

Marty Block

From: Gibbs, Shawn <shawn.gibbs@dc.gov>
Sent: Tuesday, February 10, 2015 9:11 AM
To: Gibbs, Shawn; Martin Block
Cc: Rick Matus (RMatus@casedesign.com); Renee Comet; Anderson, JeannetteB (DCRA)
Subject: RE: request for expedited review of resubmitted permit for B1412279

Mr. Block:

I have confirmed with Mrs. Anderson that the relief from the rear yard setback would be a special exception, not a variance.

Regards,

Shawn N. Gibbs, RLA, LEED AP ND

Zoning Technician
Department of Consumer and Regulatory Affairs, Office of The Zoning Administrator
Government of the District of Columbia
1100 4th St SW, Suite E340
Washington, DC 20024
Office: 202.442.4576
Fax: 202.442.4871
Email: shawn.gibbs@dc.gov
Web: <http://dcra.dc.gov/service/zoning-dcra>

From: Gibbs, Shawn
Sent: Monday, February 09, 2015 5:05 PM
To: 'Martin Block'
Cc: Rick Matus (RMatus@casedesign.com); Renee Comet; Anderson, JeannetteB (DCRA)
Subject: RE: request for expedited review of resubmitted permit for B1412279

I believe that this would require variance approval, I will confirm with Mrs. Anderson tomorrow morning and get back to you.

From: Martin Block [<mailto:marty@kesemtechnology.com>]
Sent: Monday, February 09, 2015 5:03 PM
To: Gibbs, Shawn
Cc: Rick Matus (RMatus@casedesign.com); Renee Comet
Subject: FW: request for expedited review of resubmitted permit for B1412279

Hi Shawn,

Thanks again for the help.

Does this qualify for special exception as opposed to a variance?

My lot no longer conforms to current standard(s) in any way – ANY change to the footprint of the home is non conforming as the lot size is already less than conforming for current zoning.

Board of Zoning Adjustment
District of Columbia
CASE NO.19033
EXHIBIT NO.10

Because of this, I believe what we seek is not a 'variance' but a 'special exception'. Further, back in 2004, when we were planning a larger project, we needed only to seek special exceptions for side and rear yard setbacks.

Can you confirm or correct this notion

Replied to / forwarded by:

Marty Block

President, Kesem Technology

301-562-9339 – Office 202-517-9147 – Fax

www.kesem.net

From: Martin Block

Sent: Monday, February 9, 2015 4:47 PM

To: 'Gibbs, Shawn'

Subject: RE: request for expedited review of resubmitted permit for B1412279

Can you please send me the denial letter I need to take the next step. I need the letter from your office to get on the ANC hearing track, and make the application for hearing and so on.

Is this something we can get quickly?

Replied to / forwarded by:

Marty Block

President, Kesem Technology

301-562-9339 – Office 202-517-9147 – Fax

www.kesem.net

From: Gibbs, Shawn [<mailto:shawn.gibbs@dc.gov>]

Sent: Sunday, February 8, 2015 4:04 PM

To: Martin Block

Cc: Anderson, JeannetteB (DCRA)

Subject: RE: request for expedited review of resubmitted permit for B1412279

Good afternoon Mr. Block:

Because you are proposing new building area to the existing structure, which changes the footprint, it would not be grandfathered. If the addition was occurring above an existing building footprint, then it would be permitted. Please refer to Section 404.4 of DCMR Title 11 (attached). Let me know if you have any questions.

Thank you,

Shawn N. Gibbs, RLA, LEED AP ND

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From: Martin Block [<mailto:marty@kesemtechnology.com>]
Sent: Friday, February 06, 2015 11:27 AM
To: Gibbs, Shawn
Subject: RE: request for expedited review of resubmitted permit for B1412279

If we maintain the current non conforming setback grandfathered in from 1931, which i think is 4 feet, would that still require variance or exception?

MARTY BLOCK
301.562.9339
SENT FROM MY MBILE DEVCE, PLEAS EXUSE TYPOGRAPHIC ERRORS

----- Original message -----

From: "Gibbs, Shawn" <shawn.gibbs@dc.gov>
Date: 02/06/2015 10:28 AM (GMT-05:00)
To: Martin Block <marty@kesemtechnology.com>
Subject: RE: request for expedited review of resubmitted permit for B1412279

Good morning Mr. Block:

I have received your updated drawings, and even though the bay window is permitted to encroach the sideyard setback, the issue you are now running into is that the addition is encroaching the required rear yard setback, which is not permitted. That would require BZA variance relief as well.

The application will be HFC's for Zoning and returned to the file room so that the other reviewers can complete their review. If you have any questions or would like to discuss further please do not hesitate to contact me.

Regards,

Shawn N. Gibbs, RLA, LEED AP ND

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Department of Consumer and Regulatory Affairs, Office of The Zoning Administrator
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Web: <http://dcra.dc.gov/service/zoning-dcra>

ProjectDox is DCRA's new paperless, electronic plan submission/review program and is now required for 50,000+ square foot projects. Click [here](#) for more information.

From: Martin Block [<mailto:marty@kesemtechnology.com>]
Sent: Tuesday, February 03, 2015 9:45 AM
To: Barnes, Nykia (DDOE); Banko, Emnete (DDOT); Gibbs, Shawn

Cc: Rick Matus (RMatus@casedesign.com)

Subject: request for expedited review of resubmitted permit for B1412279

Dear DCRA reviewers;

Two weeks ago, I resubmitted plans and specifications that were responses to your review of this small project.

Specifications for footer depth and for insulation values in the small roof addition were revised to meet DC code per telephone call with Ms. Banko;

New plat maps were acquired and reviewed and signed-off by the Surveyor's Office;

Additional dimensions are now provided that overlay the approved plat map that show more clearly the side yard setback and overhang;

We had a discussion with Zoning where it was determined that the offending protrusion into the side yard set-back was in fact a bay window and as such was not, in fact, outside zoning requirements and therefore needed no exception or variance.

A point-by-point letter accompanies 3 new sets of drawings in the drawing bin in the file room awaiting your response.

I am writing to ask please if you could review these plans expeditiously in light of your comments and accept the corrections as submitted.

Zoning review will recall our conversation of 12-30-2014 in consultation with the zoning supervisor regarding the bay window; Structural will see on page one of the drawings that correct insulation values are now specified and that the detail for footers now indicates 30 inches minimum per code; DDOE review will see that new drawings are submitted and signed by the surveyor and that we have answered point-by-point these current concerns.

While I do not presume to know your individual jobs or workloads, it does not seem that it will take more than a few minutes each to review the remedies submitted to address your concerns and comments. Thirty minutes, spent collectively will move a small project forward and will greatly improve the lives of at least two District residents and homeowners.

Thank you for your time.

Respectfully,

Marty Block

President, Kesem Technology

301-562-9339 – Office

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(Send service requests to: support@kesemtechnology.com)

"Far better it is to dare mighty things, to win glorious triumphs even though checkered by failure, than to rank with those poor spirits who neither enjoy nor suffer much because they live in the gray twilight that knows neither victory nor defeat." - Theodore Roosevelt

" Nothing in this world can take the place of persistence. Talent will not; nothing is more common than unsuccessful people with talent. Genius will not; unrewarded genius is almost a proverb. Education will not; the world is full of educated derelicts. Persistence and determination alone are omnipotent. " - Calvin Coolidge