



GREENSTEIN DELORME & LUCHS, P.C.

1620 L STREET, N.W., SUITE 900  
WASHINGTON, D.C. 20036-5605  
tel (202) 452-1400 fax (202) 452-1410

[www.gdlaw.com](http://www.gdlaw.com)

John Patrick Brown, Jr.  
[jp@gdlaw.com](mailto:jp@gdlaw.com)

Kate M. Olson  
[kmo@gdlaw.com](mailto:kmo@gdlaw.com)

January 23, 2015

**VIA IZIS**

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 18855**  
Supplemental Submission  
David S. and Martha Stracener Dantzig (“Applicant”)  
213 11<sup>th</sup> Street, SE (Square 969, Lots 804 and 805) (“Property”)

Dear Chairperson Jordan and Members of the Board:

The Applicant requested, and was granted, a continuance of the hearing for BZA Case No. 18855 from November 18, 2014 to January 27, 2015. The request was made after the Applicant learned that some of their neighbors objected to the design of the addition to the one-family semi-detached dwelling (the “Project”). The continuance allowed the Applicant additional time to work with the neighbors and resolve the issues.

This submission is to update the Board on both the revised design and the support for the Project. The Applicant respectfully requests the Board waive its prehearing filing requirements for good cause shown. Specifically, this update could not reasonably be submitted prior to its review by ANC 6B on January 13<sup>th</sup> and the Historic Preservation Review Board on January 22<sup>nd</sup>.

**I. Updated Project Design**

In response to the concerns of some of their alley neighbors, the Applicant scaled back the design of the Project. The new design (see **Exhibit A**) consists of the second floor of the garage covering only the three northernmost bays of the five bays, whereas the previously proposed second floor addition to the existing five bay alley garage covered the entire footprint of the structure. The approximate size of the interior space of the addition in the original design was 800 SF. The revised Project reduces the approximate interior size to 485 SF.

The location and design of the existing roof and associated structure over the remaining two southernmost bays is intended to remain, to the extent possible, as is. The height and profile of the

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18855  
EXHIBIT NO.46

Chairperson Lloyd Jordan

January 23, 2015

Page 2

addition will remain the same as previously proposed and the architectural features will generally remain the same. The windows on the east and west sides have been adjusted and a window has been proposed to the second floor south wall. The proposed trellis connection has not been changed. **This revised plan does not change the zoning relief requested.** The Applicant has met with the concerned alley neighbors and the revised design has addressed their issues. The Office of Planning has also reviewed the revised Project.

## **II. Support for the Project**

ANC 6B submitted a report in support of the Project (entered into the record as Exhibit 44), as did the Capitol Hill Restoration Society (“CHRS”) (entered into the record as Exhibit 45). Since the revised plans scaled back the design and did not change the requested zoning relief it was unnecessary, for zoning purposes, for the Applicant to return to the ANC and CHRS.

However, the revised plan was presented to ANC 6B on January 13<sup>th</sup> to review for purposes of the pending historic preservation application (HPA #15-052). The ANC voted to support the revised Project, as evidenced by the attached letter to the Historic Preservation Office (“HPO”), dated January 15<sup>th</sup>. **Exhibit B.**

The Historic Preservation Office reviewed the revised design and issued a favorable staff report, for the January 22<sup>nd</sup> Historic Preservation Review Board (“HPRB”) Meeting, recommending HPRB find the concept of the addition and subdivision to be compatible with the Capitol Hill Historic District and delegate final approval to HPO staff. **See Exhibit C.** The Project was placed on the consent calendar and approved by HPRB on January 22<sup>nd</sup>.

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to ask Office of Zoning staff to contact the undersigned.

Very truly yours,  
GREENSTEIN DELORME & LUCHS, P.C.



By: \_\_\_\_\_

John Patrick Brown, Jr.



By: \_\_\_\_\_

Kate M. Olson

Enclosures

## CERTIFICATE OF SERVICE

I hereby certify that on January 23, 2015, a copy of the Supplemental Submission was served on the following:

**ANC 6B**  
921 Pennsylvania Ave., SE,  
Suite 305  
Washington, DC 20003  
(By U.S. Mail and Electronically [office@anc6b.org](mailto:office@anc6b.org))

**ANC Commissioner Steve Hagedorn, SMD 6B05**  
(Electronically [Steve6b05@anc6b.org](mailto:Steve6b05@anc6b.org))

**Ms. Brandice Elliott**  
D.C. Office of Planning  
(Electronically [brandice.elliott@dc.gov](mailto:brandice.elliott@dc.gov))

**Mr. Jamie Henson**  
D.C. Department of Transportation  
(Electronically [jamie.henson@dc.gov](mailto:jamie.henson@dc.gov))

**Mr. Gary Peterson, Chair of the Zoning Committee**  
Capitol Hill Restoration Society  
(Electronically [pgarylaw@aol.com](mailto:pgarylaw@aol.com))



---

Kate M. Olson