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Zoning issues at 1351 Wisconsin Ave; Application ID: B1400387

1 message

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Mon, May 5, 2014 at 6:31 PM

To: "Beeton, Kathleen A. , (DCRA)" <kathleen.beeton@dc.gov>

Cc: "LeGrant, Matt (DCRA)" <matthew.legrant@dc.gov>, randolhh <tadams563@aol.com>, Christian Mulder <cmulder@worldbank.org>, Bill Gallagher <bgallagher@kgpds.com>, Andrea Ferster <aferster@railstotrails.org>

Dear Kathleen Beeton,

Deputy Zoning Administrator

Dept of Consumer and Regulatory Affairs

Government of the District of Columbia

1100 4th St SW - Room 3100

Washington, DC 20024

Phone: [202 442-4576](tel:202-442-4576)

CC

Matthew Le Grant

Zoning Administrator

Phone: [202 442-4652](tel:202-442-4652)

FAX: [202 442-4871](tel:202-442-4871)

I am writing this letter on the behalf several neighbors in the Georgetown who are very concerned about the permit application B1400387 for the development of 1351 Wisconsin Ave. It my understanding from DCRA that the permit B1400387 has been assigned to you for review. We have been advised that the project plans approved by the CFA on the 18th of April are not a matter of right. There are several zoning issues that we would like to discuss with you before a permit is issued. We urge your careful consideration of the permit and would like an opportunity to talk with you before the permit is issued. Below is a short list and brief description of the some of the more obvious issues.

1. The Theater address 1351 Wisconsin Ave is currently one record lot. The Sq 1243 Lot 811 is a single, split-zoned lot with two zoning regulations applicable (R3 and C2A). The lot contains two structures: a commercial building, on the commercially-zoned portion of the lot and a carriage house (currently vacant) on the residentially-zoned portion. A single record lot must have only one main or "principal" structure (Title 11 DCZR). However, the permit proposes to renovate the carriage house as a residence. The proposed renovations cannot make a residence out of the carriage house, because it would then contain two principal structures on a single lot of record.
2. The application does not meet the zoning requirement of 2.5 FAR. The commercial structure C2A has 4,245 sq ft x 2.5 = 10,612 sq feet limit. The applicant's plans state he has 12,345 allowable because of zoning section 2514 ("when a zone district boundary line crosses a lot") that allows for additional FAR by adding the residential lot into the equation. His calculations are incorrect and the current plans clearly have more than 2.5 FAR. If he is allowed to use the rear residential lot as a tool to increase his FAR for the commercial space it is much less.
3. The plans call for windows along the South party line which is not permitted by zoning regulations. The no build easement on the adjacent lot that is referred to in the permit application is not correct. Even with the easement the Lot line windows are "at risk windows" requiring a code waiver.
4. The proposed addition creates a non-conformity of the rear yard not currently in existence. The carriage house is an accessory structure that would become a residential building and there is a 20 foot rear yard set back requirement for residential buildings.
5. The carriage house in the rear of the lot is attached to the main commercial structure merely by having adjacent walls touch each other though the connection in the plans labeled a loggia. Therefore there is "no meaningful connection" between the front and rear buildings (no access).

Thank You,

Caesar Junker

ApplicationID	Date Filed	Full Address	Agent Name	Phone Number	Board of Zoning Adjustment District of Columbia CASE NO.19049 EXHIBIT NO.6
	B1400387	10/10/2013	1351 WISCONSIN	ROBERT BELL	202-333-8412



AVE NW

Discipline	Review Status	Status Date	Review Comment
Mechanical Review	Mechanical Review Pending		
Plumbing Review	Plumbing Review Pending		
Fire Review	Fire Review Pending	10/11/2013	
Structural Review	Structural Review Pending	10/11/2013	
DDOE Review	DDOE Review Pending	10/11/2013	
Electrical Review	Electrical Review - HFC	11/25/2013	application and plans not submitted for routing and review.
Zoning Review	Zoning Review - HFC	12/05/2013	plans not submitted to file room for routing and review.
HPRB Review	HPRB Review Approved	04/18/2014	
CFA Review	CFA Review Approved	04/18/2014	