

Kate M. Olson

From: Ziad Demian <ziad@demianwilbur.com>
Sent: Friday, June 27, 2014 10:24 AM
To: Kate M. Olson
Cc: karl moeller; Jonathan Fitzpatrick; Julie Moeller
Subject: Fwd: Walker Court SE Project

Follow Up Flag: Follow up
Flag Status: Flagged

Kate,

I am forwarding the email with the chain that clearly identify what zoning relief or variances that we are requesting from the BZA. I am assuming that Karl has provided this to you.

This is a follow up email to your email requesting review and comment on the BZA

Ziad Elias Demian, AIA - APA

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----- Forwarded message -----

From: LeGrant, Matt (DCRA) <matthew.legrant@dc.gov>
Date: Tue, Mar 11, 2014 at 9:46 AM
Subject: RE: Walker Court SE Project
To: Julie <juliecmoeller@yahoo.com>, "Karl B. Moeller" <karl_moeller@yahoo.com>, "Beeton, Kathleen A. (DCRA)" <kathleen.beeton@dc.gov>
Cc: "Nero, Richard (DCOZ)" <richard.nero@dc.gov>, Ziad DWA <ziad@demianwilbur.com>, "McMillen, Frances (OP)" <Frances.McMillen@dc.gov>, "Lawson, Joel (OP)" <joel.lawson@dc.gov>, "Goldstein, Paul (OP)" <Paul.Goldstein@dc.gov>

Karl and Julie Moeller, et al:

I apologize for the delay in responding. My *responses* are as follows:

Section 2507.2

Variance clearly needed for an alley dwelling. *Agreed.*

Section 2507.4

Variance needed (though OP was comfortable using the wider alley in our case). *OK, I agree with OP and therefore a variance is not needed.*

Section 2507.1

I am a little unclear. *A variance from Section 2507 1 is required as the proposed use of a two family flat is not called out as an allowed use.*

Section 2101. *Since Section 2507 is silent on parking standards, it defaults to the R-4 standard requirement for a Flat which is one space, if you cannot provide one space then a variance would be required.*

Is there anything else I should ask for or consider? *No – I think you have it covered!*

Best Regards,

Matthew Le Grant

Zoning Administrator

Dept of Consumer and Regulatory Affairs

Government of the District of Columbia

1100 4th St SW - Room 3100

Washington, DC 20024

Phone: 202 442-4652

Email: matt.legrant@dc.gov

Web: <http://dcra.dc.gov/service/zoning-dcra>

As you spring forward, check your smoke alarm. It may be time for a new one. The DC Fire and Emergency Medical Services Department provides free installations of smoke alarms for owner-occupied District homes. Request an installation at <http://311.dc.gov> or call 202-673-3331.

From: Julie [mailto:juliecmoeller@yahoo.com]

Sent: Monday, March 10, 2014 2:21 PM

To: Karl B. Moeller; LeGrant, Matt (DCRA); Beeton, Kathleen A. (DCRA)

Cc: Nero, Richard (DCOZ); Ziad DWA; McMillen, Frances (OP); Lawson, Joel (OP); Goldstein, Paul (OP)

Subject: Re: Walker Court SE Project

Matt and Kathleen,

Karl and I are hoping you'll be able to respond to this note. We are very anxious to move forward.

Thanks,

Julie

On Feb 20, 2014, at 11:10 PM, "Karl B. Moeller" <karl_moeller@yahoo.com> wrote:

Hello Mr LeGrant,

I wonder if you (or Kathleen?) might take a quick moment to respond to my note from last Friday? A short answer would be fine, ie, "Yes, looks like you need all four - and don't forget to add XYZ, too." Or better still, "Just the first one - the others are OK from our perspective."

It looks like our BZA will now slip into March. I hate to think a citizen needs to "Lawyer Up" just to get through the process or turning an decrepit storage shed into something useful but I also want to get moving Any help would be greatly appreciated

I hope all is well with you, and thanks for any time you can put towards our little project

KBM

Karl B Moeller
h (202) 547-4245
c (202) 489-5845

From: Karl B Moeller <karl_moeller@yahoo.com>
To: "LeGrant, Matt (DCRA)" <matthew.legrant@dc.gov>
Cc: "Nero, Richard (DCOZ)" <richard_nero@dc.gov>, Ziad DWA <ziad@demianwilbur.com>, "McMillen, Frances (OP)" <Frances.McMillen@dc.gov>; "Lawson, Joel (OP)" <joel.lawson@dc.gov>, "Paul.Goldstein@dc.gov" <Paul.Goldstein@dc.gov>, "kathleen.beeton@dc.gov" <kathleen.beeton@dc.gov>
Sent: Friday, February 14, 2014 10 10 AM
Subject: Re. Walker Court SE Garage Project

Dear Mr Le Grant,

I've now spoken to Joel Lawson and believe I have all I need to submit my packet to the BZA for their consideration I plan to submit my application - hopefully - on Tuesday. Could you take a moment to confirm that I'm not forgetting something – and to clarify two areas?

Mr Nero, Mr Lawson and Mr Goldstein were very helpful in thinking over our Walker Court project They warned that I might hit snags when requesting building permits if I have not asked for ALL the proper variances from the BZA during our pending (likely April) meeting I thought you might glance at the variances I plan to request for our Walker Court project and let me know if you see a glaring hole???

Section 2507.2

Variance clearly needed for an alley dwelling.

Walker Court's main access alleys (from 11th and 12th streets) are 15 feet wide

Section 2507.4

Variance needed (though OP was comfortable using the wider alley in our case).

At our February 4, 2014 meeting, Mr. Lawson noted the property's wide 30 foot alley to the east and indicated that the Office of Planning would be amenable to using the wider alleys around the building to determine the allowable height in our unique case, rather than using the more restrictive 15-foot alley located to the North of the structure

I currently intend to request a variance to permit a 2-story structure approximately 25 feet tall at its highest point. If that's not necessary and your office can agree with Mr. Lawson on that point, I'd be glad to know

Section 2507.1

I am a little unclear

I seem to recall you and I discussing how the zoning regulations are silent on two family dwellings in alleys and they, therefore, do not forbid them. Since the building will be renovated (I am fixing up the existing building, not demolishing it) into a two unit dwelling (each over 1,000 sq feet), I am unsure if I'll be required to get an exception from 2507.1 which calls for a "one-family dwelling." Clearly I would need multiple, meters, etc (as you note in your PDRM letter), but is a variance needed for a two-family dwelling?

Or - would receiving a variance of 2507.2 (which also mentions one-family dwelling) take care of this point?

Sorry to be unsure. I may not recall this point correctly, as it is not written in my notes or transcribed into my re-typed copy

Section 2101

The prior owner used this building for storing items related to his construction business. It has not been used for parking in over 20 years - and the doors are too rotten to be opened regularly - and there is no power in the building for lighting, etc. The building is also not stable, with the north wall in poor condition and the roof sagging and leaking in several areas. No residences on Square 992 are using this building for parking, and none have for quite some time. Though a boat was once stored in one area (by an owner from Maryland), the other two are full of tile and construction materials. No active parking spaces will be "lost" when this project is completed.

My reading of this section of the Zoning regs seems to imply that a multi-dwelling building in an R-4 Zone needs 1 parking spot for every 3 dwellings. We won't have a place to park a car, so your advice here would be helpful. Is parking required, or is it permissible not to offer parking because there will only be two units?

Is there anything else I should ask for or consider?

THANK YOU!

I'm grateful for your thoughts,

KBM

Karl B. Moeller
h. (202) 547-4245
c. (202) 489-5845

From: "Lawson, Joel (OP)" <joel.lawson@dc.gov>
To: Karl B. Moeller <karl.moeller@yahoo.com>
Cc: "Nero, Richard (DCOZ)" <richard.nero@dc.gov>, "LeGrant, Matt (DCRA)" <matthew.legrant@dc.gov>, Ziad DWA <ziad@demianwilbur.com>, "McMillen, Frances (OP)" <Frances.McMillen@dc.gov>
Sent: Friday, January 31, 2014 2:38 PM
Subject: RE Walker Court SE Garage Project

Good afternoon Mr. Moeller. Thanks for the email – sorry for the delay in responding but I was out of the office.

We would be happy to discuss your proposal with you. Did you have a date or time that you would prefer? We can also discuss with you the changes we have proposed to the alley lot regulations although I believe that it will be some time before any new regulations are in place.

Have a good day

Joel Lawson, Associate Director for Development Review

DC Office of Planning

1100 – 4th Street SW, Suite E650

Washington DC 20024

Phone - 202-442-8802

*Metro – Waterfront Station on the **Green Line***

Cabi – 4th and M Street SW bikestation

Website - planning dc gov

ZRR – www.DCZoningUpdate.org and www.ZoningDC.org

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Look out for the homeless this winter. When the actual or forecasted temperature or wind chill is 32 degrees F or below, the District issues a Hypothermia Alert. To request support for persons who are homeless and on the street now, contact the Shelter Hotline at 1-800-535-7252 or 311 or email uposh@upo.org.

From: Karl B Moeller [mailto:karl_moeller@yahoo.com]

Sent: Friday, January 24, 2014 11:57 AM

To: Lawson, Joel (OP)

Cc: Nero, Richard (DCOZ); LeGrant, Matt (DCRA), Ziad DWA, McMillen, Frances (OP)

Subject: Walker Court SE Garage Project

Dear Mr Lawson,

I write in the hopes of gaining some insight and feedback from you regarding a project my wife and I have undertaken and are eager to get started on. While I am traveling next week, perhaps you would be able to meet during the week of February 3rd?

Background

We live at 426 11th Street SE (lot 806 of square 992) and were granted permission last year to build a third story addition onto our home in the Historic District. During that process, and when the approval seemed unlikely, we opted to purchase a dilapidated storage/parking structure behind our home in Walker Court (lot 818) that could enable us to have more living space and, hopefully, a guest room/in-law suite, etc. We have been following the planned zoning changes which - while not in force - appear to be headed in the direction of encouraging alley residences. I'll also note that there are three residences in Walker Court already, one of which was a one story garage until the late 1980's and the other which is a dual use building.

With the plans for an addition on hold, we have talked at length to DC government officials about the garage project - even **before** I purchased the property in April of last year. Amanda Molsen toured the property last year and commented that some historic brick-arched windows could be important to maintain but agreed it sounded like an exciting project. I have also exchanged emails/photos with her colleague, Francis McMillen. I also exchanged several emails with Mr. LeGrant which culminated in a PDRM meeting early in July of 2013. (One of Mr. LeGrant's recommendations was that I meet with you - which I should have followed sooner!!)

Yesterday I visited 441 4th Street to drop off the attached application for a special exception and was lucky to find Richard Nero in his office. He kindly took half an hour of his time to review my packet and provided me with excellent advice. He ALSO thought I should meet with you to go over the project. He wanted to ensure that my time before the board - likely in early April - was as efficient as possible and resulted in determinations on all necessary issues; ie, building height as it relates to the width of the alley, permission for a two family dwelling, etc. I opted not to file the application until you had a chance to meet with me. I also hope to be joined by Ziad, who designed our proposed building.

I look forward to your feedback and insights. Thanks in advance for any time you can provide.

Best,

KBM

Karl B. Moeller
h. (202) 547-4245
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