

Board of Zoning Adjustment for the District of Columbia

CASE:#FY-15-1-Z

Proposed freestanding two story garage serving a single family flat.

515 7th Street, SE

Lot 877 in Square 0853

Zoned R-4

DCRA File job#G1400073

This a proposal for a 16 foot tall by 24 feet wide and 25 foot deep 2 story garage in the rear of 515 7th St., SE , Washington, DC 20003 abutting a 28 foot wide alley. Exhibit #1

- 1) Special Exemption under 223.1 is requested for lot coverage to 70%**
- 2) Variance pursuant Section 403.2 for exceeding lot coverage in R-4 (Section 3103.2) if the Board finds the special exemption 223.1 does not meet the criteria/or in addition to the criteria.**
- 3) Variance pursuant to Section 2500.4 for exceeding the maximum height and number of stories for an accessory structure(Section 3103.2).**

The lot is 24 feet wide x 110 deep. The current structure is a single family flat of various heights, none exceeding 38 feet and averaging about 28 feet. The flat structure is subject to a Historic Preservation Covenant granted by the Owner, as the house was originally built in 1851 and is one of the older houses existing on Capitol Hill. Older plat books show the previous existence of a garage/carriage house accessory structure on the lot. It is unknown at what height the previous structure was. There are numerous non complying buildings both in the alley and on 7th Street.

The Alley is 28 feet wide with a 3 foot wide concrete sidewalk included. There are garages on either side of the subject property. The one to the South averages 11 feet in Height(Exhibit #2) and the one to the North averages 9 ½ feet high(Exhibit #3). Both garages are a little more than 25 feet deep and go from side lot line to side lot line. Except for one lot(Exhibit #9), all houses on the West side of this block of 7th Street have similar garages varying in height of ~ 9 feet to~ 13 feet(Exhibits #s4-8). At the West side of the Alley, there are significant variations. There are two 17' wide attached Single Family dwellings at 23 feet high(Exhibit

#10&11)(and adjacent to these is a zero lot line clearance one story garage/dwelling unit at about 12 feet high-Exhibit #12&13), one vacant lot, adjoining the narrow vacant lot are another two attached SF dwellings that are about 24 feet high-Exhibit #14(adjacent to those are large industrial buildings ~60 x 40 Feet at about 17 feet high-Exhibits #s 15,16 &17 and Exhibits # 34, 35, 36 & 37).

The building lot is rectangular and is flat. At first glance, it does not seem to present any exceptional difficulty that would merit a variance and/or a special exemption. This is not the case. This dwelling was built in 1851 when precise property lines were not always established by a survey prior to building. The current dwelling encroaches on the property to the North in various amounts from seven inches at the West side to more than that amount on the East side. This is a common occurrence for buildings erected at this time. The result of this encroachment is that the South side yard is 5'-0" wide on the applicants property and/or this was the intent to make the side yard five feet wide. City plat books maintained by DCRA's Surveyor's Office show a five foot side yard. Since the current Zoning Code allows side yards of five feet and wider to be counted in open lot area, we believe that this is a unique and perhaps exceptional difficulty. This area represents 12% of the lot area. Also, the building footprint on the North lot could represent up to another 3% of lot area. The current dwelling is large and contiguous with the dwelling at 513 7th St.,SE. It would be very expensive and impractical to correct the encroachment along its 62 foot length. Programming these results into lot coverage provides coverage of ~65% and 62% respectively with the addition of the new garage.

The height of the proposed garage would be more efficiently built at 16'-0" high due to the width of structural materials and the spans involved. This would allow for near minimum of seven foot head room in the vehicle and household storage areas. It serves the future public good to have a functional building that is not built obsolete.

The proposed garage would not impact natural light, ventilation or disturb the fabric of the alley and neighborhood. It seems reasonable to conclude from the size of the Alley width and the existing buildings that this was intended to be a residential Alley(note 3 foot wide existing vintage sidewalk!-Exhibit #8) and the proposed scheme would only enhance the fabric and texture of the Alley scape, as more and more jurisdictions are moving towards modulation and transition zones in planning the cityscape.

And, the proposal gets rid of an ugly fence(Exhibits 18 and 19), provides one new parking space and grants additional security to the immediate neighbors from “fence jumping” type criminal activity.

This proposal is a resubmittal of a previously granted Permit(2003) Exhibits 20-26 that the owner occupant was unable to construct for financial reasons and not being knowledgeable like many builders in DC, did not know to start and continue to work on it over the years to preserve her rights under that granted Permit.

Given these facts, the Owner, Ms. Sweek decided to apply for two different structural permits at 515 7th St.,SE. She was advised that current regulations would permit a structure of ~ 325 feet squared(at 60% of lot coverage for R-4) and so prepared documents for that structure and submitted application(G1400072). She was advised by an intake plans examiner that her prior permitted size and building could be approved by BZA action. She filed an additional application to reflect that previous permit which is now the subject of this BZA action(G1400073) Exhibits 27-33.

Historic Preservation wanted elimination of parapet walls, which was agreed to, Structure wanted a sloping garage floor to the alley...again agreed to. The Zoning Plans Examiner decided that neither application was in compliance , “ the lot coverage ratio gives you less than 100 square feet for a garage, ...the mezzanine you wish to construct is too large and is a second story” (despite being less than 33% of the floor area below-my note). Given that Plans Examiners have a wide discretion in interpretation of the Codes, we decided it best to pose these areas of dispute to the BZA and seek relief by the Boards action.

In summery, the proposed garage should be granted as requested because it adds value to community, is pleasing to the eye(like a waterfront residence-it makes another formal entrance to the property...important for the texture of a historic residential alley), adds to the property values of neighbors, enhances the function of the property by provide vehicular storage and storage space for personal goods, recreates and confirms the ambience of the original 1851 dwelling, provides security, does not penalize those who wish to preserve Historic buildings and provides a spark for further improvement of this very interesting and probable very historic Alley. And for all these reasons and the reason that it has historically been the Board’s intent to provide relief as follows:

Case # 1863-B The Board approved and affirmed the decision to permit greater lot coverage by 223.1 of the Zoning Code and a Variance for greater height(second

floor addition to an existing garage) at 117 "C" St.,SE(CAP/R-4), on November 8th, 2011

Case #18293 The Board approved a second story addition and additional lot coverage in an R-4 Zone at 1819 10th St.,NW, on January 17th, 2012

Building Permit # B456380(October 30, 2003), The Board affirming it's decision in an Appeal Hearing of February 21, 2006 to permit a noncomplying height and lot coverage accessory 2 story garage structure at 5362 27th St.,NW

Application # 18398 The Board approved Variances for Height(two story garage), Lot coverage for backyard and a Special Exemption for Lot Coverage at 2130 Bancroft Place, NW on January 8th, 2013.

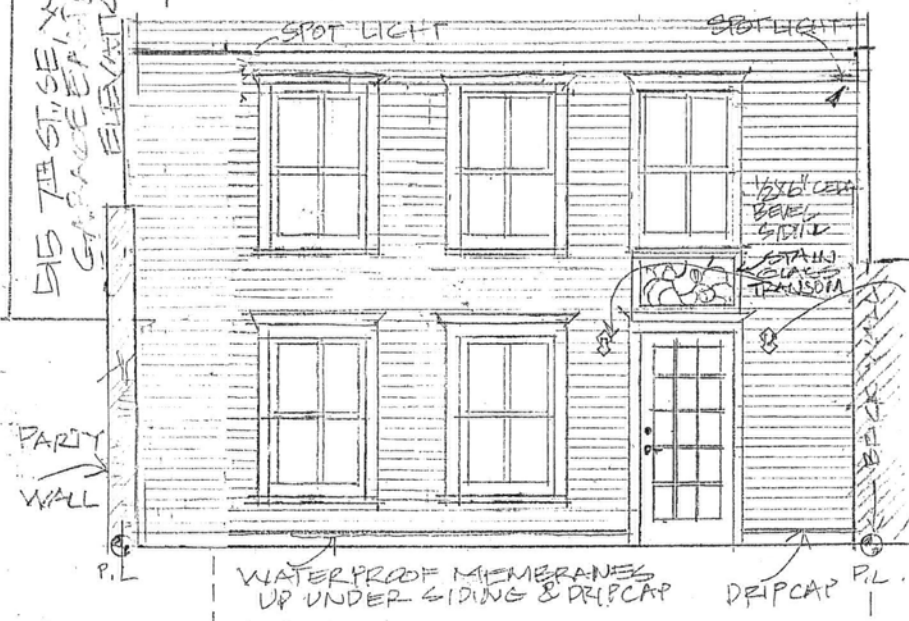
We, respectfully request the Board to Grant relief to build the two story garage at 515 7th Street, SE, Washington, DC 20003 per attached specifications.

Submitted by: Frederick Holl, agent for	Sonja Sweek: 515 7 th St., SE
1118 4 th St.,NE	Washington, DC 20003
Washington, DC 20002	202-270-8972, 202-485-8231
202-809-2409	cascadeast@erols.com
rickholl@ymail.com	

Signed Frederick Holl , 11/24/14_____

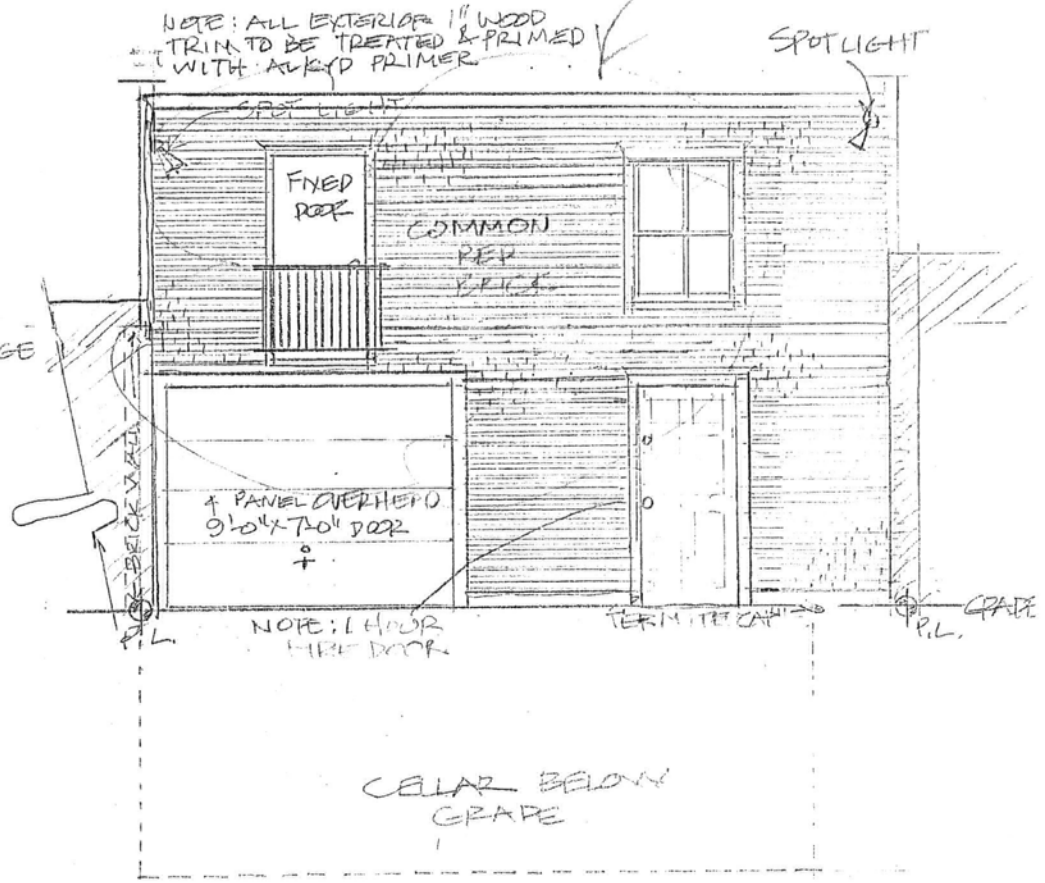
SR-14-04997(2014)

DIS TRIST SE, WASH, DC
GASCE ELEVATIONS
F.D.H.G.L.
20,809-
2409



EAST ELEVATION $\frac{1}{4}" = 1'-0"$
PATIO YARD SIDE

341861 #29



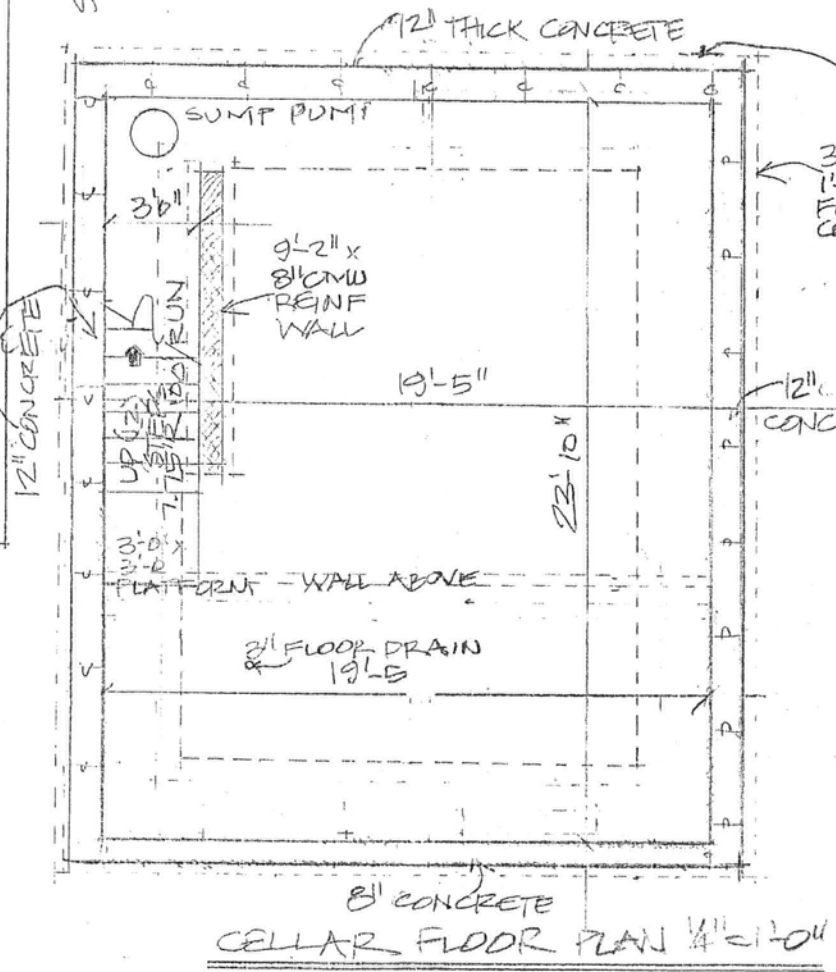
WEST ELEVATION $\frac{1}{4}" = 1'-0"$
ALLEY SIDE

REVISED 02/01/2015

2429' VOLCAN BENTONITE VII

1'-0" WIDE
 CELLAR FLOOR PLAN
 NORTH ELEVATION

SECTION "A"
 OF BL



3'-9" WIDE X
 1'-0" THICK
 FOOTING
 CONTINUOUS

SECTION
 "B"
 12" CONCRETE

5'-8" WALK
 5'-8"

N.E.P.W.
 (BRICK)

PATIO
 SIDE
 GRADE

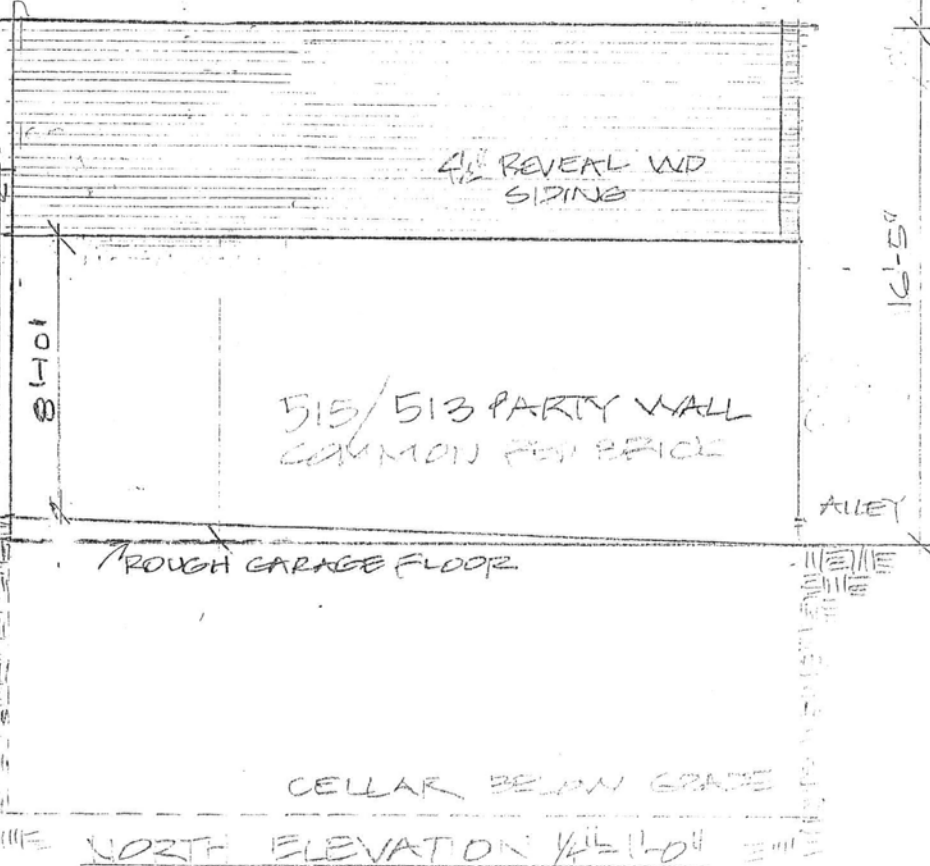


EXHIBIT #31

1. ALL WORK TO BE DONE TO BEST STANDARDS OF TRADE
2. CONCRETE FLOOR TO BE 2500 LBS/FT², XRAUS 3000 LBS/FT²
3. ALL MEASUREMENTS TO BE FIELD VERIFIED
4. NAILING SCHEDULE TO CONFORM WITH 2006 IRC
5. CONCRETE PLANK MANUFACTURER IS TO PROVIDE P.E. CIVIL APPROVED DOCUMENTS PER DCRA APPROVAL
6. SUBSTITUTIONS MAY BE USED BUT MUST BE APPROVED BY DESIGNER AND OWNER OR BY P.E. STRUCTURAL WHEN APPLICABLE

DESIGN NOTES:

1. GARAGE FLOOR DESIGNED FOR (9) NINE PASSENGER VEHICLE: 100 LBS/FT² WITH 4.5" X 4.5" SPOT STRENGTH OF 3000 LBS. SOIL BEARING $\geq 4000 \text{ LBS/FT}^2 = F_B$

2) DESIGN LOADS:

ROOF: 20 LBS/FT² LIVE LOAD
10 LBS/FT² DEAD LOAD

TOTAL ROOF = 30 LBS/FT²

2ND FLOOR: 30 LBS/FT² LIVE LOAD

1ST FLOOR: STORAGE SIDE: 30 LBS/FT² LL
GARAGE SIDE: 100 LBS/FT²

CALCULATED LOADS:

ROOF LOAD TO CENTER PARTITION:
(PER LINEAL FT.) = 450 LB/FT

2ND FLOOR LOAD TO FIRST FLOOR:

$20(5) \times 30 = 3000 \text{ LB/FT}$

$15(75) \times 300 = 3375 \text{ LBS TOTAL LOAD ON HOLLOW CORE CONC. PLANK}$

MANUFACTURER VALUE =

250 LBS/FT² PER 20' SPAN

287 LBS/FT² PER 17' SPAN

$5.5 \text{ FT} \times 250 \text{ LBS} = 1375$

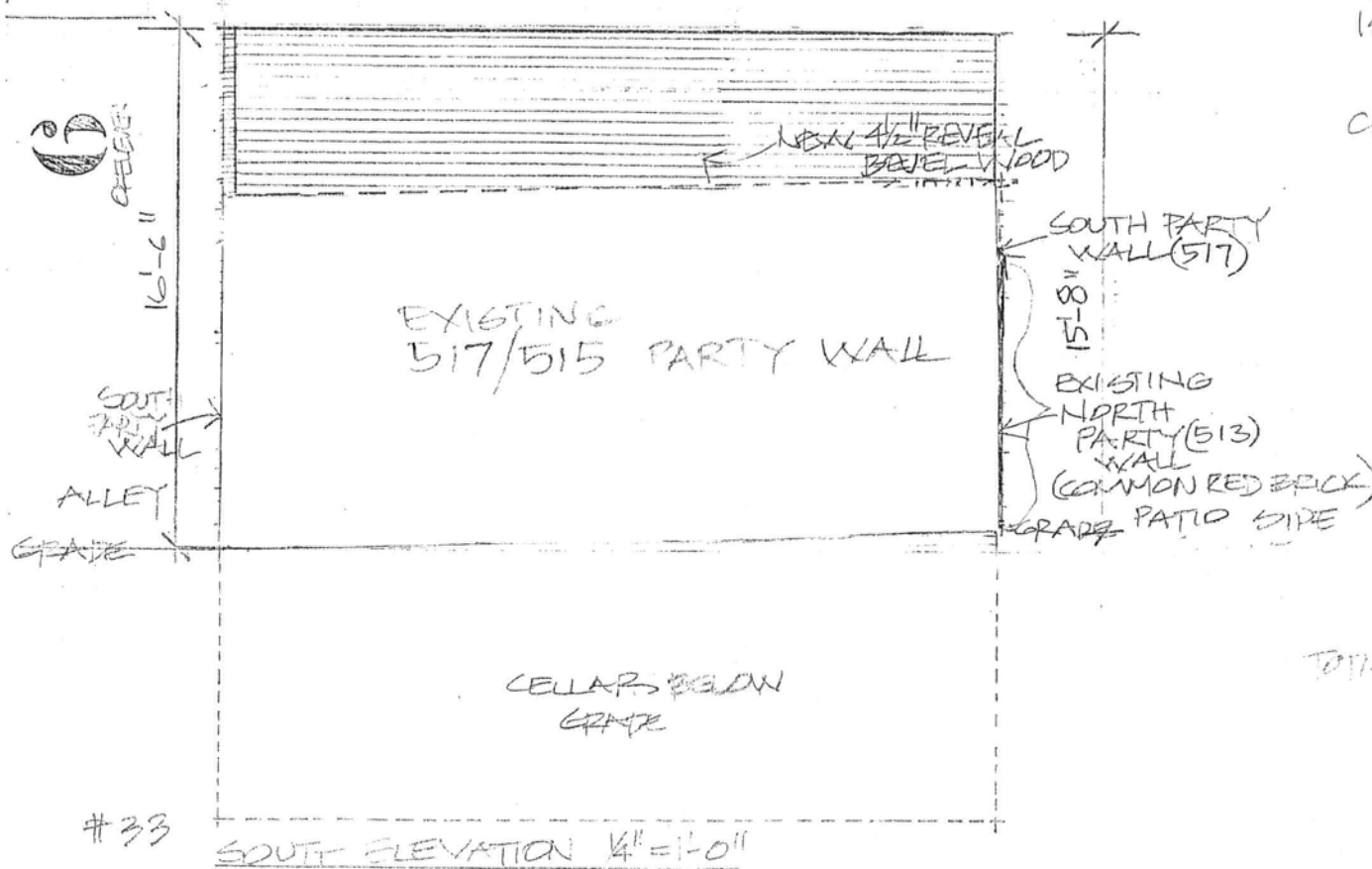
$9.0 \text{ FT} \times 287 \text{ LBS} = 2583$

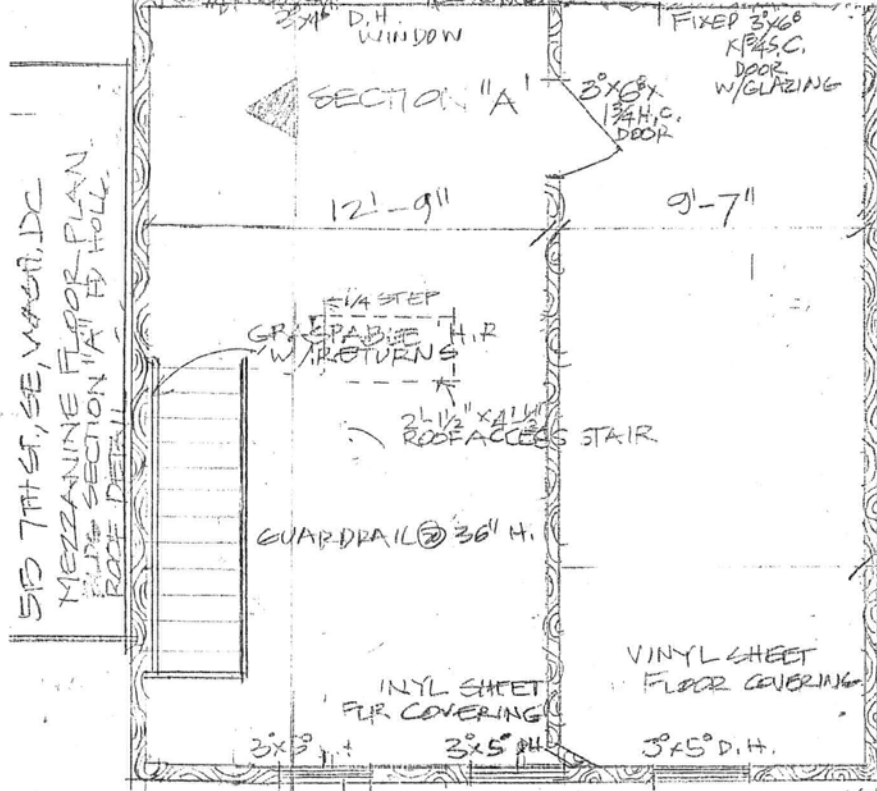
TOTAL PERMITTED

LOAD: 3958 LBS

TOTAL CALCULATED LOAD: 3375 LBS

DID 1/2" W/ST, 1/2" SOUTH ELEVATION, GENERAL NOTES

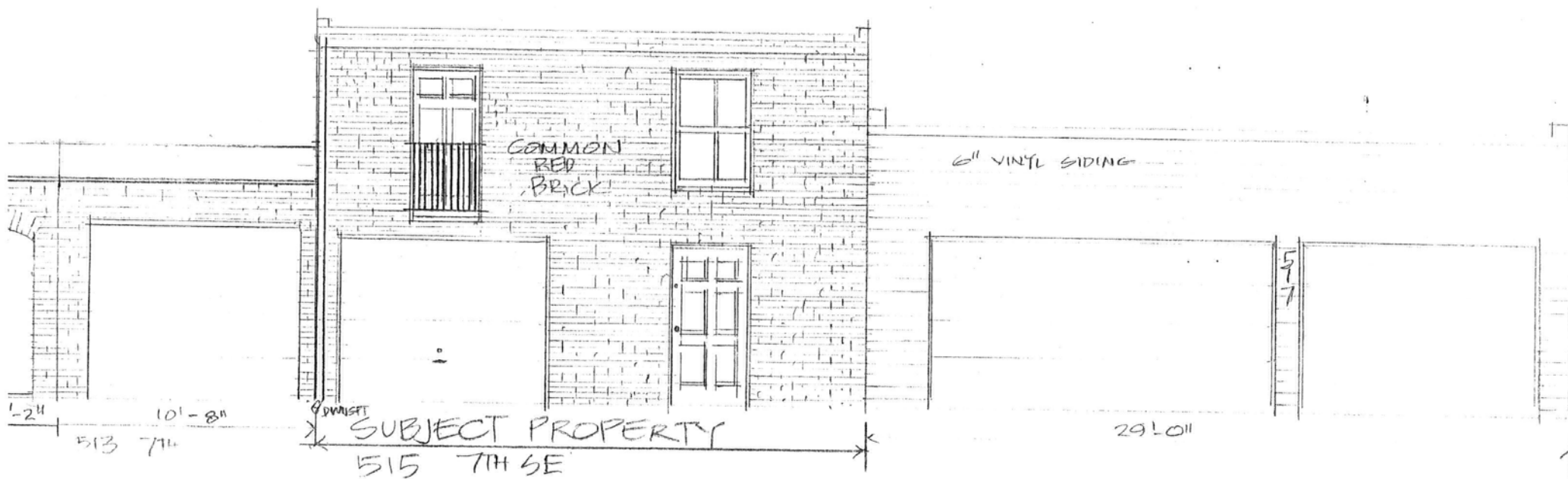




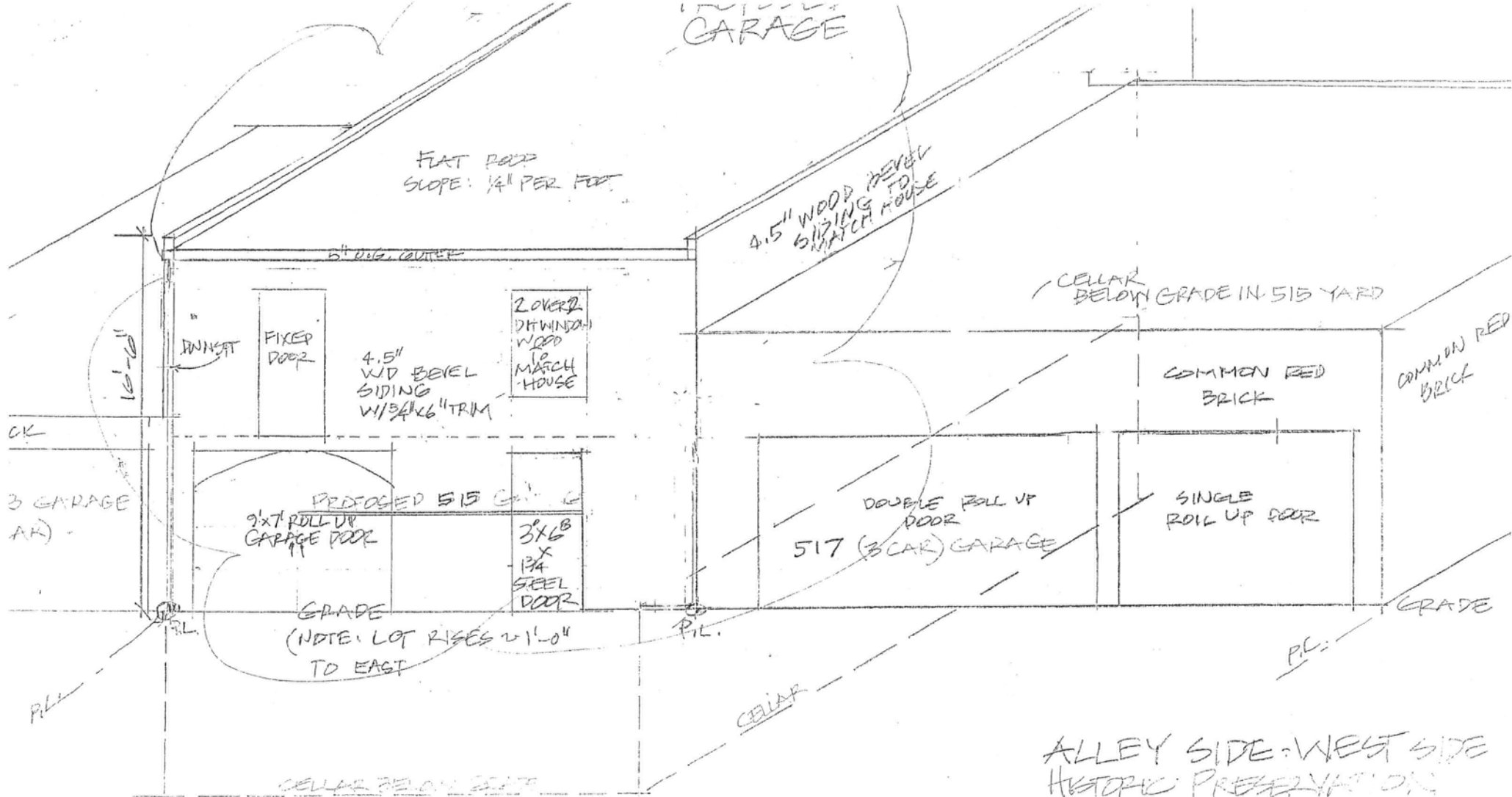
SECTION "B"

REVISED 02/01/2015





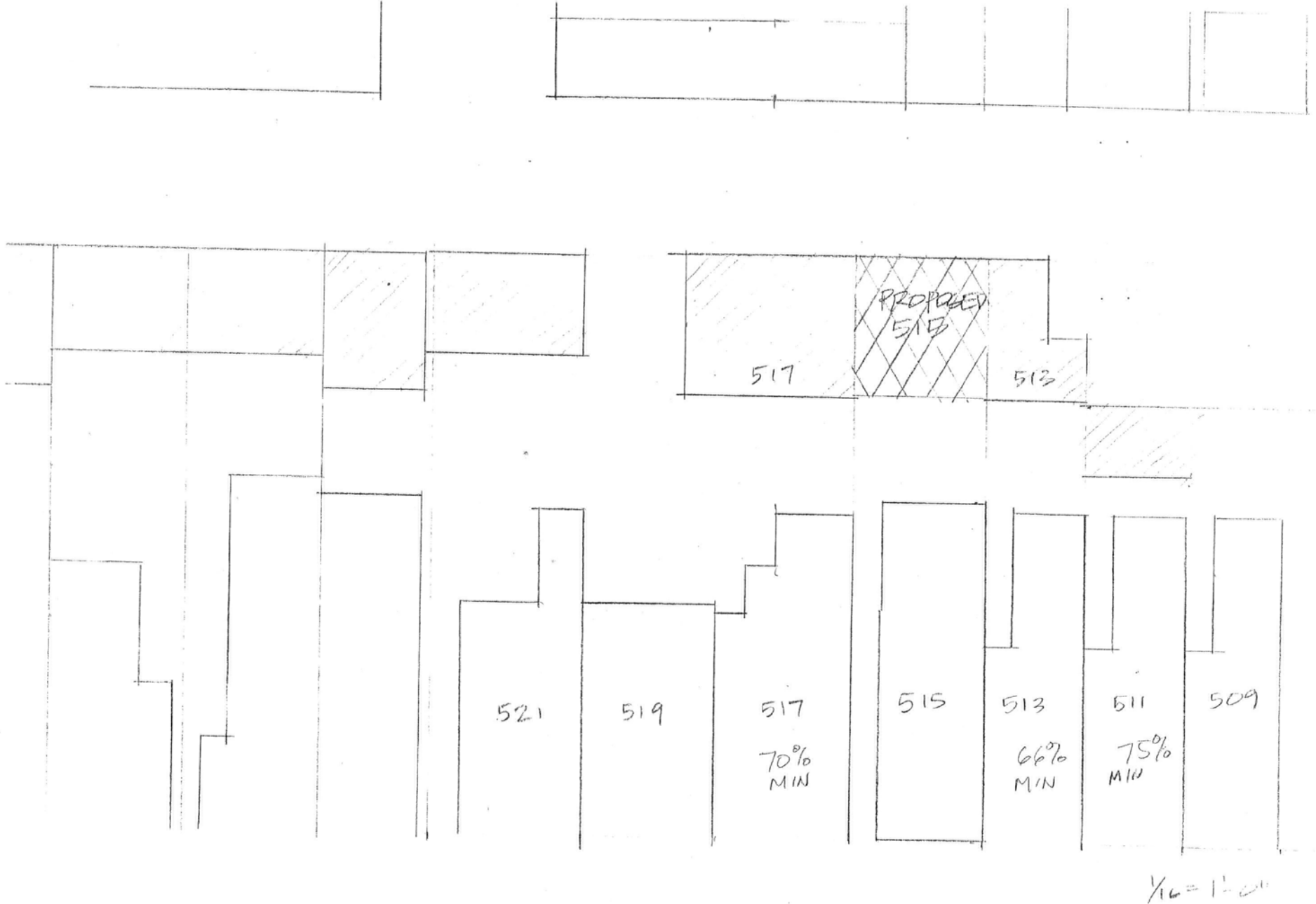
ALLEY ELEVATIONS $\frac{1}{4}" = 1'-0"$
FD HALL 2028032A09



MM
X 1/2" = 1' = 2'

REVISED 02/01/2015

ALLEY SIDE - WEST SIDE
HISTORIC PRESERVATION
515 7th Street, Kansas City, MO
© 2015 Historic Preservation
Scale 1/4" = 1'



ANC 6B

Capitol Hill / Southeast

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

Executive Director
Susan Eads Role

February 12, 2015

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

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Kirsten Oldenburg

Vice-Chair
Brian Flahaven

Secretary
Daniel Chao

Treasurer
Diane Hoskins

Parliamentarian
Denise Krepp

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SMD 3 *James Loots*
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SMD 5 *Steve Hagedorn*
SMD 6 *Nick Burger*
SMD 7 *Daniel Chao*
SMD 8 *Chander Jayaraman*
SMD 9 *Brian Flahaven*
SMD 10 *Denise Krepp*

VIA: Interactive Zoning Information System Filing

RE: BZA #18935, 515 7th Street SE, pursuant to 11 DCMR § 3103.2, for variances from lot occupancy requirements under § 403.2 & maximum height & number of stories of accessory structures requirements under § 2500.4 to allow construction of two-story garage in R-4 District

Dear Mr. Moy:

At its regularly scheduled, properly noticed meeting on February 10, 2015, with a quorum present, Advisory Neighborhood Commission 6B (ANC 6B) voted 7-1-2 in support of the applicant's above-referenced request. 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 and the applicant's arguments in support of the requested variances are valid.

Please contact Commissioner Nick Burger, ANC 6B's Planning and Zoning Committee Chair, at 202-246-9928 or nick6b06@anc6b.org if you have questions or need further information. Thank you.

Sincerely,



Kirsten Oldenburg
Chair

Enclosure



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.:	18935	Case Name:	Sonja Sweek
Address or Square/Lot(s) of Property:	515 7th Street SE, Sq 877, Lot 853		
Relief Requested:	variances		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	0	2	/	11	0	/	1	5	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
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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.

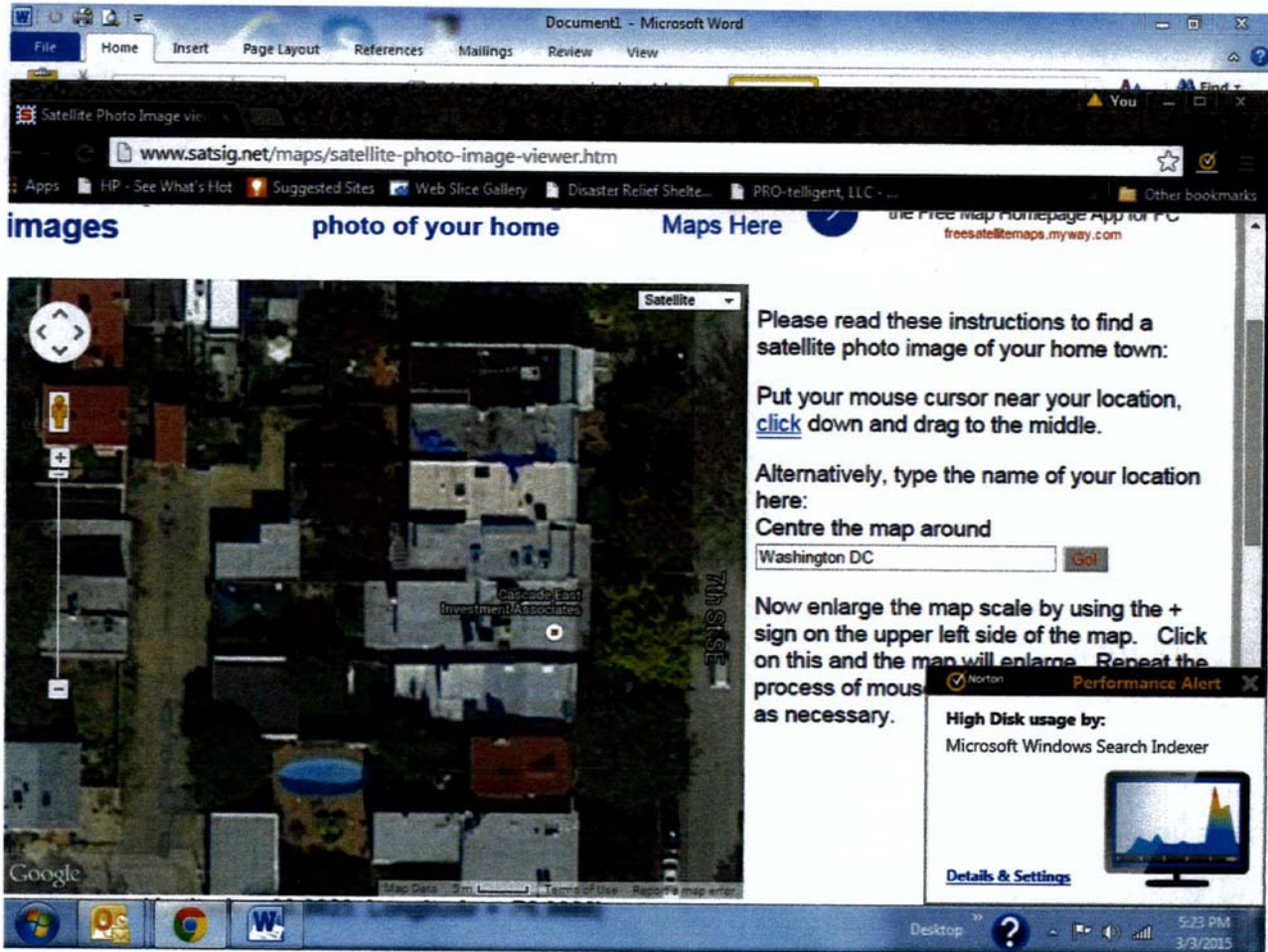
The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

See attached letter.

AUTHORIZATION

ANC	6	B	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	7-1-2	
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:			Kirsten Oldenburg		
Signature of Chairperson/ Vice-Chairperson:		Kirsten Oldenburg		Date:	02-12-15

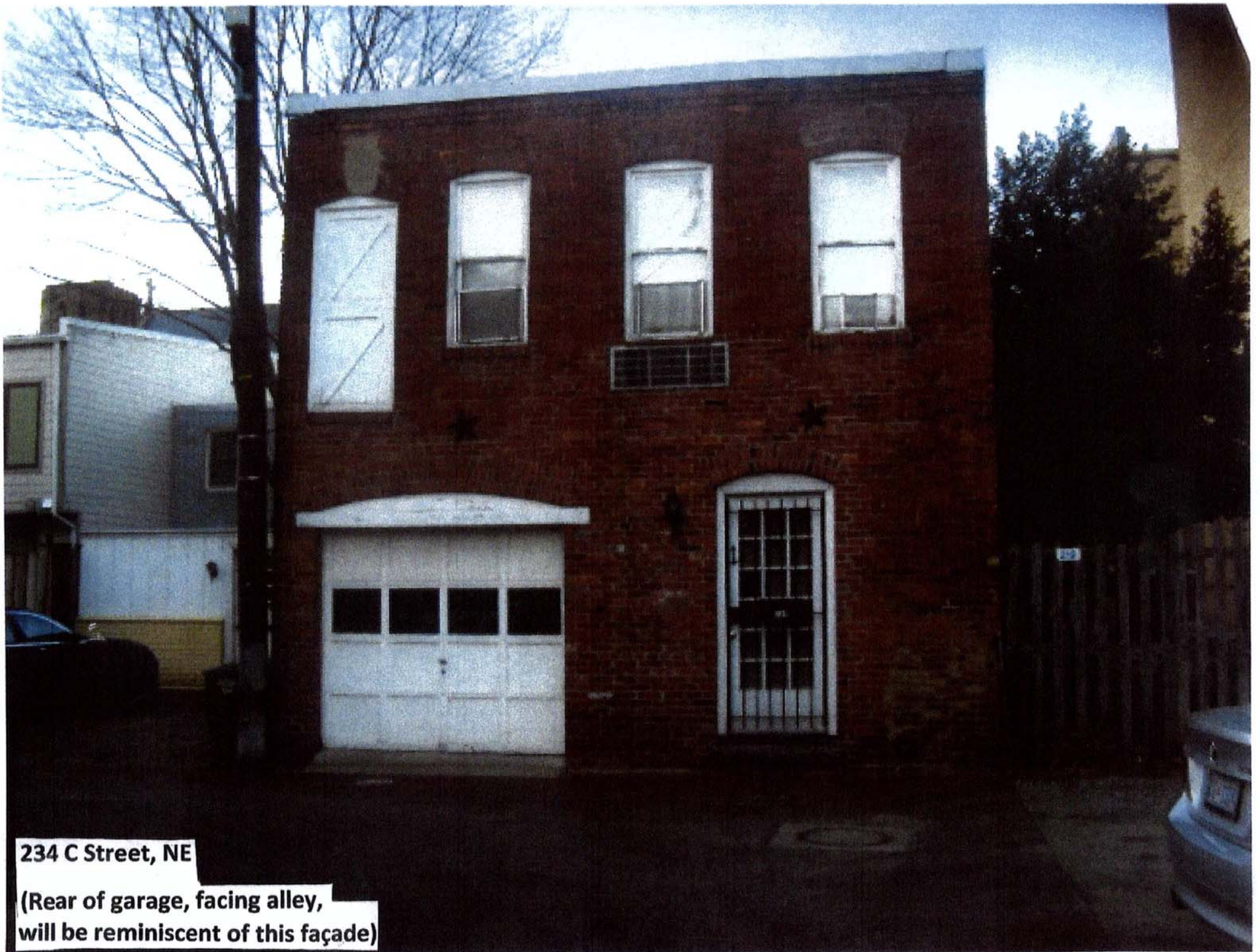
ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.





515 7th Street, SE

(Front of garage, facing garden,
will be reminiscent of this façade)



234 C Street, NE

**(Rear of garage, facing alley,
will be reminiscent of this façade)**



PUBLIC NOTICE
OF
BOARD OF ZONING ADJUSTMENT
HEARING

APPLICATION NO.

18935
OF

Sonja Sweek

THE BOARD OF ZONING ADJUSTMENT OF THE
DISTRICT OF COLUMBIA WILL HOLD A PUBLIC
HEARING IN SUITE 220-S, ONE JUDICIARY
SQUARE, 441 4th STREET, N.W. ON **03/10/15**
AT **9:30am** TO CONSIDER A PROPOSAL FOR

Application of Sonja Sweek, pursuant to D.C. ZONING & PLANNING ACT

For the purpose of the Board of Zoning Adjustment's (BZA) review of the
proposed change and whether it meets the requirements of the Zoning
Act, the BZA is reviewing the construction of a residential garage in the B-1 District
in accordance with the BZA's regulations.

FOR MORE INFORMATION, PLEASE CONTACT THE BOARD OF ZONING ADJUSTMENT

1100 11th STREET, N.W., SUITE 220-S, WASHINGTON, D.C. 20004

202-696-6000, TDD 202-696-6001

1100 11th STREET, N.W., SUITE 220-S, WASHINGTON, D.C. 20004

202-696-6000, TDD 202-696-6001

THIS SIGN MEANS THAT THE PROPOSER HAS BEEN GIVEN THE OPPORTUNITY TO BE HEARD BY THE BOARD

BZA Advisory Sign
posted front & rear
February 12, 2015



BZA Advisory Sign
posted front & rear
February 12, 2015

PUBLIC NOTICE
OF A
PENDING APPLICATION
HISTORIC PRESERVATION REVIEW BOARD

HPA # 15-255 APPLICANT NAME: Santa SWEET

PROJECT ADDRESS: 515 7th SE

PROJECT DESCRIPTION:

PROPOSE TO BUILD A 24'x25'
GARAGE W/MAXIMUM 16' HEIGHT AT
ALLEY SIDE FOR VEHICLE STORAGE &
HOUSEHOLD STORAGE.

THIS PROJECT MAY BE SCHEDULED FOR AN UPCOMING PUBLIC
MEETING OF THE HISTORIC PRESERVATION REVIEW BOARD (HPRB).
ANY INTERESTED PERSON MAY SUBMIT WRITTEN COMMENTS ON THE
APPLICATION AND MAY SPEAK AT THE MEETING.

FOR DIRECT ACCESS TO WEBSITE INFORMATION - <http://hprb.com/HPA255>

INFORMATION ON THE HISTORIC PRESERVATION BOARD (HPB) WEBSITE INCLUDES:

- NAME AND CONTACT INFORMATION FOR THE HPRB STAFF MEMBER ASSIGNED TO THIS CASE
- DATE, TIME, LOCATION, AND AGENDA OF UPCOMING PUBLIC MEETING

PROJECT PLANS ARE NOT AVAILABLE ON THE HPRB WEBSITE. TO VIEW PLANS OR OBTAIN MORE INFORMATION,
PLEASE CONTACT HPRB BY EMAIL OR PHONE, OR VISIT THE OFFICE ON WEEDAYS BETWEEN 9 AND 5.
COMMENTS MAY BE SUBMITTED BY EMAIL, FAX, OR REGULAR MAIL TO THE ADDRESSES BELOW.



THE HISTORIC PRESERVATION BOARD, THE OFFICE OF PLANNING
1100 4TH STREET, NW, SUITE 1000, WASHINGTON, DC 20004
www.preservationdc.gov • historic.preservation@dc.gov
(202) 442-5000 • (202) 442-7035



THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED WITHOUT AUTHORIZATION

From: Harrison Flakker [mailto:HFlakker@abcimaging.com]

Sent: Tuesday, March 03, 2015 5:19 PM

To: cascadeast@starpower.net; todd.bissey@gmail.com

Cc: frederick holl; cascadeast@erols.com

Subject: RE: Weekend service adjustments March 6-8 for rebuilding

Sonya,

I am writing to lend my support for your project. As I have shared, I am happy you are investing in our neighborhood.

I specifically support the facade work you have designed.

Please let me know if I can provide more information.

Sincerely,

Harrison Flakker

517 7th Street SE

Washington, DC 20003

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

CAPITOL HILL WARD
SUITLAND MARYLAND STAKE

Advisory Neighborhood Commission 6B
921 Pennsylvania Avenue, SE Suite 305
Washington, DC 20003

February 2, 2015

Dear Advisory Neighborhood Commission 6B Members:

I am writing on at the request of Sonja Sweek regarding her request to seek variances for constructing a two-story garage behind her home at 515 7th Street SE.

I am currently serving as the bishop of the Capitol Hill Ward of the Church of Jesus Christ of Latter-day Saints, whose building is currently under construction at 522 7th St. SE, immediately across the street from Ms. Sweek's residence. I have reviewed the plans that she has submitted for permits and she has informed me of the variances she is seeking. My understanding is that these variances are needed to enable her to park her vehicle in her garage versus on the street. As parking is always a concern for our congregation and for the neighborhood generally, I support these variances. I have also reviewed the designs and feel they are in keeping with the original historic character of her home and other structures on the street and alley.

I am happy to address any further concerns or questions the Commission may have and may be reached at 703-298-9624.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Howell', with a stylized, flowing script.

Darrin Howell
Bishop, Capitol Hill Ward

Sonja Sweek

From: Cher Stepanek <7morels@gmail.com>
Sent: Monday, February 02, 2015 9:55 PM
To: office@anc6b.org
Cc: Sonja Sweek
Subject: Proposed Structure at 515 7th Street SE

Dear Ms. Role and others whom it may concern:

My name is Cheryl Stepanek, and I live at 510 7th Street SE. I am writing to let you know that I have no objection to the proposed construction of a 2-story garage at Sonja Sweek's property at 515 7th Street SE, and support the proposed construction.

I cannot attend the coming hearing, but do not hesitate to contact me for any further information regarding my support of this proposal.

Thank you.

Best regards,

Cheryl Stepanek

510 7th Street SE

Washington DC 20003