HUNT ARCHITECTS
1603 U STREET NW SUITE #2
WASHINGTON, DC 20009

RECEIVED
D.C. OFFICE OF ZONING
2003 JAN 21 AM 9:21

January 20, 2003

Board of Zoning Adjustment
Office of Zoning
441 4th St., N.W., Suite 210
Washington, DC 20001

RE: BZA Application No. 16965 for The Nonquitt, 2914 11th Street, NW

Dear Sirs and Madame,

We appreciate the opportunity to present our zoning variance request for 2914 11th St. N.W. to the Board of Zoning Adjustment on the 14th of January. As the Board requested, we are providing the following supplemental information to clarify and substantiate our arguments in the application.

ZONING VARIANCE REQUEST / SUBSTANTIATION OF ARGUMENT

The proposed project consists of the renovation of the existing multi-family structure, converting it from 16 to 11 units. We are also proposing to build three small additions as described below.

1. **Addition at Closed Court (Variance from 11 DCMR Subsections 403.2,406.1 and 2001.3)**
   Remove a dilapidated fire stair and balconies at the first, second, and third floors in the closed court on the south side of the building, and build new balconies and fire stairs at the first and second floor levels only (no net increase to building footprint).
2. **Addition at Open Court (Variance from 11 DCMR Subsections 403.2,406.1 and 2001.3)**
   Build first, second and third floor balconies in the open court on the south side of the building (50 square foot increase to building footprint).
3. **Addition at Rear of Building (Variance from 11 DCMR Subsections 403.2 and 2001.3)**
   Build an addition at the ground, first and second floors at the east (rear) side of the building (135 square foot increase to building footprint).

BZA
Case No. 16965
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.16965
EXHIBIT NO.27

In order to build these additions we will need the above-listed variances to allow construction of lot occupancy-increasing additions to an existing non-conforming structure that is devoted to conforming uses in an R-4 zone. Were this building a conversion to multiple dwellings and met the rear yard setbacks requirements there would be no prescribed lot occupancy. Although the proposed additions would result in a net increase to the building footprint, the owner has also recently increased the lot size by purchasing the adjacent 750 sq. ft. lot (lot 858). As a result the original lot occupancy of 78% has been reduced to 67.9%. The proposed additions as described in this application only increase the lot occupancy to 73.3%, which is a net reduction in the lot occupancy from the original property (lot 813). The subdivision also provides the required rear-yard setbacks for the proposed addition. This increased lot size allows us to provide three additional parking spaces as well as additional green space.

The clarifications and substantiation of arguments and evidence meeting the legal tests for granting the requested variances are as follows:

1. Addition at Closed Court

The existing closed court is a nonconforming space because of its small size. We are thus asking relief from subsections 406.1 for the minimum width of a closed court. This court also contains an existing fire stair that needs to be replaced. To do so, we are asking for relief from subsections 403.2 (minimum lot occupancy requirements), and 2001.3 (addition to non-conforming structure devoted to conforming use). Although the proposed replacement stair and balconies will have the same footprint as the existing, they are more than "repairs, alterations, or modernizations" as permitted in Section 2001.2 of 11DCMR because they will be configured differently in order to allow greater light and air into the closed court. Our request for this variance meets the required tests as follows:

Uniqueness

The existing fire stair and balconies, a building code requirement for this building, are in an advanced state of decay and need to be replaced. Additionally, the existing fire stair is obtrusive and significantly blocks light and air to the lower units in the court.

Practical Difficulties or Hardship

Without a fire stair, the second floor duplex apartments adjacent to the fire stair in the closed court would lose a second means of egress required by the building code.

Public Good

The rebuilding of the fire stairs and balconies is essential for the public good and safety of the building's residents. The new structure will actually be one story shorter than the existing and will be configured so that the new stair itself will allow more light and air into the closed court. The balconies will utilize perforated stainless steel decking which will further enhance the degree to which light and air penetrate the closed court.

Intent of Zone Plan

Granting this variance does not affect the general intent of the zone plan as it is reconfiguring what already exists in order to provide a reasonable solution to a building code/life safety issue.

2. Addition at Open Court

Because the existing open court is a nonconforming space due to its small size, we are requesting relief from subsections 406.1 for the minimum width of an open court. We are proposing adding small balconies at all three floors in the open court. To do so, we are asking for relief from subsection 403.2 (minimum lot occupancy requirements) and 2001.3 (addition to non-conforming structure devoted to conforming use). Our request for this variance meets the required tests as follows:

Uniqueness

The building was originally designed and built with an additional structure in the open court. The bricked-up doors, discolored brick and remnants of wood structure are evidence that the building originally had wood porches. The porches were likely removed rather than repaired once they had deteriorated.

Practical Difficulties or Hardship

The zoning regulations would keep us from replacing a feature that was original to the building.

Public Good

The proposed balconies would be of no detriment to the public good. The balconies will utilize perforated stainless steel decking which will enhance the degree to which light and air penetrate the open court. They will also provide additional outdoor recreation space for the occupants of the building.

Intent of Zone Plan

Granting this variance does not affect the general intent of the zone plan as it is merely reflecting what had existed at one time. In addition, the apparent mass of these proposed open balconies is minimal.

3. Rear Addition

The proposed bay addition is a nonconforming structure due to lot occupancy requirements. We are asking for relief from subsections 403.2 (minimum lot occupancy requirements) and 2001.3 (addition to non-conforming structure devoted to conforming use). Our request for this variance meets the required tests as follows:

Uniqueness

Rather than facing the typical unremarkable rear elevations of other buildings, the rear of The Nonquitt faces the front entrances of 8 of the adjacent Harvard Mews residences that face inward on this block. This condition makes the rear of the building a unique ' front' to the neighborhood.

The building originally had an additional structure(s) on the rear façade as well. The bricked-up doors, discolored brick and remnants of wood framing are evidence that the building originally had wood porches. The porches were likely removed rather than repaired once they had deteriorated.

Practical Difficulties or Hardship

The finger of building at the southwest corner of the building created by the adjacent open court may have been appropriate for the agglomeration of small rooms that constituted the original design of this early 20th century apartment building, but it does not suit today's requirements for larger open spaces. The nine foot clear interior width of this space makes it nearly impossible to create a room that is consistent with the generous open spaces being proposed for the Nonquitt, especially in light of the requirement to include closet space in order to designate the room a bedroom.

Additionally, the outlay for the additional lot and subsequent subdivision will pose a financial hardship on the owner if he is not able to provide this amenity in the project.

Public Good

The bulk of the proposed addition is insignificant. It has a footprint of only 135 square feet, rises only two and a half stories above grade and extends only four feet from the existing rear wall. The addition would serve as a more carefully configured and much more appealing façade for the occupants of the adjacent Harvard Mews as well as for other neighbors. The addition will also increase the amount of light and air for the occupants of the building and provide recreation space for two of the units.

Intent of Zone Plan

Granting this variance does not affect the general intent of the zone plan as the addition is so small as to have nearly negligible impact on its surroundings. As proposed, the project brings the entire site more into conformance with the intent of the zoning regulations.

I trust that the information we have provided will substantiate our arguments in support of granting these variances. Should you have further questions please feel free to contact me by phone or email.

For
2914 11th St. LLC

Brian Rogers Hunt

Brian Rogers Hunt R.A.
Hunt Architects, P.C.

Attachments:

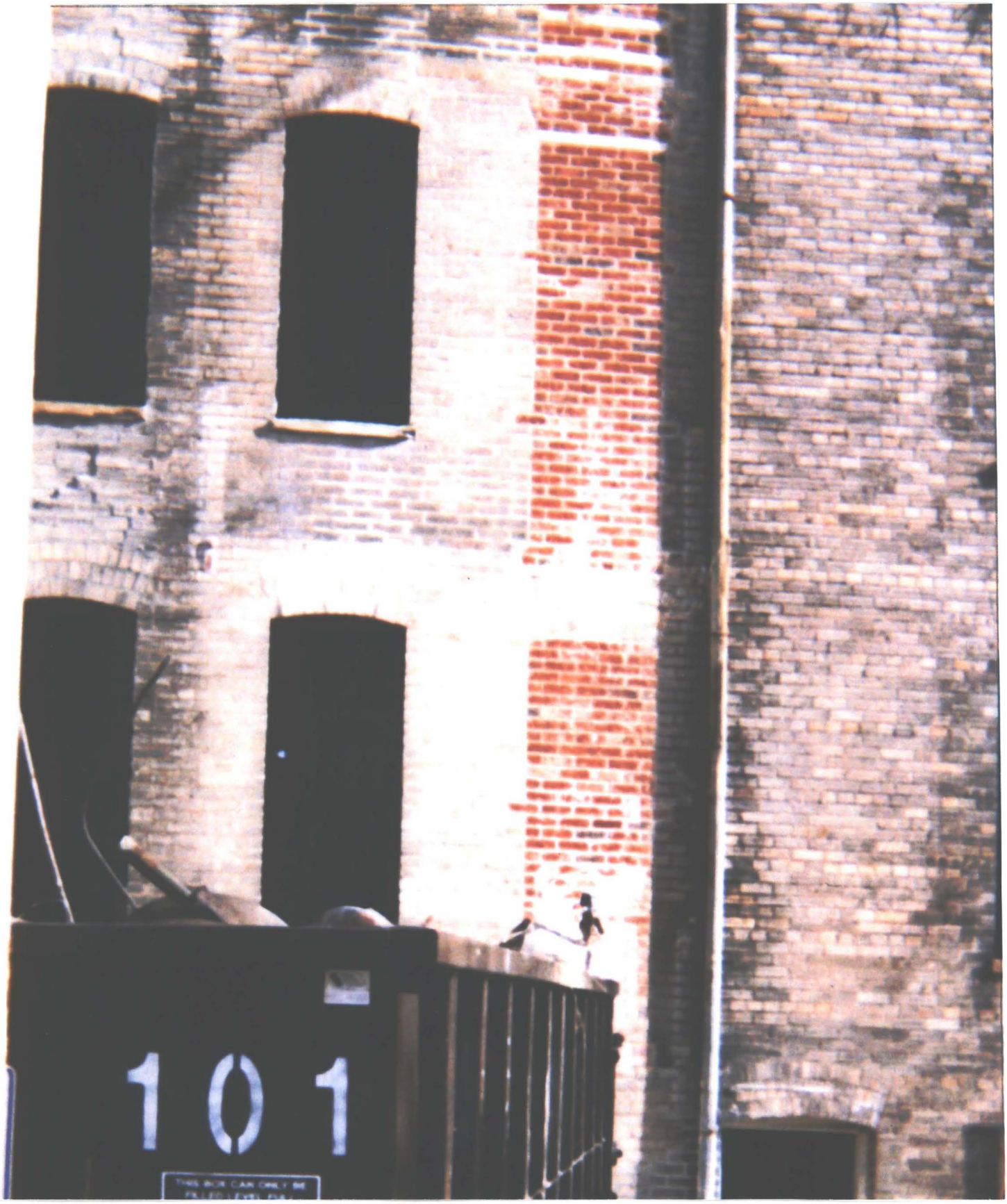
Pages 1-5, Photographs of Site
Neighborhood Petition from Harvard Mews 'Neighbors of the Nonquitt'



VIEW OF REAR OF SUBJECT PROPERTY FROM HAVARD MEWS



VIEW OF ALLEY LOOKING TOWARDS 13th ST.



VIEW OF REAR OF SUBJECT PROPERTY SHOWING FORMER OPENINGS



VIEW OF SUBJECT PROPERTY OPEN COURT SHOWING FORMER OPENINGS



VIEW OF HAVARD MEWS UNITS FROM REAR OF SUBJECT PROPERTY



VIEW AT REAR OF SUBJECT PROPERTY SHOWING OPEN COURT AND FORMER BALCONIES

Residents of Harvard Mews, Columbia Heights
"Neighbors of the Nonquitt"

January 16, 2003

Board of Zoning Adjustment
Office of Zoning
441 4th Street, Suite 210
Washington, DC

We the undersigned, residents of Harvard Mews, collectively support zoning variance application # 16965 filed by 2914 11th Street, LLC, now before you for consideration. We feel strongly that the addition of two bays to the rear of the building will significantly enhance the aesthetic value of the building and make a great improvement to the view of the subject property from our residences, many of which have primary entrances that face the rear of 2914 11th Street.

We feel that the successful and timely completion of The Nonquitt Condominium Project will have a positive general effect on the neighborhood as a whole and are anxious to have it proceed as planned.

Thank you in advance for your favorable consideration of this variance.

Sincerely,

The Undersigned,
Neighbors of the Nonquitt

Name	Address		Signature
Maria Barbara	1121 A Harvard St.	Wash, DC	Maria Barbara
Sharon Lee	1117 Harvard St.	Wash, DC	Sharon Lee
Adrian Smith	1115 E Harvard St.	Wash, DC	Adrian Smith
		Wash, DC	
		Wash, DC	
		Wash, DC	
		Wash, DC	

Residents of Harvard Mews, Columbia Heights
"Neighbors of the Nonquitt"

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Sincerely,

The Undersigned,
Neighbors of the Nonquitt

Name	Address		Signature
[illegible]	1113 Harvard	Wash, DC	[signature]
		Wash, DC	
		Wash, DC	
		Wash, DC	
		Wash, DC	
		Wash, DC	
		Wash, DC	

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Sincerely,

The Undersigned,
Neighbors of the Nonquitt

Name	Address	Signature
Barbara Watson-Mickens	1123 F Harvard St. NW Wash, DC 20009	Barbara Watson-Mickens
Stanley Mickens	1123 F Harvard St. NW Wash, DC 20009	Stanley Mickens
Monica Watson	1123 F Harvard St. NW Wash, DC 20009	Monica Watson
	Wash, DC	
	Wash, DC	
	Wash, DC	
	Wash, DC	

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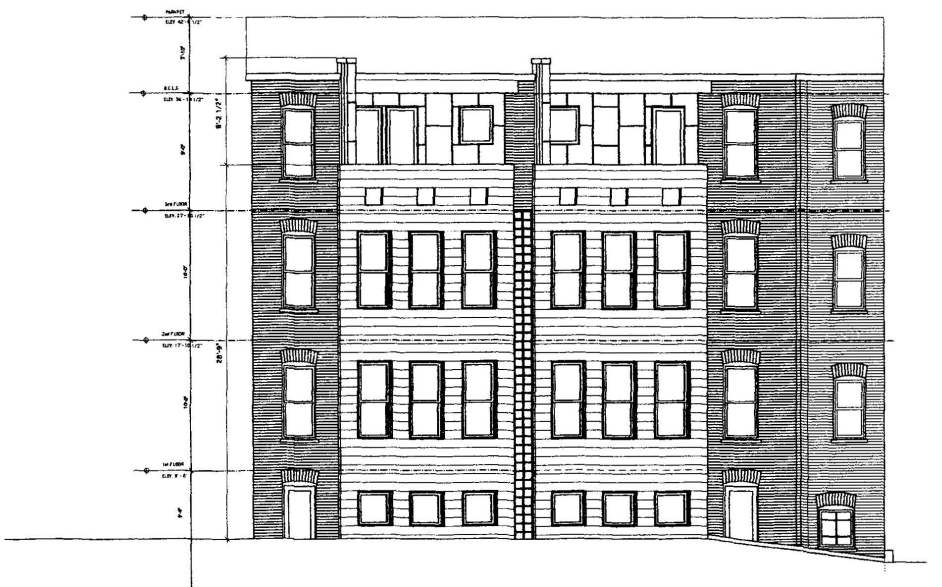
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Neighbors of the Nonquitt

Name	Address		Signature
		Wash, DC	
	1113 K Harvard	Wash, DC	
		Wash, DC	
		Wash, DC	
		Wash, DC	
		Wash, DC	
		Wash, DC	



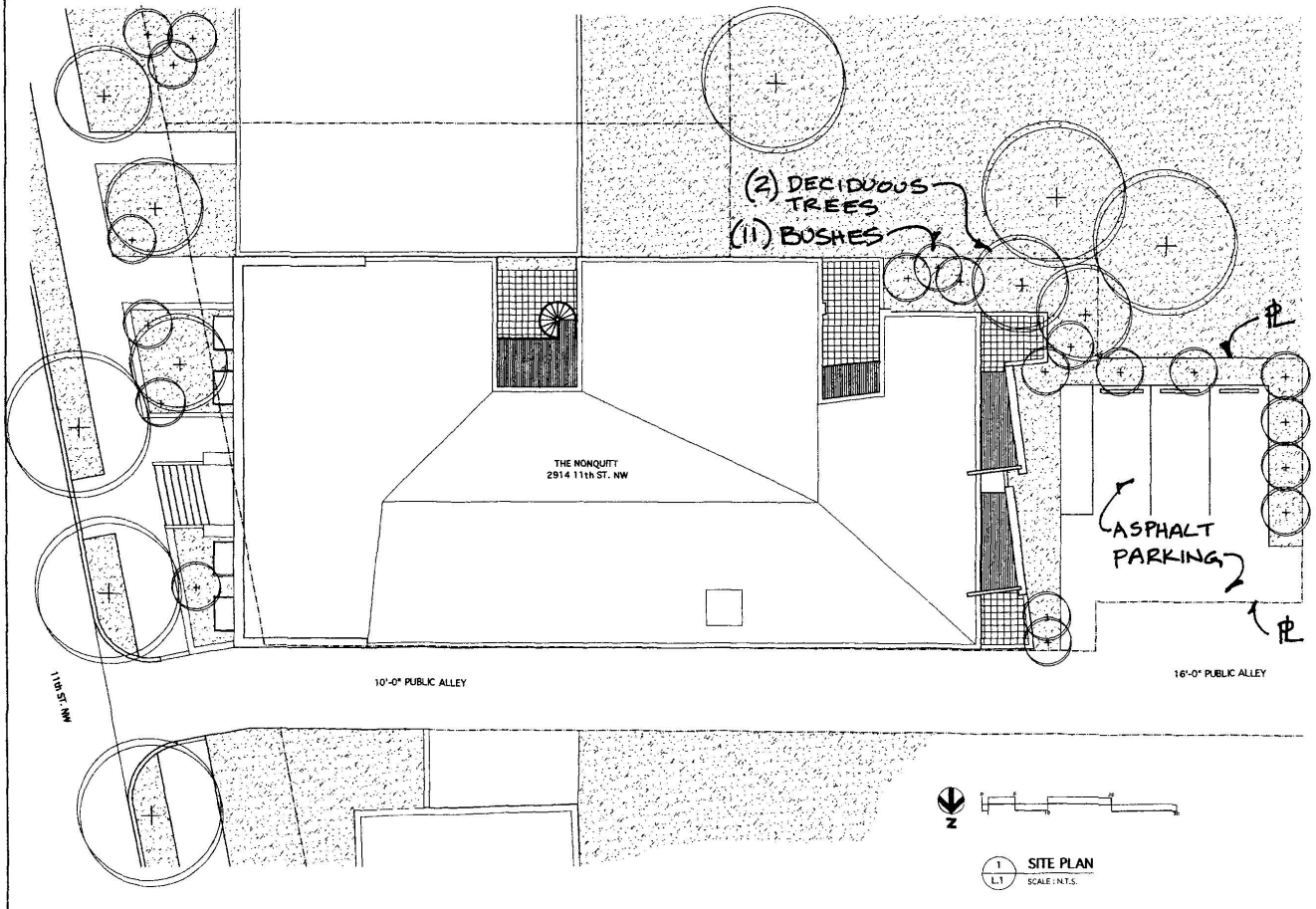
1 / A.07 ELEVATION FACING WEST
SCALE : N.T.S.

HUNT ARCHITECTS

THE NONQUITT
2914 11th STREET, NW
WASHINGTON, D.C.

8.20.20 VARIANCE SET

A.07



1 L.1 SITE PLAN
SCALE : N.T.S.

HUNT ARCHITECTS

THE NONQUITT
2914 11th STREET, NW
WASHINGTON, D.C.

L.2012 VARIANCE SET

L.1