

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

December 3, 2013

Mr. Karl B. Moeller
426 11th Street, SE
Washington, DC 20003



Re: Walker Court Garages (Square 0992 Lot 0818) Subject Property

Dear Mr. Moeller,

This letter is to confirm the substance of our PDRM discussion on July 2, 2013 concerning the subject property, an alley lot located on Walker Court, in an R-4 zone. The footprint of the structure is 1,097 square feet, and the property is 1,306 square feet. The tax address is 429 12th Street, SE [rear].

During our meeting, you provided to me a copy of the June 3, 1981 BZA decision in favor of the zoning variance application of Alex Marcotte [No. 13477], which granted an adjacent one-story garage in Walker Court approval to build a second story and convert that building, as well as a second horse barn also located in Walker Court, into separate two-story residences. That decision found, *"the reconstruction of the [garage] building on Lot 25 into a modern single family dwelling would be compatible with the character of the neighborhood and would not adversely affect the area."* See http://dcoz.dc.gov/orders/13478_992-25.pdf.

Also provided at our meeting was a PowerPoint presentation (attached) with photos of the three existing two-story carriage houses currently occupying Walker Court, two of which were mentioned in the Application mentioned above. Photos of the Subject Property were also included. The Property appeared dilapidated, unstable, and in need of significant repair.

Our meeting was held after your purchase of the property on April 10 and my April 2, 2013 email communication of which the by-right uses of alley lots were discussed.

Since our July 2nd PDRM, it was confirmed that the property has R-4 zone designation and, upon conferring with Mr. Bob Myers at the DC surveyor's office, Walker Court is considered to be a "named Public Alley". Named alleys are generally used when residences are present and mailing addresses in a public alley are needed.

The subject lot is below the minimum lot size of 1,800 sq. ft., though this is not uncommon for alley lots in the District. Subject to obtaining approval from the Board of Zoning Adjustment [BZA] the conversion of the existing garage into a single family residence, under 11 DCMR 2507.2, as that section requires that a minimum of a 30 foot wide alley for continuous access to a street, a condition that does not exist

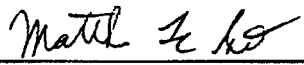
1100 4th Street, SW 3rd Floor Washington, D.C. 20024
Phone: (202) 442-4576 Fax: (202) 442-4871

Board of Zoning Adjustment
District of Columbia
CASE NO.18837
EXHIBIT NO.39

here. Similarly, subdividing the space to have two separate dwellings would also need BZA approval. Separately metered utilities would be needed for both addresses.

Owners may, by right, maintain any structure in perpetuity, and permits for this work are granted regularly. This maintenance work can include major renovations, such as replacing walls, repairing or strengthening a structure, adding foundation supports, reconstructing and rebuilding existing walls, changing an entrance-way, adding windows, and/or replacing a roof as long as the volume of the building is unchanged. Therefore, I determine that the restoration of the property would be reviewed under a by-right process. However, since the property is located in the Capitol Hill Historic District, the historic preservation staff in the Office of Planning should continue to be consulted, as you have already done, while your project continues to progress.

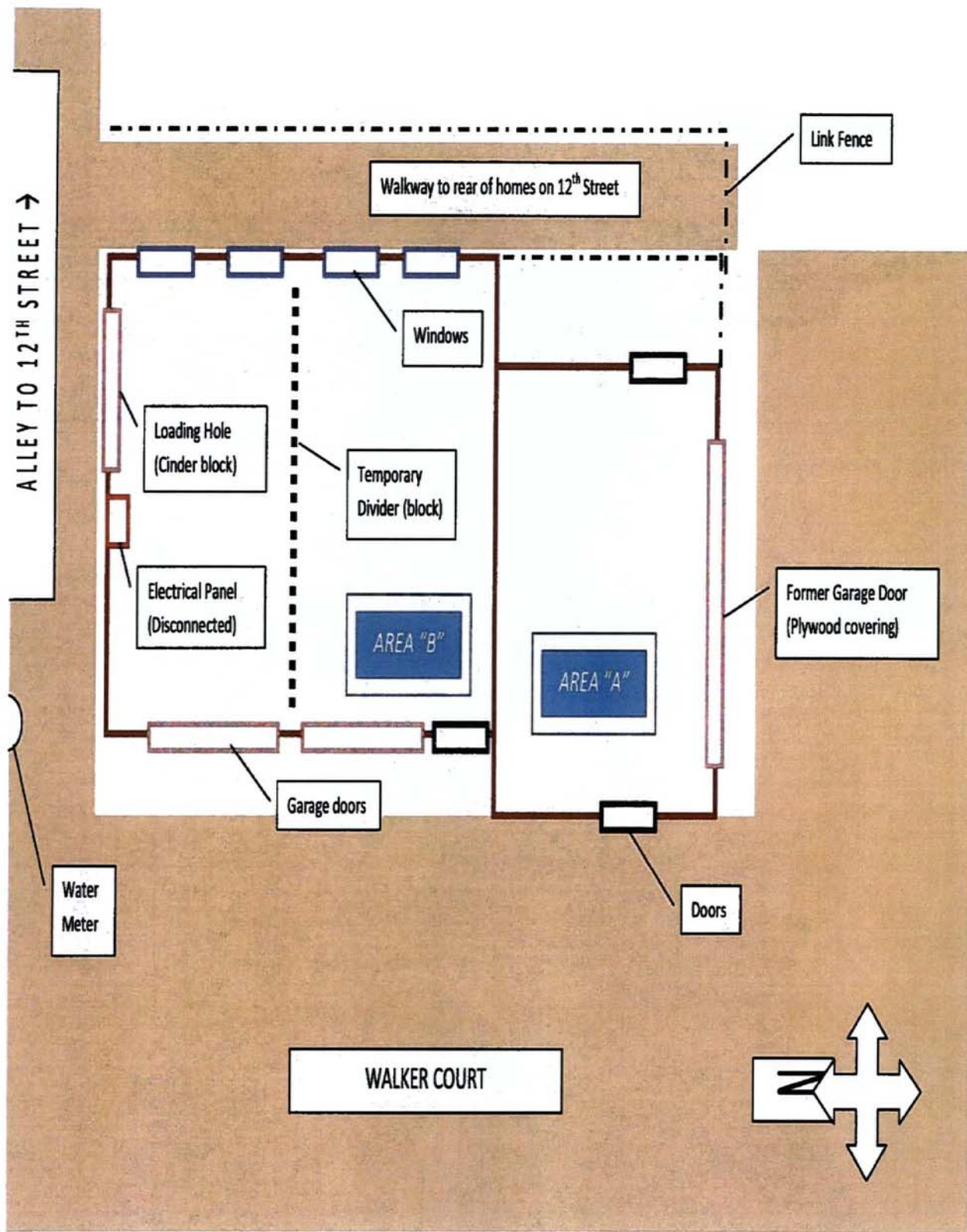
Please feel free to contact me if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachment- PowerPoint with conceptual plans and photos

**Walker Court Property
Square 992, Lot 818**

July 2 PDRM Meeting

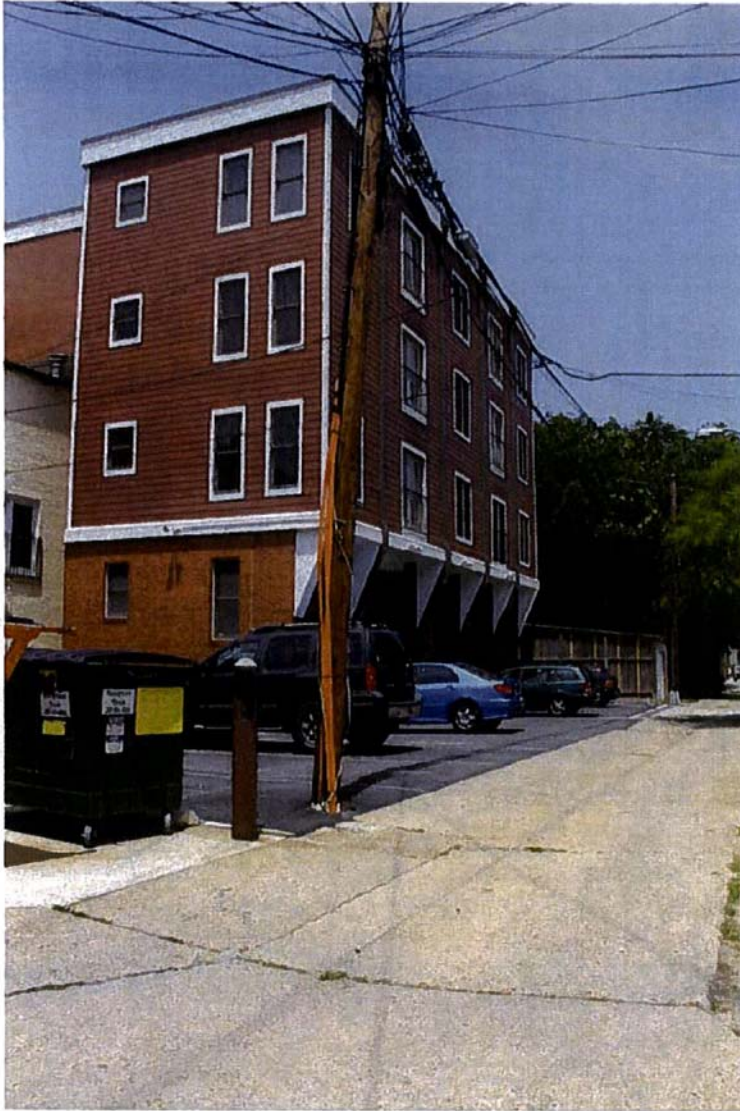




View facing NE looking at the South (plywood) and West sides of the building (plywood).



SE corner of building



Alley in Historic district, Shaw



South Plywood Wall – Inside
and outside view: open to
rodents and in need of repair





Gap around loading dock cinderblock – cinderblocks are leaning into the alley.