. Shaw and Siska Shaw regarding 630 A Street, S.E. (Lot 57, Square 869)

Dear Chairperson Jordan and Members of the Board:

My brother and I are homeowners and I reside at 632 A Street S.E. Our residence is the neighboring property on the east side of 630 A Street, S.E.

I have reviewed the plans for the addition to the residence proposed by our neighbors, Siska and Des Shaw, and support their proposal. It has been carefully designed to be compatible with, and to have no adverse effects on, adjacent or nearby properties, including our home.

We urge the Board of Zoning Adjustment to approve the Shaw's proposal. Thank you.

Sincerely,



Lee Anderson

cc: Ivan Frishberg, ANC 6B02
(ivan6b02@anc6b.org)

Francis Campbell, Chair, Planning & Zoning Committee, ANC6B
(fmcampbell6b10 @ yahoo.com)

Gary Peterson, Chair, CHRS Zoning Committee
(pgaryl@comcast.net)

Joel Lawson, Office of Planning
(joel.lawson@dc.gov)

VERONICA SLAJER & JACK FERGUSON

March 28, 2014

BY ELECTRONIC MAIL (bzasubmissions@dc.gov)

Lloyd J. Jordan, Esq.
Chairperson
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

Re: Letter of Support for B.Z.A. Application Number 18756 of Robert D. Shaw and Siska Shaw regarding 630 A Street, S.E. (Lots 57, Square 869)

Dear Chairperson Jordan and Members of the Board:

We are homeowners who reside at 626 A Street SE. Our residence is only two houses away from 630 A Street, S.E.

We have reviewed the plans for the addition to the residence proposed by our neighbors, Siska and Des Shaw, and support their proposal. It has been carefully designed to be compatible with, and to have no adverse effects on, adjacent or nearby properties, including our home.

We urge the Board of Zoning Adjustment to approve the Shaw's proposal. Thank you.

Sincerely,


John "Jack" D. Ferguson


Veronica A. Slajer

cc: Ivan Frishberg, ANC 6B02 (ivan6b02@anc6b.org)
Francis Campbell, Chair, Planning & Zoning Committee, ANC6B (fmcampbell6b10@yahoo.com)
Gary Peterson, Chair, CHRS Zoning Committee (pgaryl@comcast.net)
Joel Lawson, Office of Planning (joel.lawson@dc.gov)

MAILING ADDRESS: 203 MARYLAND AVE NE WASHINGTON DC • 20002
PHONE: (202) 544-6355

EXHIBIT F

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

FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

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

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

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	18756	Case Name:	Robert D. Shaw
Address or Square/Lot(s) of Property:	630 A Street SE, Sq 869, Lot 57		
Relief Requested:	Special exception		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	0	4	1	0	8	1	1	4	Was proper notice given?:	Yes	☒	No	☐
Description of how notice was given:	e-mail distribution; website; newspaper												

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

MATERIAL SUBSTANCE

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

See attached letter.

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

See attached letter.

AUTHORIZATION

ANC	6B	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	10-0-0	
Name of the person authorized by the ANC to present the report:	Chair or designee			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Brian Flahaven			
Signature of Chairperson/ Vice-Chairperson:			Date:	04/18/14

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

ANC 6B

Capitol Hill / Southeast

921 Pennsylvania Avenue SE
Suite 305
Washington, DC 20003-2141
202-543-3344 (office)
202-543-3507 (fax)
office@anc6b.org

Executive Director
Susan Eads Role

April 18, 2014

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

OFFICERS

Chair
Brian Flahaven

Vice-Chair
Ivan Frishberg

Secretary
Nichole Opkins

Treasurer
Brian Pate

Parliamentarian
Philip Peisch

COMMISSIONERS

SMD 1 *David Garrison*
SMD 2 *Ivan Frishberg*
SMD 3 *Philip Peisch*
SMD 4 *Kirsten Oldenburg*
SMD 5 *Brian Pate*
SMD 6 *Nichole Opkins*
SMD 7 *Sara Loveland*
SMD 8 *Chander Jayaraman*
SMD 9 *Brian Flahaven*
SMD 10 *Francis Campbell*

VIA E-MAIL: bzasubmissions@dc.gov

RE: BZA #18756, 630 A Street SE, pursuant to 11 DCMR § 3104.1, special exception for addition to existing semi-detached dwelling under § 223, not meeting lot area (§ 401), lot occupancy (§ 403), & side yard (§ 405) & nonconforming structure (subsection 2001.3), in the R-4 District

Dear Mr. Moy:

At its regularly scheduled, properly noticed meeting on April 8, 2014, with a quorum present, Advisory Neighborhood Commission (ANC) 6B voted 8-0-1 in support of each of the applicant's above-referenced requests. Please find enclosed a completed copy of Form 129.

ANC 6B took this action after reviewing the applicant's documentation, and it believes the project's impact on light, air, and privacy will be negligible.

Please contact Susan Eads Role if you have questions or need further information. Thank you.

Sincerely,



Brian Flahaven
Chair

Enclosure

EXHIBIT G

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

Landmark/District:	Capitol Hill Historic District	☒ Agenda
Address:	630 A Street, SE	☐ Consent
		☒ Concept
Meeting Date:	April 24, 2014	☒ Alteration
Case Number:	14-237	☐ New Construction
Staff Reviewer:	Frances McMillen	☐ Demolition
		☐ Subdivision

Applicants Des and Siska Shaw with plans prepared by Dorothy Murdock, request concept review for a rear addition and rooftop deck to 630 A Street, SE in the Capitol Hill Historic District.

Property Description

Constructed in the late nineteenth century, 630 A Street SE is a two story detached brick house. Narrow side courts separate the house from its neighbors. The house is located on a deep lot and has had at least one previous rear addition. The building measures approximately 78 feet in length, 19 feet in width, and 28 feet in height. An alley with a mix of one and two story carriage houses and stables is located at the rear of the building.

Proposal

The proposal calls for a two-story rear addition and roof deck. The addition extends approximately 15' off the rear of the house and measures 14' in width. A projecting bay, window modifications, and new openings are proposed along the east elevation of the house. Fenestration on both the addition and the original structure consists of two-over-two casements and double hung windows. French doors are proposed for the rear of the addition. The addition is clad in stucco and Hardi plank. The proposed roof deck is approximately 33' in length and 14' wide. A 42' metal guard rail and a metal trellis measuring approximately 9' in height enclose the deck. A stucco clad stair access structure measuring 9' in height and 8' in length and a dumb waiter also measuring 9' tall are located on the west side of the roof.

Evaluation

The addition's scale, massing, materials and fenestration are compatible with the subject property, its context, and the character of the historic district. The size of the addition is smaller than the historic house, establishing a subordinate relationship between the two. The use of stucco on a portion of the addition complements the house and the Hardi plank differentiates the new construction from the original building.

The roof deck is larger than those typically proposed for a single family home. A mock-up indicated the guardrail and trellis will be visible through the narrow open court from

the sidewalk immediately opposite the house and from the alleys to the rear and west of the property. Removing the trellis, recessing the deck from the west side of the house, or limiting the trellis to the rear portion of the roof should be explored to mitigate visibility. Because the portion of the deck with the 9' roof access and dumbwaiter structure will be located atop the proposed addition any visual impact of the structure on A Street or the alleyscape could not be fully tested. An open lot located on 7th Street provides views of the alley and rear elevations of several buildings along A Street. Visibility of the deck features from 7th Street also could not be evaluated. Refining the design to make it as discrete as possible is suggested. As currently proposed it raises preservation concerns as it introduces a significant structure, essentially a small room or pop-up, to the roof. Exploring alternatives, such as foregoing the dumb waiter to reduce the size of the structure or locating the stair access enclosure where it will be less obtrusive, if possible, is recommended.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act with the condition the applicant work with staff on the design and size of the roof structure, test for visibility, and adjust the plans as necessary.