

Wayne Lin & Christina Balch
6812 Laurel St NW
Washington, DC 20012
415-203-7306
wayne.lin@gmail.com

May 2, 2015

Subject: BZA for variance – ANC, OP, Community/Civic Group, Neighbors Outreach

Dear Board of Zoning Adjustment,

Prior to applying for DCRA building permits we reviewed our plans with ANC4B, HPRB at the Office of Planning, and with several of our neighbors. All of these groups support the project and have voiced no concerns with it.

We have not reviewed our plans with any civic or community groups to date, since our home is in a residential neighborhood and we are not aware of any civic or community groups in our immediate neighborhood that need to weigh in on a residential home renovation. In our conversations with the ANC, HPRB, and our neighbors, no one has pointed out civic and community groups we should share our plans with. We are open to sharing our plans with any groups that need to provide feedback.

The ANC reviewed our proposal and voted to adopt Resolution #14-1105 “Recommendation to Historic Preservation Review Board Regarding Proposed Renovation at 6812 Laurel St N.W.” on November 24, 2014 with 6 votes yes, 0 votes no, and 1 abstention. (See Appendix A)

I have reached out to Judi Jones, our ANC4B representative, to see if our proposed renovation and addition needs another round of review and approval by the ANC board given the rear setback issue that we now face. Since they have already reviewed and discussed the entire project plan, including the 42 sq ft addition, it is unclear if they need to re-review or if their prior decision stands.

Our architect, Matthew Correll, reached out to Anne Brockett at HRPB for a preliminary review of our project in advance of submitting formally for DCRA permits. On October 27, 2014 she provided the following comment:

"The designs look good, but must go through the review process. Please file for HPRB with 2 sets of 11 X 17 plans and photos and get in touch with the ANC to present to them. If there are no community concerns, it is possible that we can sign off at the staff level." (See Appendix B)

There were no community concerns from the ANC review on November 24th, which clears the way for a staff level approval at the HPRB. We expect this to come over the next week or two as HPRB is one of the last open steps in our DCRA permit review. (See Appendix C)

We have also shared the plans for our renovation and addition with several of our neighbors and they are aware of the zoning issue. Many have provided verbal support for our addition already and I will get this documented in written format for the BZA as letters of support.

I will submit follow-up statements when I hear back from Judi Jones about whether we need to have our project re-reviewed by ANC4B. I will also submit a follow-up statement with the letters of support from our neighbors as we get those signed letters.

Sincerely,

A handwritten signature in black ink, appearing to read "Wayne", with a stylized flourish extending to the right.

Wayne Lin

Appendix A: ANC4B Resolution #14-1105 Approval



Advisory Neighborhood Commission 4B

6856 Eastern Avenue, NW - Suite 314

Washington, DC 20012

202-291-6282 (Office)

Ron Austin, ANC 4B06, Chairperson; Douglass Sloan, ANC 4B09, Vice Chairperson;

Yvonne Jefferson, ANC 4B08, Secretary; Frederick Grant, ANC 4B03, Treasurer;

Sara Green, ANC 4B01; Faith Wheeler, ANC 4B02; Brenda Parks, ANC 4B04; Brenda Speaks, ANC 4B05;

Judi Jones, ANC 4B07

November 25, 2014

Hon. Gretchen Pfaehler, AIA

Chairperson

Ms. Anne O. Brockett

Architectural Historian

Historic Preservation Review Board

1100 4th Street, SW, Suite E650

Washington, DC 20024

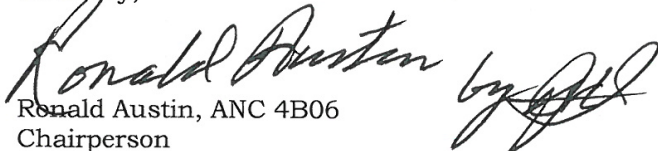
RE: 6812 Laurel Street N.W.

Dear Chairperson Pfaehler and Ms. Brockett:

At its regularly scheduled meeting on November 24, 2014 (notice of which was properly given, and at which a quorum of seven of nine members was present) ANC4B voted (6 yes, 0 no, 1 abstain) to adopt the attached resolution supporting the proposed renovation and addition to an existing residence at 6812 Laurel Street N.W.

The Commission submits this resolution under the provisions of DC Code 1-309.10(a) through 1-309.10(h)(1), which require, among other things, that Advisory Neighborhood Commission recommendations be given "great weight" by DC government agencies, that DC government agencies "articulate with particularity and precision the reasons why the Commission does or does not offer persuasive advice under the circumstances. In doing so, the government entity must articulate specific findings and conclusions with respect to each issue and concern raised by the Commission."

Sincerely,


Ronald Austin, ANC 4B06
Chairperson

cc: Commissioners, ANC 4B
Hon. Muriel Bowser, Councilmember, Ward 4
Mr. Gottlieb Simon, Executive Director, Office of Advisory Neighborhood Commissions
Mr. Wayne Lin



Advisory Neighborhood Commission 4B
Government of the District of Columbia
6856 Eastern Avenue, NW - Suite 314
Washington, DC 20012

RESOLUTION #14-1105
Recommendation to Historic Preservation Review
Board Regarding Proposed Renovation
at 6812 Laurel Street N.W.
Adopted November 24, 2014

- Mr. Wayne Lin proposes to renovate his residence at 6812 Laurel Street N.W., which is located in the Takoma Park Historic District. He has submitted detailed plans to the Commission and to the Historic Preservation Office for review.
- The Commission has reviewed the plans and drawings for the proposed renovation and finds that they are consistent with historic preservation standards for the Takoma Park Historic District.
- The Commission understands that the existing roof structure will not be changed.

RESOLVED:

That Advisory Neighborhood Commission 4B supports the design of the proposed renovation and recommends that the Historic Preservation Review Board approve it.

FURTHER RESOLVED:

That Commissioner Judi Jones, ANC 4B07, is hereby authorized to serve as the Commission's representative in all matters relating to this resolution.

FURTHER RESOLVED:

That, in the event the designated representative Commissioner cannot carry out her or his representative duties for any reason, the Commission authorizes the Chairperson to designate another Commissioner to represent the Commission in all matter relating to this resolution.

FUTHER RESOLVED:

Consistent with DC Code §1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

ADOPTED by voice vote at a regular public meeting (notice of which was properly given, and at which a quorum of seven of nine members was present) on November 24, 2014, by a vote of 6 yes, 0 no, 1 abstain.

Appendix B: HPRB Anne Brockett preliminary review of project

From: "Brockett, Anne (OP)" <anne.brockett@dc.gov>
Date: November 17, 2014 6:28:59 PM EST
To: "Matthew J. Corell" <mcorell@dbmc.us>
Subject: RE: 6812 Laurel Street, NW - renovation and addition

Hi Matthew –

The reason I suggested filing for HPRB is in case there are community concerns and someone wants to present their opposition to the HPRB. If you have filed this month, it shouldn't hold you up going to HPRB in December. If you don't file and there is community opposition, it would not be heard by HPRB until the end of January. In any case, it's really a safeguard – the addition is so small I doubt there would be opposition. Why don't you let me know how it goes at ANC on Monday and determine from there if you should file?

Thanks,
Anne

Anne O. Brockett
Architectural Historian

Historic Preservation Office
1100 4th Street SW, Suite 650E
Washington, DC 20024
[202-442-8842](tel:202-442-8842) v
[202-442-7638](tel:202-442-7638) f
www.planning.dc.gov/hpo

From: Matthew J. Corell [mailto:mcorell@dbmc.us]
Sent: Monday, November 17, 2014 3:56 PM
To: Brockett, Anne (OP)
Subject: Re: 6812 Laurel Street, NW - renovation and addition

Good afternoon Ms. Brockett,

We have touched base with the ANC and are set to present to them next Monday. We have not filed yet for HPRB, is there an application that I need to fill out? On previous historic projects, I've consulted with HPO staff, received approval via email, received approval from ANC, and then submitted permit drawings. During permit review the HPO staff official signs off on the design. Is this what you mean by signing off at the staff level?

Thanks,
Matthew J. Corell

Architecture + Design
Washington, DC
[540.239.6468](tel:540.239.6468)
www.dbmc.us

On Oct 27, 2014, at 4:45 PM, Brockett, Anne (OP) wrote:

Hi Matthew – The designs look good, but must go through the review process. Please file for HPRB with 2 sets of 11 X 17 plans and photos and get in touch with the ANC to present to them. If there are no community concerns, it is possible that we can sign off at the staff level.

Thanks
Anne

Anne O. Brockett,
Architectural Historian

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[202-442-7638](tel:202-442-7638) f
www.planning.dc.gov/hpo

From: Matthew J. Corell [<mailto:mcorell@dbmc.us>]
Sent: Monday, October 27, 2014 11:26 AM
To: Brockett, Anne (OP)
Cc: David Baker
Subject: 6812 Laurel Street, NW - renovation and addition

Good morning Ms. Brockett,

I have a client at 6812 Laurel Street, NW located in the Takoma Park Historic District who wants to add an addition to the rear of their house, please see the attached drawings for your review and comment. The property is an odd shaped corner lot and the addition would be seen from the side view along Aspen St. The renovation would include enclosing the existing screened porch at the rear to become part of the kitchen. The

addition would extend north towards Aspen St. to provide a powder room on the first floor. The area under the porch and future powder room would be enclosed as well to provide additional space for a bedroom and full bathroom.

Before we get too far in the design process, we wanted to touch base with you and get your feedback on the proposed design. Do you feel we can proceed with the design as shown to obtain approvals through staff or do you feel we need to present before the HPRB?

Thanks,
Matthew J. Corell

Architecture + Design
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[540.239.6468](tel:540.239.6468)
www.dbmc.us

Appendix C: 6812 Laurel St. Permit Application Status

ApplicationID	Date Filed	Full Address		Agent Name		Phone Number
B1504772	2/25/2015	6812 LAUREL ST NW		MICHAEL BANKS		703-930-3604
Discipline	Review Status	Status Date	Review Comment	Reviewer Name	Reviewer Email	
Zoning Review	Zoning Review - HFC	03/11/2015	1. the proposed addition encroaches into the required 27-foot rear yard setback. 2. please update the dc surveyor's plat. when submitted it shall not be more than 6 months old. 3. please verify the accuracy of the scale as labeled on the elevation drawings. 4. additional comments may follow.	Mamadou Ndaw	Mamadou.Ndaw@dc.gov	
Zoning Review	Zoning Review - HFC	03/11/2015	1. the proposed addition encroaches into the required 27-foot rear yard setback. 2. please update the dc surveyor's plat. when submitted it shall not be more than 6 months old. 3. additional comments may follow.	Mamadou Ndaw	Mamadou.Ndaw@dc.gov	
Mechanical Review	Mechanical Review - HFC	04/13/2015	provide a complete mechanical plan as per 2012 imc, section 403.1, page 32.	Chrys Edet	chrys.edet@dc.gov	
Electrical Review	Electrical Review Approved	03/03/2015		Michel Mba	Michel.mba@dc.gov	
Structural Review	Structural Review - HFC	04/10/2015	structure ok. obtain zoning approval.			
DDOE Review	DDOE Review - HFC	04/20/2015	please indicate on sheets s1.0 if the 4 inch slab on grade is existing or proposed. address zoning comments revise site plans if necessary.	Nykia Barnes	Nykia.Barnes@dc.gov	
WASA Review						
HPRB Review						
Plumbing Review	Plumbing Review - HFC	04/13/2015	provide a complete plumbing plan for your addition as per 2012 ipc, section 402.1, page 25.	Chrys Edet	chrys.edet@dc.gov	
DDOE WSP Review	DDOE WSP Review N/A	04/20/2015	single family r-1	Nykia Barnes	Nykia.Barnes@dc.gov	