GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

January 14, 2000

Ms. LaNita Walker
6322 Daugherty Drive
Charlotte, North Carolina 28213

Re: BZA Application No. 16486

Dear Ms. Walker:

The above application filed by your daughter Tosha Walker on May 21, 1999 has been pending in this office since that time. This is an application for variances to allow an addition to a non-conforming structure, from the minimum lot size and from the rear yard setback requirements for proposed addition and conversion of an existing private garage to a single family dwelling at 439 15th Street, S.E. (Square 1062, Lot 804). The application was heard on September 29, 1999.

As a follow-up to our discussion after the Board Hearing, I provided you with a memorandum which listed recommendations and questions that would assist you in preparing for the continued presentation of your case to the Board. I have enclosed a copy of that memorandum.

This office has not heard from you as to whether or not you wish to precede with this application. It is requested that you respond in writing by January 31, 2000 indicating whether or not you intend to proceed or withdraw the application. If there is no response by that date, I will place the application on the February 2, 2000 public meeting agenda of the Board of Zoning Adjustment for dismissal.

If you need further clarification or additional information, you may call Paul Hart, on 202-727-0348.

Sincerely

JERRILY R. KRESS, FAIA
Director

Enclosure

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Board of Zoning Adjustment
District of Columbia
CASE NO.16486
EXHIBIT NO.34

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

MEMORANDUM

TO: Lanita Walker

FROM: Paul Hart
Zoning Specialist

SUBJECT: Application # 16486 – Tosha Walker

Application of Tosha Walker, pursuant to 11 DCMR 3107.2, for variances from Section 2001.3(a) and (c), to allow an addition to a non-conforming structure, Section 401.3 from the minimum lot size, and Section 404.1 from the rear yard setback requirements for proposed addition and conversion of an existing private garage to a single family dwelling located in an R-4 District at premises 439 15th Street, S.E. (Square 1062, Lot 804).

As a follow-up to our discussion at the Board Hearing on September 29, 1999, I have listed the following recommendations and questions that should be of assistance to you, as you prepare for the continued presentation of your case to the BZA.

1. The Board requested copies of the original drawings showing the proposed alteration to the building.

2. The Board requested new drawings accurately detailing the plans for the subject site.

3. Explore the possibility and impact of combining both lots to determine how they may be developed within the existing zone.

4. Obtain a building permit from the Department of Consumer and Regulatory Affairs (DCRA) for construction that has commenced.

5. Clear up the issue of whether the structure is standing or razed and what permits have been obtained.

6. The Applicant will need a permit for a curb cut, if the proposed use is a garage.

7. The Applicant should research the history of the Certificate of Occupancy for the building. The existing two lots were once a single lot and a history of the certificate of Occupancy may assist in determining potential uses.

8. The Applicant should meet with the Advisory Neighborhood Commission (ANC) to discuss her plans and request that the ANC show support by letter or by representation at the hearing. (Commissioner Peter J. Waldron, Chairperson, 921 Pennsylvania Avenue, SE, Washington, D. C. 20003. Tel. # 202-543-3344)

9. For additional questions on potential development of the site contact Mr. Ed Nunley of DCRA on Tel. #202-442-4675.

10. Although the subject is located outside the Capitol Hill Restoration area, it might be helpful to continue to discuss the application with Mr. Lyle Schauer to see if his opposition can be resolved. (Lyle Schauer el. 202-543-0425.

PLEASE KEEP THE OFFICE OF ZONING APPRISED OF YOUR PROGRESS, SO THAT WE CAN SET A DATE FOR YOUR HEARING. My telephone number is 202-727-0348