



ADVISORY NEIGHBORHOOD COMMISSION 4C

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March 27, 2015

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Government of the District of Columbia
DC Office of Zoning
Board of Zoning Adjustment
441-4th Street, NW Suite 2005
Washington, DC 20001

RE: BZA Appeal / DCRA Building Permit #B1409828
(Revised 03/27/15: Building Permit #B1505734)

Dear BZA Board Members:

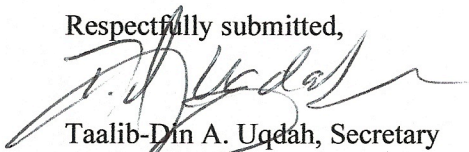
On the authority of Advisory Neighborhood Commission 4C (ANC 4C), I have attached a **RESOLUTION AND AUTHORITY FROM ADVISORY NEIGHBORHOOD COMMISSION 4C, AS APPELLANT OPPOSING THE ISSUANCE BY DCRA/ZONING ADMINISTRATOR OF BUILDING PERMIT #B1409828 IN THE MATTER OF 1117 ALLISON STREET, NW; WASHINGTON, DC 20011 AUTHORIZING LYN ABRAMS TO REPRESENT THE INTEREST OF ANC 4C BEFORE THE BOARD OF ZONING ADJUSTMENT;** (Resolution/Authority), dated March 11, 2015 and signed by our Chairman, Commissioner Vann-Di M. Galloway, supporting our report, appeal and representation by SMD 4C03 resident, Ms. Lyn Abrams, 1119 Allison Street, NW; Washington, DC 20011.

For the reasons articulated in that Resolution/Authority – articulated on Page 2 – and our Appellant Report – attached – we are recommending to the BZA to take a closer look at our concerns and accordingly, give them the great weight – guaranteed meaningful consideration – they are due, even after the effective revisions granted this past Friday to 1117 Allison, LLC, by DCRA/Zoning Administrator Matt LeGrant.

Procedurally, for this Resolution/Authority to be perfected, ANC 4C must establish a quorum for any official business, authorized under DCMR for any ANC, which requires that our meeting: (1) Be properly noticed; (2) Be held in a public forum; and (3) Include the presence of at least six (6) Single Member District Commissioners (SMD) in order to constitute that quorum.

At a properly noticed ANC 4C public meeting – March 11, 2015 – a majority of those duly named, elected and sworn-in SMD Commissioners, with that quorum being present, upon considering a motion of the foregoing appeal report for 1117 Allison Street, NW, associated with Permit #B1409828 – *revised 03/27/15* – concluded by a vote of ten (10) yeas and zero (0) nays – to accept the report, to support the appeal of Ms. Lyn Abrams, and in a separate second motion, at the same duly noticed and authorized meeting, to have Ms. Lyn Abrams be the person named and authorized by the ANC to present its report before the BZA; concluded by a vote of nine (9) yeas and one (1) nay to have Ms. Abrams affect such representation.

Respectfully submitted,



Taalib-Din A. Uqdah, Secretary
ANC 4

P.O. Box 60847
Washington, DC 20039

801 Shepherd Street, NW Board of Zoning Adjustment
Washington, DC 20011 District of Columbia

CASE NO.19009
EXHIBIT NO.4



ADVISORY NEIGHBORHOOD COMMISSION 4C

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RESOLUTION AND AUTHORITY FROM

ADVISORY NEIGHBORHOOD COMMISSION 4C (ANC 4C)
AS APPELLANT

OPPOSING THE ISSUANCE BY DCRA/ZONING ADMINISTRATOR
OF BUILDING PERMIT #B1409828

IN THE MATTER OF

1117 ALLISON STREET, NW; WASHINGTON, DC 20011

AUTHORIZING LYN ABRAMS TO REPRESENT THE INTEREST OF ANC 4C
BEFORE THE BOARD OF ZONING ADJUSTMENT

BZA Case # _____

MARCH 11, 2015

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WHEREAS, pursuant to applicable District laws, each Advisory Neighborhood Commission ("Commission") may advise the Council of the District of Columbia, the Mayor and each executive agency, and all independent agencies, boards and commissions of the government of the District of Columbia – including the Board of Zoning Adjustment (BZA) – with respect to all proposed matters of District government policy including, but not limited to, decisions regarding planning, streets, recreation, social services programs, education, health, safety, budget, and sanitation which affect that Commission area [D.C. Official Code §§ 1-309.10(a)];

WHEREAS, proposed District government actions include actions of the Council of the District of Columbia, the executive branch, or independent agencies, boards, and commissions. In addition to those notices required in D.C. Official Code §§ 1-309.10(a), each agency board and commission shall, before the award of any grant funds to a citizen organization or group, before the transmission to the Council of a proposed revenue bond issuance, or before the formulation of any final policy decision or guideline with respect to grant applications, comprehensive plans, requested or proposed zoning changes, variances, public improvements, licenses, or permits affecting said Commission area, the District budget and city goals and priorities, proposed changes in District government service delivery, and the opening of any proposed facility systems, provide to each affected Commission notice of the proposed action as required by D.C. Official Code §§ 1-309.10(b);

WHEREAS, the issues and concerns raised in the recommendations of the Commission shall be given great weight during deliberations by government entities, and great weight requires acknowledgement of the Commission as the source of the recommendations and explicit reference to each of the Commission's issues and concerns [D.C. Official Code §§ 1-309.10(c)(3)(A)];

WHEREAS, the Commissions are the bodies of government with the closest ties to the people and they are expected to advise the city on issues, including fees, taxes, zoning, social services programs, health, emergency preparedness, economic development, transportation and infrastructure issues;

WHEREAS, On February 06, 2015, the Department of Consumer and Regulatory Affairs, (DCRA), issued a building permit – Permit #B1409828 – to 1117 Allison, LLC for Lot 0059 and Square 2918 – 1117 Allison Street, NW – authorizing the conversion of an existing single-family dwelling into three (3) dwelling units that included the removal of the interior partitions and rear exterior walls, and the construction of a rear addition, as well as a third floor addition; extending to the property line on the lateral sides; each unit consisting of two bedrooms and 2.5 baths per unit – nine toilets, nine sinks and six shower/bathtubs – three rear balconies with rear stairs for egress, with two rear parking spaces for the three units;

WHEREAS, §§330.1 thru §§330.3 under Title 11 of the DC Municipal Regulations (DCMR) – R-4 Districts: General Provisions – §330.1: “. . . is designed to include those areas now developed primarily with row dwellings, but within which there have been a substantial number of conversions of the dwellings into dwellings for two (2) or more families;” §330.2 notes, “. . . its primary purpose shall be the stabilization of remaining one-family dwellings;” and §330.3 states, “. . . the R-4 District shall not be an apartment house district as contemplated under the General Residence (R-5) Districts, since the conversion of existing structures shall be controlled by a minimum lot area per family requirement.”

WHEREAS, Ms. Lyn Abrams, owner and resident of 1119 Allison Street, NW, located in ANC 4C (SMD 4C03) presented before the Commission, a narrative of her community – 16th Street Heights – specifically noting a neighborhood consisting of quiet, established residential row houses with mature trees, well maintained front and back yards and quiet neighbors, some of whom have lived in their homes for decades. She noted, properties in the immediate vicinity of the subject property are primarily one-family row houses with a basement, first floor and second floor; further describing a consistent design and size to each row house that fits with the character of the neighborhood. She concluded by opining that each row house generally occupies less than 50% of the lot size, but specifically noting that the conversion of the subject property would be dramatically out of scale and character with existing row houses in the neighborhood;

WHEREAS, Ms. Abrams came and presented further before the Commission, requesting that we support her appeal, and requested of the Commission to intervene on her behalf, seeking waiver of the \$1,000 or more, required to appeal the decision of the Zoning Administrator in connection with DCRA’s issuance of Building Permit #1409828 before the Board of Zoning Adjustment (BZA);

WHEREAS, DC Zoning Regulations offer waiver of appeals to residents, requesting of the BZA to review the final decision by DCRA to approve sign and issue building permits, in this matter Permit #B1409828;

WHEREAS, DC Zoning Regulations offer waiver rights to ANCs, DC Government Agencies, National Capital Planning Commission and not for profit Citizens’ Associations, in requesting the BZA to review the final decision by DCRA to approve, sign and issue building permits, in this case Permit #B1409828; and

WHEREAS, procedurally, for this Resolution to be perfected, ANC 4C must establish a quorum for any official business, authorized under DCMR for any ANC, which requires that our meeting: (1) Be noticed; (2) Be held in a public forum; and (3) Include the presence of six (6) Single Member District Commissioners (SMD) in order to constitute that quorum;

NOW, THEREFORE, BE IT RESOLVED, at a properly noticed March 11, 2015 ANC 4C public meeting, a majority of those duly elected and sworn-in ANC 4C Commissioners, with that quorum present, upon considering a motion of the foregoing appeal report for 1117 Allison Street, NW, associated with Permit #B1409828 concluded by a vote of ten (10) yeas and zero (0) nays – to accept the report, support the appeal of Ms. Lyn Abrams, and in a second motion, at the same duly noticed and authorized meeting, to have Ms. Lyn Abrams be the person named and authorized by the ANC to present its report before the BZA, representing its interest; concluded by a vote of nine (9) yeas and one (1) nay to have Ms. Abrams affect such representation;

BE IT FURTHER RESOLVED, ANC 4C is appealing this matter after reviewing the project’s permitted plans, in accordance with Permit #B1409828 and have pre-determined through its report that several chapters of the DC Zoning Regulations, as they pertain to Residential R-4 District rules, conflict with this project, including but not limited to: (1) The proposed height/stories and density of the subject project, (2) lack of required yards – rear and side, and (3) overcrowding of the lot; all together contravening the rules governing development of the subject property; to wit, we specifically draw BZA’s attention to Title 11 of DCMR:

11-199	DEFINITIONS
11-300	R-4 DISTRICTS: GENERAL PROVISIONS
11-400	HEIGHT OF BUILDINGS OR STRUCTURES (R);
11-403	PERCENTAGE OF LOT OCCUPANCY
11-404	REAR YARDS (R);
11-405	SIDE YARDS (R);
11-406	COURTS
11-411	ROOF STRUCTURES (R);
11-412	PERVIOUS SURFACE; and
11-413	RETAINING WALLS

Respectfully submitted,


Vann-Di Galloway, Chair
ANC 4C

P.O. Box 60847
Washington, DC 20039

801 Shepherd Street, NW
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