

BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

19191	133 U Street, NE
133 U Street, NE	Square 3533, Lot 0186
Special Exception Variances from the Lot Occupancy requirements under Section 403, Section 404, and Section 405, to permit a third-story addition to an existing flat in the R-4 District at premises 133 U Street, NE	

ANC MEETING INFORMATION

02/16/16	Yes ☒	No ☐
Seven calendar days prior to the ANC 5E public monthly meeting, the agenda is posted on the ANC 5E website, all the local listservs and blogs. Each Commissioner posts the agenda in four conspicuous places throughout their respective Single Member Districts.		

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MATERIAL SUBSTANCE

See Attachment. **A**

See Attachment. **B**

AUTHORIZATION

ANC	5 E	Reported to or Reported on the agenda (Yes/No)	7-1-0
Name of the person authorized by the ANC to sign the report		Commissioner Sylvia M. Pinkney	
Name of the person authorized by the ANC to sign the report		Commissioner Teri Janine Quinn, Chairperson ANC 5E	
Signature of the person authorized by the ANC to sign the report		Date: 2/26/16	

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.

Board of Zoning Adjustment
District of Columbia
CASE NO. 19191
EXHIBIT NO. 33

Attachment A

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used)

One concern is the precedent this development will set for other homes in the community, built before 1912, where the lot size, area, width, and occupancy are nonconforming because they pre-date the May 12, 1958 Zoning Regulations.

Eckington was established in 1887. Ninety-five percent of the homes were built before 1912 and all of the homes pre-date the May 12, 1958, Zoning Regulations.

A community concern is the elevation design. It is not in proportion with the scale of the other homes on the same side of the block. The existing mansard roof will be protracted by 5 feet to accommodate a usable third story space.

The final concern is the statement in the application that no windows are proposed on the west side of the house to allow for a future next-door-neighbor third story pop-up as well. This leads one to believe that the next door neighbor may also be planning to add a third story pop-up.

Attachment B

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used)

The ANC 5E recommends denial of the applicant's request, pursuant to 11 DCMR § 3103.2, for variances from the lot occupancy requirements under § 403, the rear yard requirements under § 404, and the open court requirements under § 406, to permit a third-story addition to an existing flat in the R-4 District at premises 133 U Street N.E. (Square 3533, Lot 0186).

The Eckington Civic Association voted to support the applicant's request. The voting members were not U Street residents.

The U Street residents presented, to the ANC 5E, a petition opposing the applicants request during the February 2016 monthly public meeting. The residents live within 200 feet of 133 U Street, NE. (Attachment C)

Attachment C

Petition

We the undersigned residents of U Street, NE, oppose variances from the lot occupancy requirements under § 403, the rear yard requirements under § 404, and the open court requirements under § 406, to permit a third-story addition to an existing flat in the R-4 District at premises 133 U Street N.E. (Square 3533, Lot 186).

NameAddressSignature(Please print)

Michelle Turner 114 U St NE 20002 Michelle Turner

Malena Collier 118 U St NE

Malena Collier

Sharon Anderson 108 U St NE Sharon Anderson

Emma Lewis 110 U St NE 20002 Emma Lewis

Josephine V. King - 112 U St NE Josephine V. King

James L. King - 112 U St NE James L. King

Beverly McCoy 116 U St NE Beverly McCoy

Joyce Jamison 116 U St NE Joyce Jamison

Radney McCoy 118 U St NE Radney McCoy

Florence F. Turner 114 U St NE Florence F. Turner

Janet Lewis 124 U St NE Janet Lewis

Alma DeVese 126 U St NE Alma DeVese

Julia DeVese 126 U St NE Julia DeVese

Jeffrey C. Cofield 117 U St NE Jeffrey C. Cofield

Josephine V. Cofield

NameAddressSignature(Please print)

Howard Cotfield 117 U. St NE. Howard Cotfield
Tiffany Cotfield 117 U. St. N.E. Tiffany Cotfield
Danielle Hunter 114 U St NE Danielle Hunter



Fax Cover Sheet

Date February 26, 2016 Number of pages 5 (including cover page)

To:

Name Mr. Steve Vargo

Company _____

Telephone 727-6311Fax 727-0672Comments Call me! 202-821-3484
Thank you.

From:

Name Sylvia Finkney

Company _____

Telephone 202-821-3484

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