



ADVISORY NEIGHBORHOOD COMMISSION 4C

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APPELLANT REPORT – BUILDING PERMIT #B1505734
DETAIL STATEMENT/EXPLANATION – Prepared June 04, 2015
1117 Allison Street, NW; Washington, DC 20011
BZA CASE #19067

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Background

The property at issue is 1117 Allison St. NW, Washington, DC 20011 ("subject property") and is located in the northwest quadrant of the District in the Sixteenth Street Heights neighborhood - Lot 0059 Square 2918. The subject property is in Ward 4 and in the R4 zone. It is a rowhouse in the middle of a contiguous row of homes, and the present use is a one-family dwelling. The lot is rectangular in shape.

On February 6, 2015, the District of Columbia's Department of Consumer and Regulatory Affairs ("DCRA") issued a building permit - #B1409828 - to convert the subject property into a three-unit apartment building. This would be accomplished by building an additional story to the existing structure and a rear three-story addition measuring more than 45-feet long. The subject property would extend to the property line on the lateral sides. Each unit of the subject property would consist of two bedrooms and 2.5 bathrooms (nine toilets, nine sinks and six bathtubs/showers). Each unit would have a rear balcony and rear stairs for egress. Two parking spaces would be provided at the rear of the lot. An existing basement would be excavated to raise the ceiling height.

On March 2, 2015, DCRA issued a stop work order on the subject property under §3307, for failure to follow the notification requirements and § 105.1 for exceeding the scope of the permit. On March 17, 2015, DCRA issued a **NOTICE TO REVOKE BUILDING PERMIT NUMBER B1409828** to the owner. Deciding not to appeal the revocation, on March 26, 2015, a newly revised permit application was submitted to DCRA to convert the subject property to a three-unit apartment building. Work has not begun on the subject property.

On May 27, 2015, DCRA issued a building permit to convert the subject property into a three-unit apartment building consisting of a basement, first and second level. This would be accomplished, in part, by constructing a rear two-story addition measuring 45.5 feet long. The existing basement would be excavated to raise the ceiling height and also would extend an additional 45.5 feet in the rear. The subject property would extend to the property line on the lateral sides. Each unit of the subject property would consist of two bedrooms and 2.5 bathrooms (nine toilets, nine sinks and six bathtubs/showers). Each unit would have a rear balcony and rear stairs for egress. Two parking spaces would be provided at the rear of the lot.

Neighborhood

The Sixteenth Street Heights neighborhood is a quiet, established residential rowhouse neighborhood with mature trees, well-maintained front and back yards and quiet neighbors, some of whom have lived in their homes for decades. Properties in the immediate vicinity of the subject property primarily are one-family rowhouses with a basement, first floor and second floor. There is a consistent design and size to each rowhouse that fits with the character of the neighborhood. Each rowhouse generally occupies less than 50% of the lot size. The conversion of the subject property would be dramatically out of scale and character with existing rowhomes in the neighborhood.

The personal and property interests of the surrounding homes and property owners in ANC 4C would be adversely affected by the conversion of the subject property as approved by DCRA. The conversion of the subject property as described would negatively impact the air, light, privacy and property values of the surrounding homes. In approving this permit, it does not appear that DCRA fully considered the additional stress the conversion would add to the aging infrastructure in the neighborhood.

Claims

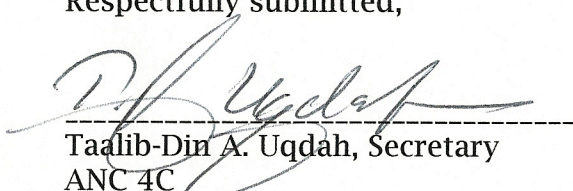
The subject property is in the R-4 District. The primary purpose of the R-4 District shall be the stabilization of remaining one-family dwellings.

After reviewing the drawings for the subject property, it has been determined that the drawings conflict with several sections of the District's Zoning Regulations as indicated below. For example, the yard requirements and lot occupancy contravene the District's R-4 Zoning Regulations. Accordingly, ANC 4C requests review of the project against the following provisions:

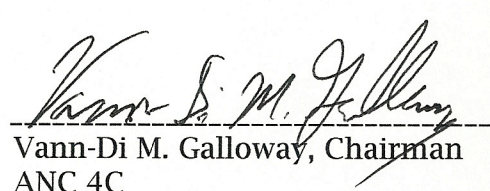
11-101	Interpretation and Application
11-199	Definitions
11-300	R-4 Districts General Provisions
11-403	Percentage of Lot Occupancy
11-404	Rear Yards
11-405	Side Yards
11-406	Courts
11-411	Roof Structures
11-412	Pervious Surface
11-413	Retaining Walls

ANC 4C respectfully requests that the Board consider this appeal and grant the appropriate relief. Thank you for your time and consideration.

Respectfully submitted,


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