# Appeal No. 16934
# Advisory Neighborhood Commission 6A

**RELIEF SOUGHT:** Pursuant to 11 DCMR §§ 3100 and 3101, from the administrative decision of the Zoning Administrator to issue a building permit (B445856) for the construction of a single-family dwelling allegedly in violation of the side yard requirements under section 405, at premises 920 and 922 Constitution Avenue, N.E.

**ZONING:** **R-4 District**

**SQUARE & LOT:** **Square 939, Lots 27 & 28**

**DATES SCHEDULED BEFORE THE BZA:** November 19, 2002 [The hearing was postponed because Virginia Gaddis was unavailable]; February 18, 2003 [Snowed]; March 4, 2003 [The application was discussed at the Board's public meeting]; March 18, 2003 [The Board is scheduled to hear the Appeal].

## PARTICIPANTS

**APPELLANT** Advisory Neighborhood Commission 6A
The ANC is to be represented by Virginia Gaddis.

**PROPERTY OWNER:** Christopher's Row LLC
To be represented by Carolyn Brown
Holland and Knight, LLP

John Casey and JFC Properties (JFCBOG Properties)
2458 Sandburg Street
Dunn Loring, VA 22027

Former Owner

**APPELLEE:** **Zoning Administrator, Robert Kelly**

**NOTES:**

At the March 4, 2003 Public Meeting, the Board, on its own motion, decided the following:

1. Daniel M. Purnell, III, Vice-Chair of the ANC 6A correctly signed the Appeal application on July 23, 2002. (Virginia Gaddis has the authorization of the ANC to present the Appeal.)

BZA
Case No. 16934
Exhibit No. 49

Board of Zoning Adjustment
District of Columbia
CASE NO.16934
EXHIBIT NO.49

2. The Appellant is appealing a Foundation Permit and the Board has the authority to hear the Appeal.

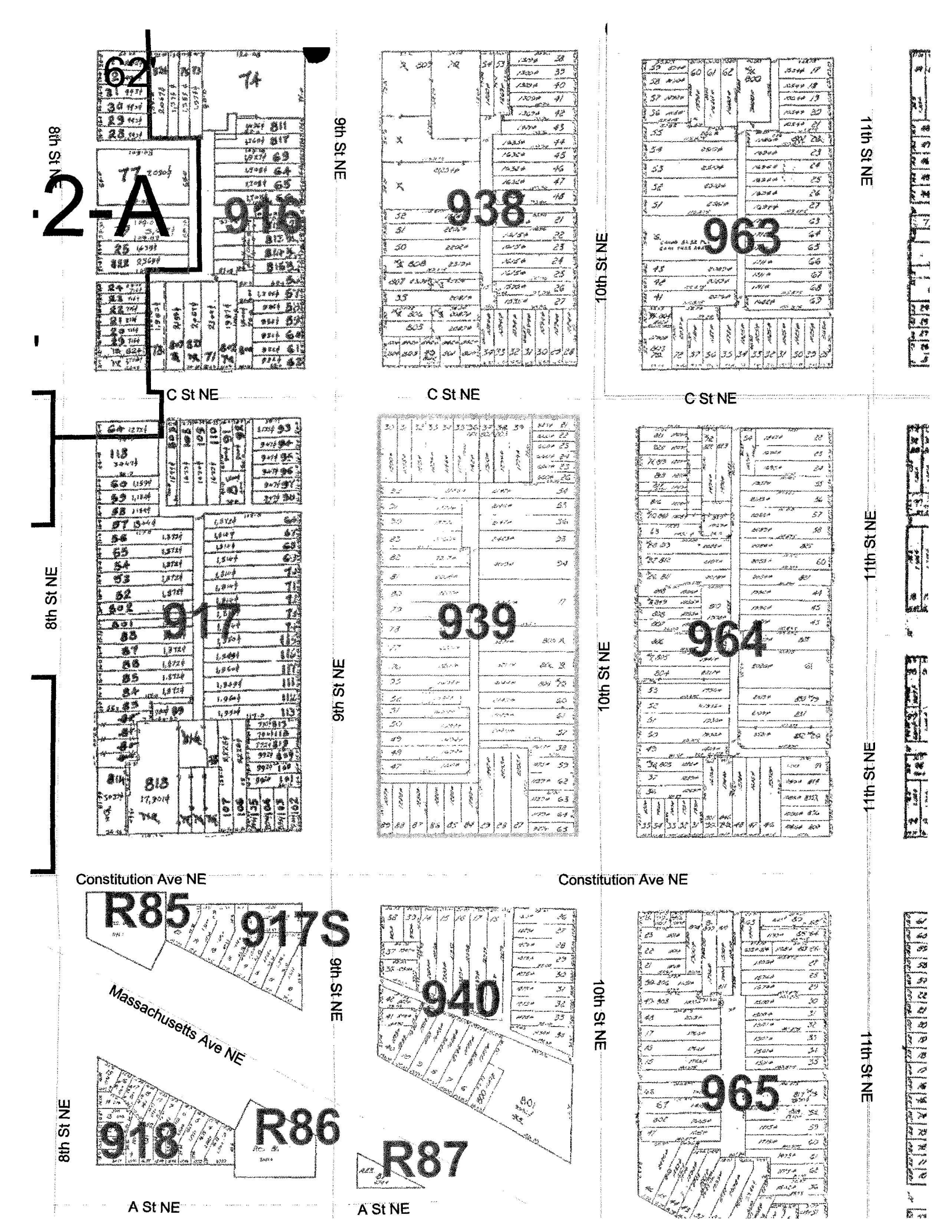
The Board asked the property owner to make all of the approved project-related plans available to Ms. Gaddis prior to the March 18th public hearing.

Ms. Gaddis was instructed to make all written and oral arguments relate to the Foundation Permit and explain how the permit is in violation of the side yard requirement of the Zoning Regulations. On March 12, 2003, Ms.Gaddis filed several follow-up documents into the record, Exhibits 43 through 47. The property owner's response and the Foundation Plan are located at Exhibit 48.

**Board Members Participating on March 4th:** Geoffrey H. Griffis, Curtis L. Etherly, Jr., David A. Zaidain, Anne Mohnkern Renshaw and Carol J. Mitten. (Ms. Mitten voted by proxy to hear the Appeal.)

**Order of Procedure for Appeal Cases:**

1. Appellant's Case
2. Administrative Officer's Case (Zoning Administrator)
3. Case for Owner, Lessee, or Operator of Property
4. Advisory Neighborhood Commission (same as Appellant in this instance)
5. Intervenor's Case
6. Rebuttle and Closing Statement by the Appellant


621
916
938
963
917
939
964
917S
940
965
R85
R86
R87
918
8th St NE
9th St NE
10th St NE
11th St NE
C St NE
Constitution Ave NE
Massachusetts Ave NE
A St NE