

Zwicker, Glen

From: Glen Zwicker <
Sent: Wednesday, August 19, 2015 10:30 AM
To: Zwicker, Glen
Subject: Fwd: Zoning Inquiry Re: 2926 Porter Street, NW

----- Forwarded message -----

From: Bolden, Tarek (DCRA) <tarek.bolden@dc.gov>
Date: Wed, Aug 19, 2015 at 10:11 AM
Subject: Zoning Inquiry Re: 2926 Porter Street, NW
To: Glen Zwicker <
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Hello Mr. Zwicker, Commissioner MacWood, et al:

Thank you for your inquiry about the permit application for additional parking spaces at 2926 Porter Street, NW and the ANC's objections to the proposed parking. I'd like to take the opportunity to update you on the Office of the Zoning Administrator's position on the matter.

The Zoning Administrator is familiar with the property and reviewed the building permit applications to increase the number of building units as well as to add accessory parking on the lot. The Zoning Administrator determined in May 2014, that the proposed interior renovations for an existing apartment house in the subject R-2 zone, was not adding additional gross floor area and would not be an enlargement of the non-conforming use; therefore, the proposed conversion from 19 to 23 dwellings would be allowed as a matter of right. The building permit, B1405197, was issued on May 29, 2014. More recently, the Zoning Administrator determined that the addition of 10 parking spaces in the rear of the building are allowed as a matter of right accessory use based upon Section 2101.3, DCMR 11. The building permit, B1511364, was issued on August 13, 2015.

The additional concerns that were raised regarding ANC notification and involvement as well as Safety, Ingress/Egress, DC Planning, Nuisance and Loss of Value, Snow Relocation and Removal, would not be subject to the processes and procedures of the Office of the Zoning Administrator or the Zoning Regulations. Further ANC notification and involvement are not required in the Office of the Zoning Administrator's permitting process for matter of right projects; however, these concerns may be subject to other

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Case No. 19155
EXHIBIT NO.15E

agencies' processes and procedures. As you may be aware, an applicant may seek relief from the Board of Zoning Adjustment (BZA) for any permit application that our office cannot approve as a matter of right. If the applicant submits an application and pursues relief from the BZA the ANC and community residents would have the opportunity to weigh in on the application and can use that platform to provide support or objections.

I hope this information is helpful, and if you have any further questions please contact me.

Regards,

Tarek Bolden

Program Analyst | Office of the Zoning Administrator

Department of Consumer and Regulatory Affairs

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