October 1, 2001

BZA 16811

To: Mayor Anthony Williams
Historic Preservation Office
Historic Preservation Review Board
Board of Zoning Adjustment
Capitol Hill Restoration
ANC 6A Commissioners
Sharon Ambrose, City Council

Several row houses on Eleventh Street NE, at Constitution Avenue (near 1018 Constitution) are threatened by a carelessly awarded Building permit # B431591

The permit, sought in May, awarded in July, passed through, apparently, several of the above offices, allowing Mr. Philip Sedlak the "right" without variance or special exception to build an addition to a semi-detached row house.

The "foot-print" (no elevation drawings, no engineering specifications)— showed a joining of the lot line side yard—which is also the lot line for homes facing Eleventh Street 200 block, Retaining walls, without permissions on the applications from adjoining persons, impact several neighbors, who soon, if the project is not stopped, will have two story walls at that juncture allowing a cut-off of light to windows on these properties, already without side windows (as is the case with row houses).

204 and 206 Eleventh Street properties will be severely diminished by this addition, out of scale to its own row house (1018) facing Constitution. There are ratios of buildings to land that are superceded for lot occupancy and side yard requirements.

Without notices of variances or special exceptions, the neighbors could not prepare to examine the issues in a proper time frame. They did seek a "Stop Work" which was deflected by a convaluted letter from DCRA Administrator Michael Johnson denying this step.

Information presented by 204 (11th) resident to several commissioners prompted a review of the situation by ANC 6A Zoning and Licensing Committee on October 11 at Miner School, by David Pritchard' presentation. The assembled body considered sponsoring the appeal and voted eleven to one to support the effort. Because the dissenting vote by Single Member District Marina Martin was on the grounds of seeking participation of the Permit applicant, it has been decided to hear from both parties at the Nov. 1 meeting (general ANC).

Since that time, the Pritchards, have initiated an appeal on their own, but still look for the support of the ANC. Both David and Janet are out-of-town at this time and are asking for a spot on the agenda of the December meeting. Steve Hanson another affected neighbor will be in attendance tonight at the meeting at 6:45. Residents of 1018 have been invited for tonight— Commissioner Martin will seek postponement until December 6, to hear the case as filed, for consideration of BZA. (Board of Zoning Adjustment)

Meeting ~~Tonight~~ at Miner School 6:45 to 8:45, ~~Nov 1, 2001~~ 601 15th St. NE Dec. 6, 01
(Tennessee at 15th St. AV.)

Next Zoning + licensing committee ~~Nov 8~~ Dec 12th 01.
900 G NE.
Verify

Virginia W. Gaddis
547-0378 (former commissioner)

BZA Case No. 16811 Exhibit No. 15

Board of Zoning Adjustment
District of Columbia
CASE NO.16811
EXHIBIT NO.15

1015 Constitution

Philip Sedlak's Permit.

Referred to on application #B431591
and other reference as "Clark's permit."
David Clark is chief at DCRA.

Fee 468.26

Application date 5/21/01
stated starting day of work 5/30/01

Construction Application

2. Description - "2 story addition on rear of existing home."
ET also dominates side yard.

58. No Certified Plans (engineer)
No Design Review

D. Retaining Wall (complete items 84-93)
(entire part of application crossed off
'Not filled in.) ☒ ?

[Needed permission of owners of adjoining lots for retaining wall]

88. Location

not checked → ☐ entirely on owners land
☐ party line with adjacent neighboring land

"For inspection 442-4641"

permit signed by D. Clark, R. Hackney inspector
32301 de 3/23/01
? ↗ date or #?

never placarded -- no variances needed they said.

emergency # for Historic Preservation Review Board Toni Cherry
442-8815

from Virginia Gaddis (547-0378)

Neighbors—

ANC 6 meets at Miner School- 15th and Tennessee (601 15th)
~~tonight~~ — 6:45 to 8:45
(Next) Dec 6 '01.

Be aware of changes being planned for 920 Constitution Avenue NE .

While problems are developing for 11th Street residents as 1018 Constitution Ave. owner is pressing to finish his addition, we need to be aware there will be considerations for Tenth Street residents who back up to 920 Constitution.

A second developer is moving now behind the scenes for approvals of the same nature that will require attention of owners at 204, 206, 208 Tenth Street which back up to property with planned development at 918, 920, 922 Constitution until there is better information about the sub-division of lots—if indeed this one lot is legitimately sub-divided—and what rights and information can be expected with historic district designation.

This is clearly a situation that requires an awareness of how it will co-exist with the rear fences of Tenth Street residences without destroying their light and air.

Drawings before the Historic Review Board several weeks ago suggest two or three story buildings. The presenters were speaking of nine foot ceilings, not a promise of gracious interiors or "special merit."

Their plan was to change the front porch of the historic structure. The pictures now held by the historic office do not show the eight windows facing west on 920 (no hint of them)—and their plan was to squeeze an undistinguished new row house into the space to which the windows are oriented. And book-end like build another of the same up close or attached from the other lot on the East.

The HPRB suggested they go back to the drawing board esentially. Interestingly, they have been back again—and still we are not notified. I have put my name on the mailing list. Perhaps others of you should also do that.

I am disturbed at the prospect of these Arlington, Virginia developers seeking to do in-fill in the District, without respect for the built characteristics of this neighborhood, and homes and lives that attach to this land from the Tenth street side.
Arlington and Virginia residential areas could use a little in-fill. We cannot tolerate losing every green amenity just for the sake of "filling-in"— certainly not with-out careful oversight and time-respecting awareness and participation in over-sight by those who could lose the livibility of their homes.

The new drawings are not yet completed according to my information and the zoning and licensing committee of ANC 6A will expect to be a party to any consideration of these major effects to that important corner area (10th and Constitution NE);

Perhaps 920, instead of being squeezed from both sides should be viewed as having had a side-yard to the west, where all of its windows are. It also has possibly had an early addition coming out to the west side. The developers aimed to slice that off.

Please be aware and look for meetings and other communications from myself or your ANC rep. Marina Martin . (547-9536)

A meeting tonight of the ANC will likely have some discussion relative to 1018 Constitution , but mostly a move to postpone the major discussion until the Pritchards return from out of town. They have filed an appeal to the zoning commission about the early decision and work permit granted the resident there, to the Board of Zoning Adjustment. (Filed Monday Oct 29 2001) =