March 10, 2004

RECEIVED
D.C. OFFICE OF ZONING
2004 MAR 10 PM 1:35

Government of the District of Columbia
Board of Zoning Adjustment
441 Fourth Street, Northwest
Suite 210-S
Washington, DC 20001

Reference: BZA Application No 17134

Dear Sir/Madam

Please be advised that the above referenced matter is before your office for hearing on or about March 23, 2004 for consideration and approval, and submission of the attached minor modified drawings recommended by the District of Columbia Office of Planning.

As pursuant to your office recommendation, I have consulted with both, the District of Columbia Office of Planning and with the Government of the District of Columbia Advisory Neighborhood Commission 5C (ANC-5C).

A site meeting was held with Mr. Arthur Jackson, of the Office of Planning and recommendations were made and executed as recommended.

On February 17, 2004, the ANC-5C met and voted to approve and recommend the implementation of the proposed plans as presented at the meeting.

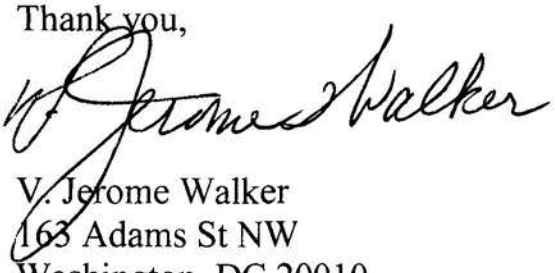
Communication with the Office of Planning indicated that they have reviewed and approved the propose plans pursuant to Zoning Code Title II, Section 223, Additional to One-Family Dwelling or Flats (R-1), Article 223.2 and 223.3.

BZA
Case No. 17134
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO. 17134
EXHIBIT NO. 21

Should anyone in your office have any questions, please do not hesitate to contact me and I will be happy to address or clarify any outstanding issues or questions.

Thank you,



V. Jerome Walker
163 Adams St NW
Washington, DC 20010
vjeromewalker@yahoo.com
(202) 528-6072 (Cell)
(2020 722-4897 (Office)

Office of Zoning
441 4th Street, N.W., Suite 210
Washington, D.C., 20001

March 1, 2004

RECEIVED
D.C. OFFICE OF ZONING
2004 MAR 10 PM 1:37

Re: Board of Zoning Application Request for Variance
163 Adams Street, N.W. Washington, D.C. Lot 15, Square 3125

To whom it may concern,

The Owner of the above-mentioned property request a variance from the required percentage of lot occupancy requirement of 60% and the 20'-0" rear yard requirement.

The present structure is a row house used for residential and to be continued used as residential. The present existing lot occupancy is 60%, which includes and open two story rear porch extending most of the length of the house, stopping at the kitchen window. The existing porch is only 4'-0" wide and not usable being so small. The Owner wishes to replace the wood porch which is in poor structural condition with a two story enclosed porch 3'-4" wider than the original for use as a sun room both levels. This would increase the lot occupancy to 70% and leave a rear yard of 13'-0" at one end and about 16'-0" the other end. The rear yard is sloped. The length of the structure would be 14'-0" the same length as the existing porch. The steps would be on the side.

Also, the enclosure is need to provide an accessible utility room for the heating, ventilation, and air-condition unit and hot water heater for the main house because the basement is made into an apartment.

The Proposal would keep the structure in compliance with zoning code title II, section 223. ADDITIONS TO ONE-FAMILY DWELLINGS OR FLATS (R-1) articles 223.2 and 223.3. Which permits up to 70% in the R-3 and R-4 and R-5 Districts. The new structure will comply with section 223.2, a, b, c, and d as follows:

a. **LIGHT and AIR**: The proposed structure would be enclosed with large glass windows between wood framing on all sides at the first floor and two sides at the top floor. The basement level will remain open same as the existing porch for access to the basement. This will provide a lightweight structure that does not have a solid appearance and will let light flow thru to avoid blocking the neighbor's yards. The glazing will be clear glass with out tint, and operable. The remaining open yard will be more that half the original depth. The rear of the yard is where the light is greatest now.

b. **NEIGHBOR PRIVACY:** The privacy of the adjoining neighbors is not impaired. It is a closed lot without an alley and fences between yards. The view from the new space does not allow the Owner to see into the neighbors' yards any

more that the present condition. The present porch allows more visual view of the neighbors.

c. **CHARACTER:** The character of the new structure blends in with the original design character of these houses, that of a wooden porch. With open sides. The use of stained wood (in warm earth tones that match the color in the brickwork.) instead of vinyl or masonry keeps the soft touch and prevents the structure form standing out. It enhances the rear elevation, approaching the typical Victorian porch extensions that were built in during the time of its original construction. It takes the curse off of the plain flat wood porch porches that are not large enough to be useful.

d. **Drawings:** Enclosed are drawings showing the intent including elevations. Also is a site plan of the block showing the existing buildings and the proposal.

Several houses already have extended enclosed structures, with solid siding and small windows. There is still is lots of light and air remaining.

Respectfully Submitted,

Jerome Walker.

Form 135 - Side 1
(Revised 03/15/02)

Case No. _____

# ZONING SELF-CERTIFICATION FORM

| | | | | |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |

## CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

| Relief Sought | ☐ [illegible] | ☐ [illegible] | ☐ [illegible] |
|---|---|---|---|
| Pursuant to Subsections | | | |

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

(1) the agent is duly licensed to practice law or architecture in the District of Columbia;
(2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
(3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the Board of Zoning Adjustment.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

| Owner's Signature | Owner's Name (Please Print) |
|---|---|
| V Jerome Walker | V. Jerome Walker |
| Agent's Signature | Agent's Name (Please Print) |
| Gayle C Blatch | 1118 columbia rd NW Wash DC |

Date: 3-1 04 [illegible] or [illegible]

## OFFICE OF ZONING DETERMINATION

(DCMR Title 11 §3113.2)

Based upon review of the Application and Certification of Applicant:

| | |
|---|---|
| ☐ | Accepted for filing. |
| ☐ | Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required. |
| ☐ | Rejected for failure to comply with the provisions of<br>☐ DCMR Title 11 §3113.2; or<br>☐ DCMR Title 11 Zoning Regulations.<br>Explanation _____ |

Signature [illegible] Date [illegible]

Side 2

## INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

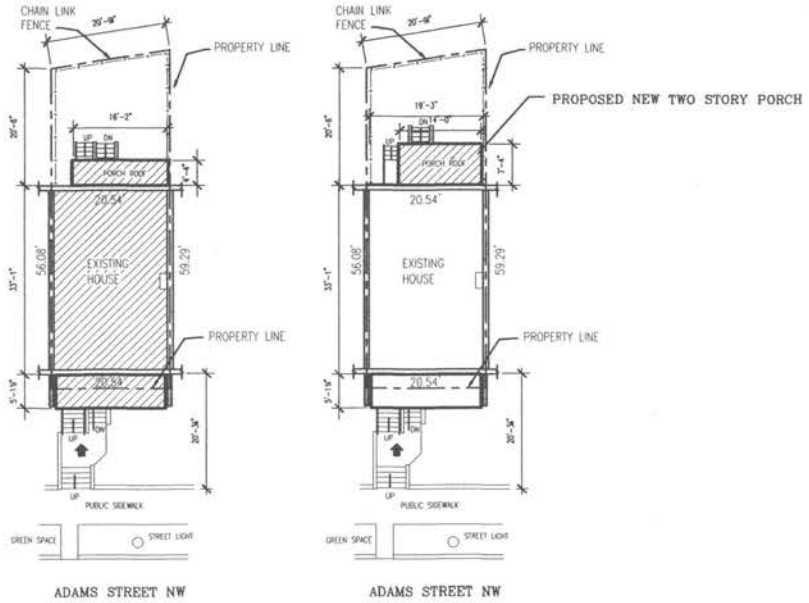
1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front **and** back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.

2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

| ITEM | EXISTING CONDITIONS | MINIMUM REQUIRED | MAXIMUM ALLOWED | PROVIDED BY PROPOSED CONSTRUCTION | VARIANCE Deviation/Percent |
|---|---|---|---|---|---|
| **Lot Area** (sq. ft.) | 1185 | 1800 | | 1185 | • |
| **Lot Width** (ft. to the tenth) | 20.54' | 18'-0" | — | 20.54' | — |
| **Lot Occupancy** (building area/lot area) | 60% | 60% | 70% | 70% | — |
| **Floor Area Ratio (FAR)** (floor area/lot area) | none | none | none | none | — |
| **Parking Spaces** (number) | 1 | 1 | | 1 | — |
| **Loading Berths** (number and size in ft.) | none | none | none | none | — |
| **Front Yard** (ft. to the tenth) | | | | | |
| **Rear Yard** (ft. to the tenth) | 20'-6" - one end<br>23'-11" - one end | 20'-0" | — | 13'-11" - one end<br>16'-7" one ed. | 6'-0" |
| **Side Yard** (ft. to the tenth) | none | none | none | none | |
| **Court, Open** (width by depth in ft.) | none | none | none | none | |
| **Court, Closed** (width by depth in ft.) | " | " | " | none | |
| **Height** (ft. to the tenth) | 18'-0" | | 40'-0" | 18'-0" | none |

# WALKER HOUSE RENOVATION

163 ADAMS STREET, NW, WASHINGTON, D.C., 20001




EXISTING SITE PLAN
SCALE: 1"=10'-0"

NEW SITE PLAN
SCALE: 1"=10'-0"

## GENERAL NOTES:

1. The Owner shall secure and pay for the building permit. The Contractor shall provide and pay for all other permits required, such as plumbing and electrical.
2. The Owner is to receive a copy of all receipts for materials and equipment purchased.
3. The Owner is to supply the Contractor the number of sets of drawings he needs. The Contractor is to have one set of the stamped Permit sets and the Owner the other set. The Owner is to make copies of all permits and post the originals as required.
4. The Contractor shall pay particular attention to the dust caused by debris during demolition. Remove rejected materials promply. Do not block the public sidewalks or streets with materials. Do not clutter the front yard with materials and debris for any length of time.
5. The Contractor shall not exceed the Contract budget without having first obtained the Owner's approval. The Owner is to be notified of any unforseen or unexpected findings before action is taken.
6. The Contractor is responsible for abiding by the requirements of the District of Columbia Building Codes. The Contractor is to call for the proper inspections as required by the jurisdiction The Owner is to receive copies of all such inspection reports ( including approvals and dissaprovals.)
7. The Contractor is to provide all of the tools and equipment NEEDED TO PERFORM THE WORK, AND TO REMOVE DEBRIS ON HIS PART.
8. The Contractor is to arrange working hours, entry to the building, security, and the amount of time required to do the work.
9. A payment schedule is to be arranged with the Owner. The schedule shall not be changed without the approval of the work presently done and the need justified.
10. At the acceptance of the finished work, the Contractor shall provide the Owner a minimum one year warranty in writing covering his workmanship and materials. Also all manufacture's literature, manuals, warranties and extra parts
11. See SED drawing for sediment control.

## LIST OF DRAWINGS:


| | |
|---|---|
| A-1 | SITE PLAN AND NOTES |
| SED | SEDIMENT AND EROSIOIN CONTROL |
| A-2 | EXISTING CONDITIONS, AND DEMOLITION |
| A-3 | EXISTING ELEVATIONS AND SECTIONS AND DEMOLITION |
| A-4 | NEW PLANS AND DETAILS |
| A-5 | NEW ELEVATIONS AND SECTIONS |
| A-6 | SCHEDULES AND DETAILS |
| A-3 | KITCHEN AND BATH DETAILS |
| S-1 | STRUCTURAL NOTES AND SPECIFICATIONS |
| S-2 | FOUNDATION AND STRUCTURAL DETAILS |
| MPE | MECHANICAL, ELECTRICAL AND PLUMBING |
| BZA | LOCATION MAP |


CACULATIONS

| EXISTING CONDITIONS | ZONING REQUIREMENTS - R-4 | NEW CONDITIONS | SCOPE OF WORK |
|---|---|---|---|
| 163 ADAMS STREET NW, WASH DC<br>LOT 15, SQUARE 3125<br>LOT OCCUPANCY 717.0 SF OR 60%<br>LOT 1185 SF<br>REAR PORCH 78 SF<br>FRONT PORCH (ON PROPERTY) 51.35 SF<br>BASEMENT 673.0 SF<br>FIRST FLOOR 673.0 SF<br>SECOND FLOOR 673.0 SF<br>TOTAL 2317.00 GSF | LOT OCCUPANCY 60% OR 711 SF (MAX)<br>F.A.R. NONE<br>HEIGHT 40' - 3 STORIES<br>SIDE YARD NONE<br>REAR YARD 20'-0" | LOT OCCUPANCY 829.5 SF OR 70%<br>F.A.R. NONE<br>HEIGHT 40' - 3 STORIES<br>SIDE YARD NONE<br>REAR YARD 13'-2"<br>REAR PORCH 105.00 SF<br>FRONT PORCH (ON PROPERTY 51.35 SF<br>BASEMENT 673.00 GSF<br>FIRST FLOOR 673.00 GSF<br>SECOND FLOOR 673.00 GSF<br>TOTAL 2254.00 GSF | RENOVATE THE FIRST AND SECOND FLOOR AS ONE LIVING UNIT. RENOVATE THE BASEMENT INTO A ONE BEDRM APARTMENT AND DEN. ALSO LOWER THE SLAB 18" TO GAIN 8'-0" HEIGHT CEILING. REMOVE AND REPLACE THE DAMAGED REAR PORCH AS AN ENCLOSED SUN ROOM ON THE FIRST AND SECOND FLOOR. |

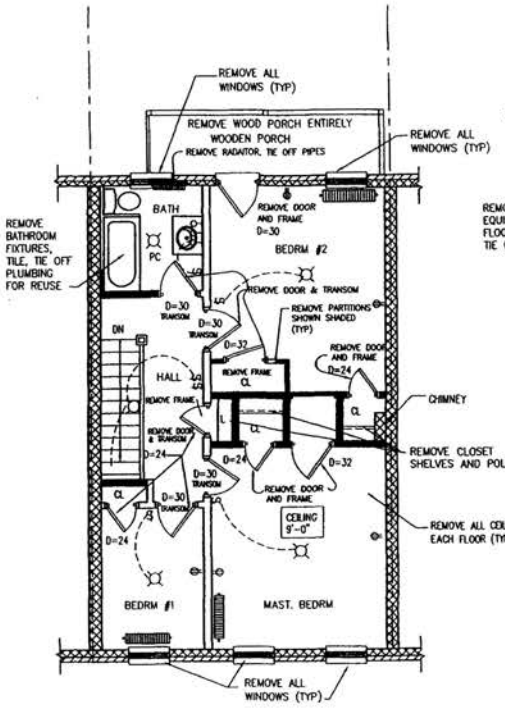

Patrick Art Team
1118 Columbia Rd. N.W., Washington D.C., 20009, 202-332-1297


NO. REVISIONS | DATE

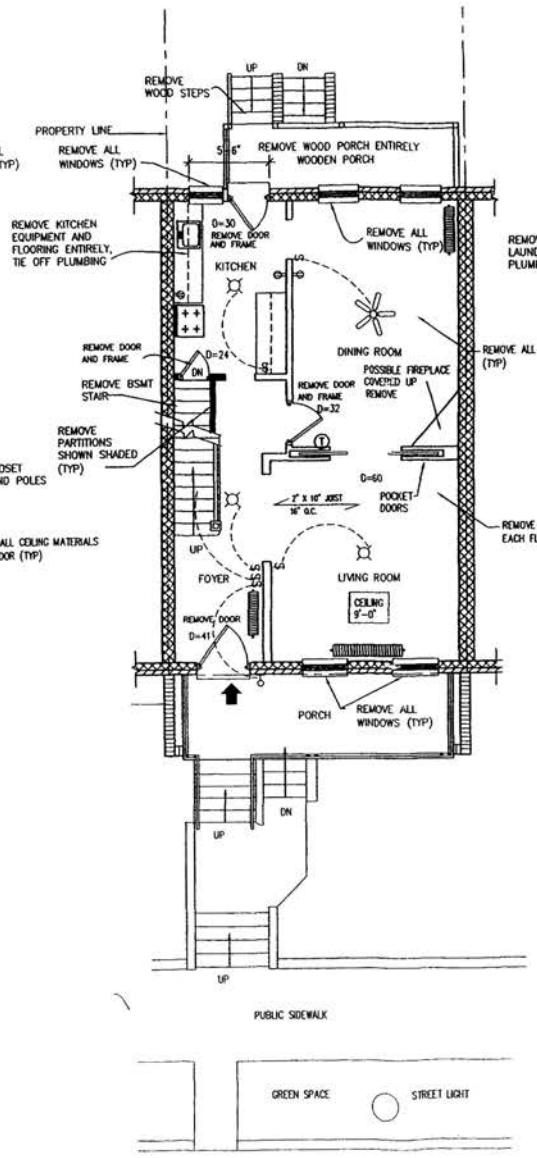
WALKER RENOVATION
163 ADAMS ST. N.W., WASH, DC, 20001

DATE 2-13-04
JOB NO. 0257
SCALE 1"=10'-0"

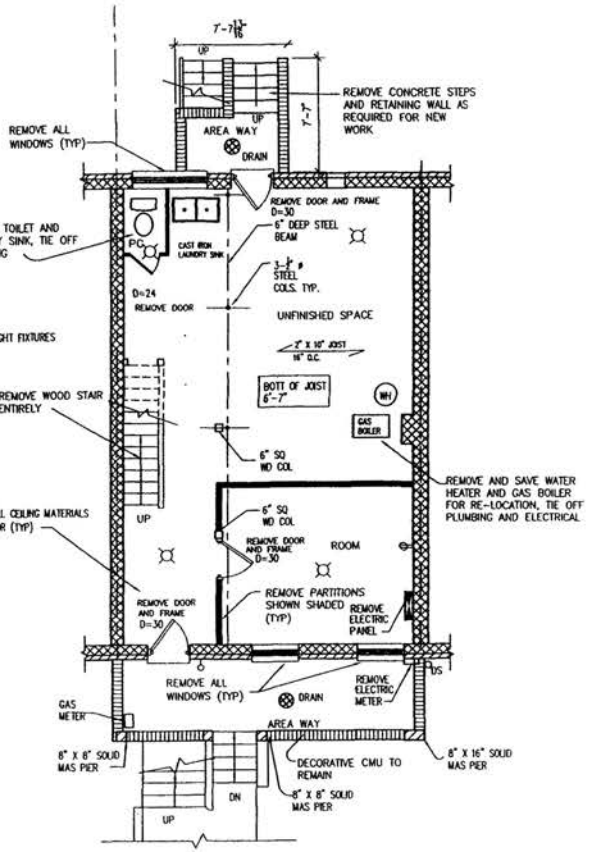
A-1




EXISTING SECOND FLOOR PLAN




EXISTING FIRST FLOOR PLAN




EXISTING BASEMENT PLAN

## DEMOLITION NOTES:

1. FOR EXTENT OF DEMOLITION WORK NOT INDICATED, SEE ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, DRAWINGS, AND THE SPECIFICATIONS. ALL DEMOLITION WORK NOT INDICATED ON THE DRAWING BUT NECESSARY FOR ACCOMPLISHING CONTRACT DOCUMENT WORK IS TO BE INCLUDED IN CONTRACTOR'S BID. NO EXCUSE WHATSOEVER WILL BE ACCEPTED EXISTING CONDITIONS WHICH ARE AFFECTED BY WORK REQUIRED UNDER THE CONTRACT DOCUMENTS.
2. SITE VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS INDICATED ON THE EXISTING CONDITIONS DRAWINGS AND EXISTING CONDITIONS SURVEY .
3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE FINAL EXTENT TO WHICH DEMOLITION, REMOVAL OR RELOCATION IS REQUIRED TO ACCOMODATE CONTRACT DOCUMENT REQUIRED WORK.
4. THE CONDITIONS SHOWN ON THESE CONTRACT DOCUMENTS ARE INTENDED TO SHOW EXTENT AND QUALITY OF THE WORK REQUIRED. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, AND SHALL BASE HIS/ HER BID AND SUBSEQUENT WORK ON THE ACTUAL EXISTING CONDITIONS. DIFFERENCES IN CONDITIONS AND LOCATIONS SHOWN ON THE CONTRACT DRAWINGS FROM ACTUAL EXISTING CONDITIONS SHALL NOT BE THE BASIS FOR A CONTRACTOR'S REQUEST FOR AN INCREASE IN CONSTRUCTION COST FROM THE OWNER OR OWNER'S REPRESENTATIVES.
5. ADEQUATE TEMPORARY SUPPORT SHALL BE USED TO AVOID ANY DAMAGE TO THE EXISTING CONSTRUCTION OR SURFACES TO REMAIN.
6. MATERIALS AND ITEMS TO BE SALVAGED BY THE OWNER, RELOCATED AND/OR REUSED SHALL BE REMOVED WITH SPECIAL CARE TO AVOID DAMAGE TO THESE MATERIALS AND ITEMS AND SHALL BE PROTECTED FROM VANDALISM.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE YARD AND LANDSCAPE. ANY DAMAGE SHALL BE REPLACED TO ITS ORIGINAL CONDITION.

EXISTING CONDITIONS AND DEMOLITION

Patrick Art Team
1110 Columbia Rd. N.W., Washington D.C. 20009, 202-332-1977

| NO. | REVISIONS | DATE |
|---|---|---|
| | | |

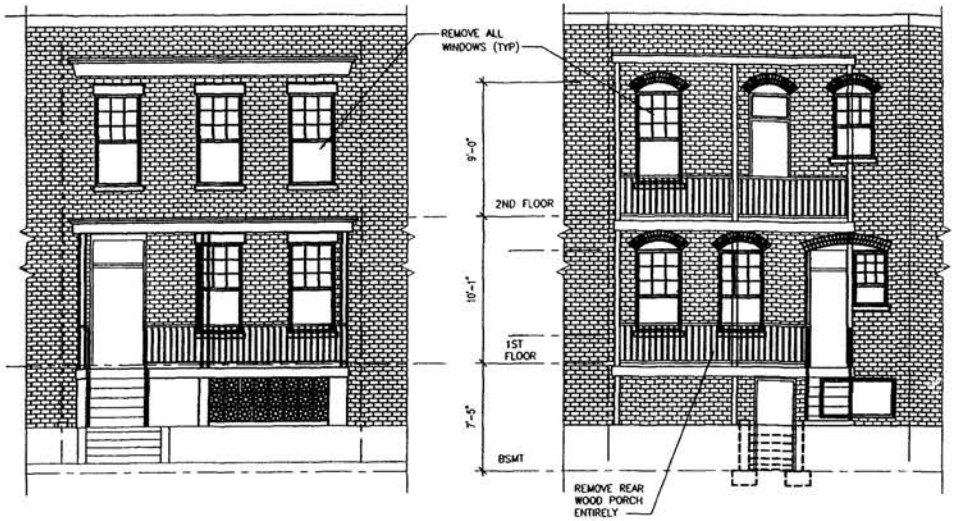
WALKER HOUSE RENOVATION
163 ADAMS ST., NW., WASH. DC.

Pat

DATE 9-25-03
JOB NO. 0257
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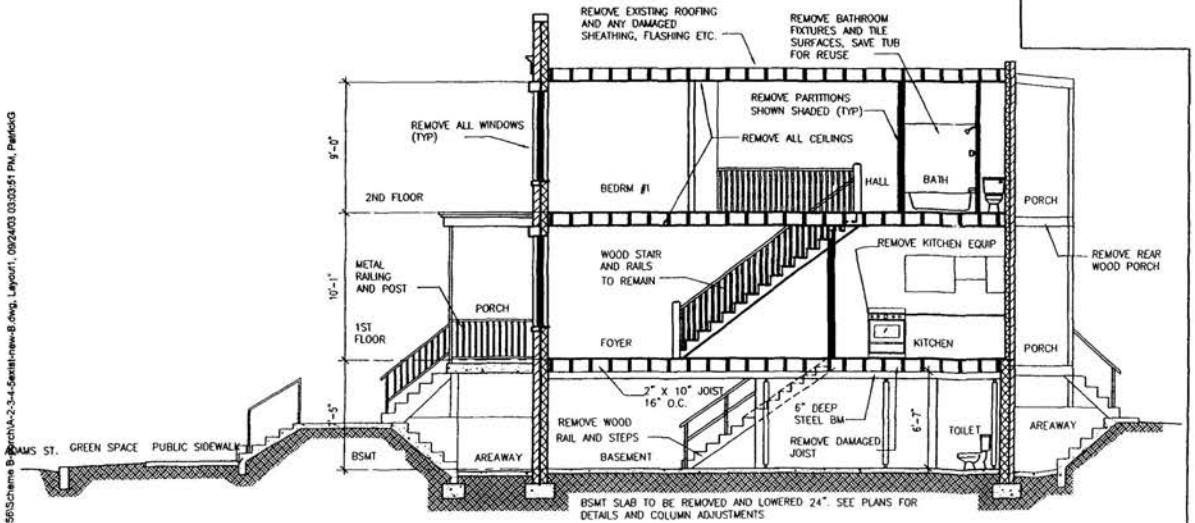
A-2

F:\Walker-0256\Scheme B-porch\A-2-3-4-Existing-B.dwg, Layout1, 09/24/03 03:03:05 PM, PatrickG

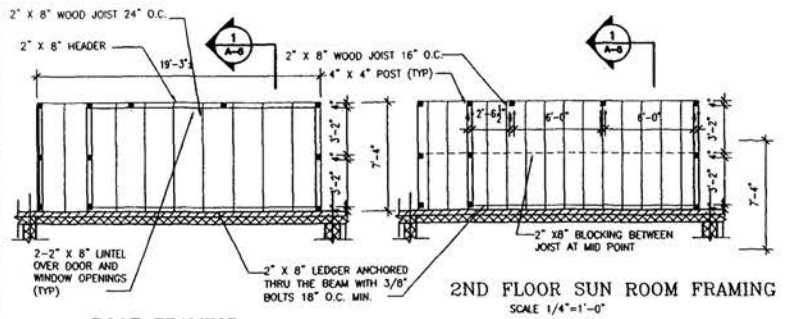



EXISTING FRONT ELEVATION
SCALE 1/4" = 1'

EXISTING REAR ELEVATION
SCALE 1/4" = 1'

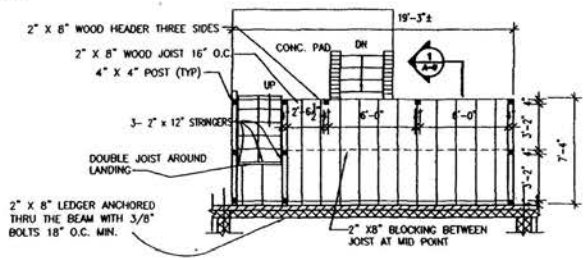



EXISTING LONGITUDINAL SECTION
SCALE 1/4" = 1'

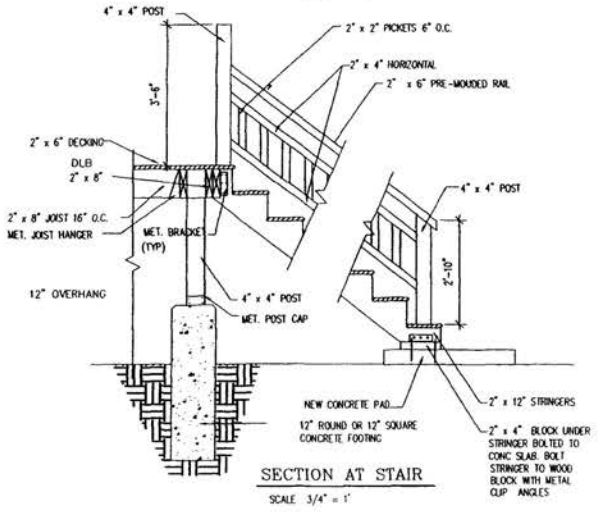



ROOF FRAMING
SCALE 1/4"=1'-0"

2ND FLOOR SUN ROOM FRAMING
SCALE 1/4"=1'-0"




1ST FLOOR SUN ROOM FRAMING
SCALE 1/4"=1'-0"




SECTION AT STAIR
SCALE 3/4" = 1'

EXISTING ELEVATIONS, SECTIONS AND NEW PORCH FRAMING

Patrick Art Team
1118 Columbia Rd. N.W., Washington D.C. 20009. 202-332-1277

| NO. | REVISIONS | DATE |
|---|---|---|

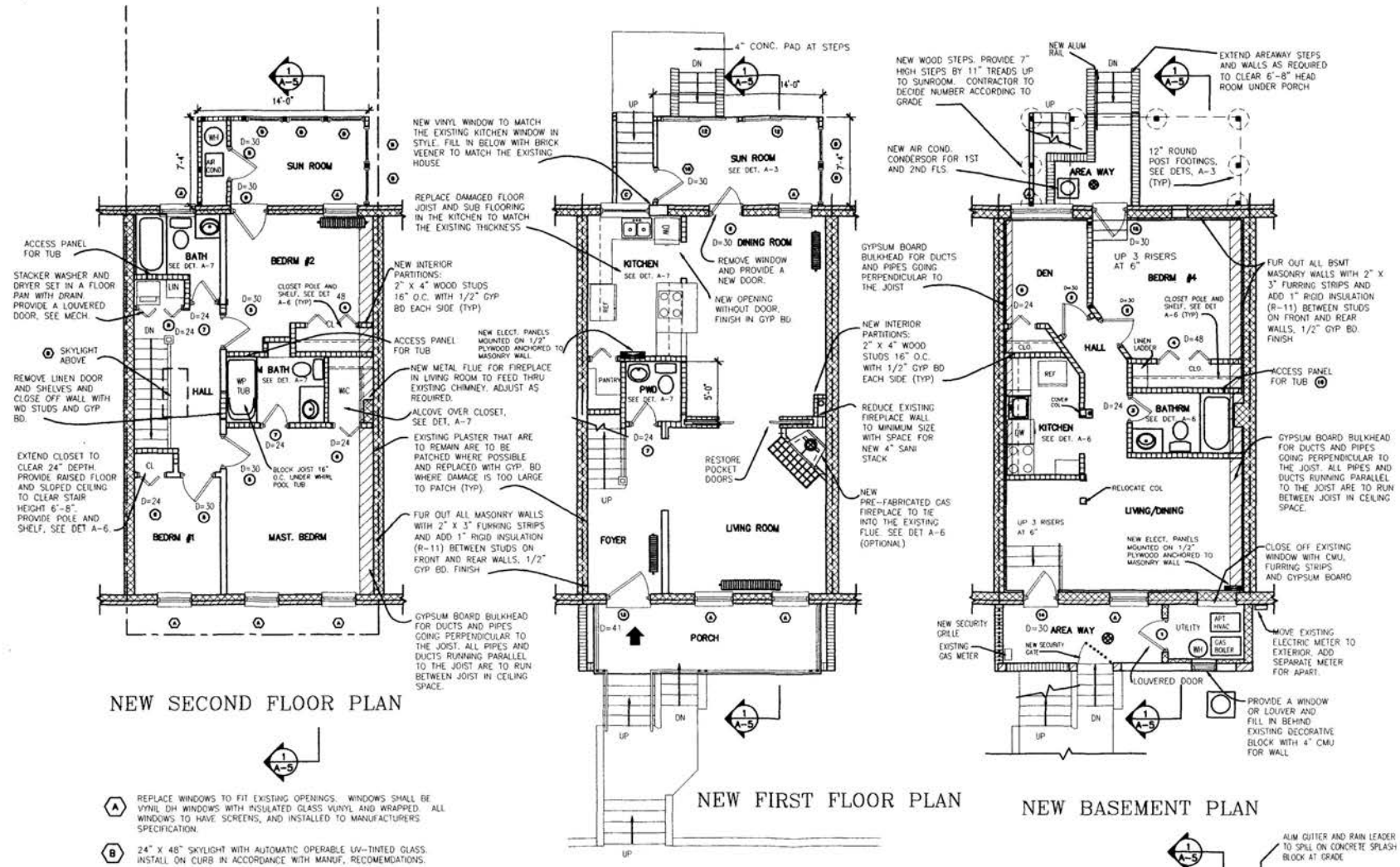
WALKER HOUSE RENOVATION
163 ADAMS ST., NW., WASH. DC.

Pat

DATE 9-25-03
JOB NO. 0257
SCALE 1/4"=1'-0

A-3

F:\Walker-0256\Scheme B-porch\A-2-3-4-Sexist-new-B.dwg, Layout1, 09/24/03 03:03:51 PM, PatrickG




(A) REPLACE WINDOWS TO FIT EXISTING OPENINGS. WINDOWS SHALL BE VYNIL DH WINDOWS WITH INSULATED GLASS VUNYL AND WRAPPED. ALL WINDOWS TO HAVE SCREENS, AND INSTALLED TO MANUFACTURERS SPECIFICATION.

(B) 24" X 48" SKYLIGHT WITH AUTOMATIC OPERABLE UV-TINTED GLASS. INSTALL ON CURB IN ACCORDANCE WITH MANUF, RECOMENDATIONS.

(C) KITCHEN WINDOW. REPLACE EXISTING KITCHEN WINDOW AND AN ADJACENT NEW ONE NEXT TO IT IN THE PREVIOUS DOOR OPENING. INSTALL IT IN ACCORDANCE WITH MANUF. RECOMENDATIONS. WINDOW SAME AS TYPE A.

(D) 3'-2" WIDE BY 4'-0" ± STORM WINDOWS WITH SCREEN FOR REAR SUN PORCH. CONTRACTOR TO VERIFY SIZE AFTER FRAMING THE OPENING BEFORE FABRICATION. INSTALL IN ACCORDANCE WITH MANUF. RECOMENDATIONS.

NEW PLANS AND DETAILS

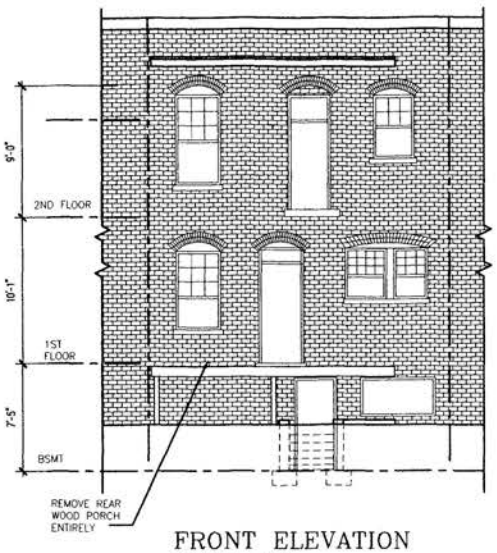
Patrick Art Team
1118 Columbia Rd. N.W., Washington D.C., 20009. 202-332-1297

| NO. | REVISIONS | DATE |
|---|---|---|
| 1 | REDUCE THE SUN ROOM SIZE | 2-12-04 |

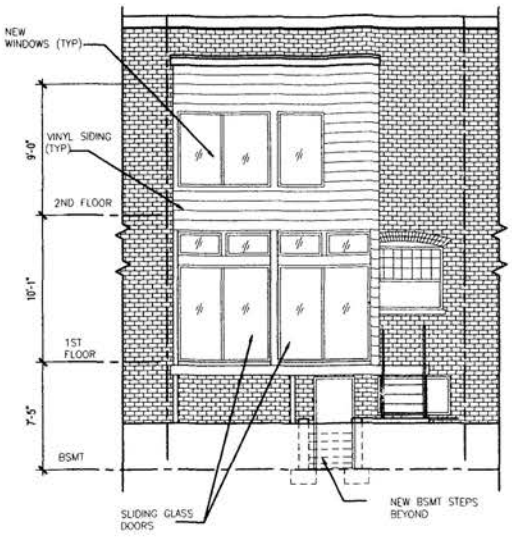
WALKER HOUSE RENOVATION
163 ADAMS ST., NW., WASH. DC.

DATE 2-12-04
JOB NO. 0257
SCALE 1/4"=1'-0"

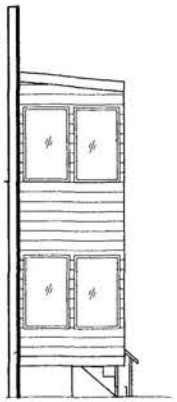
A-4



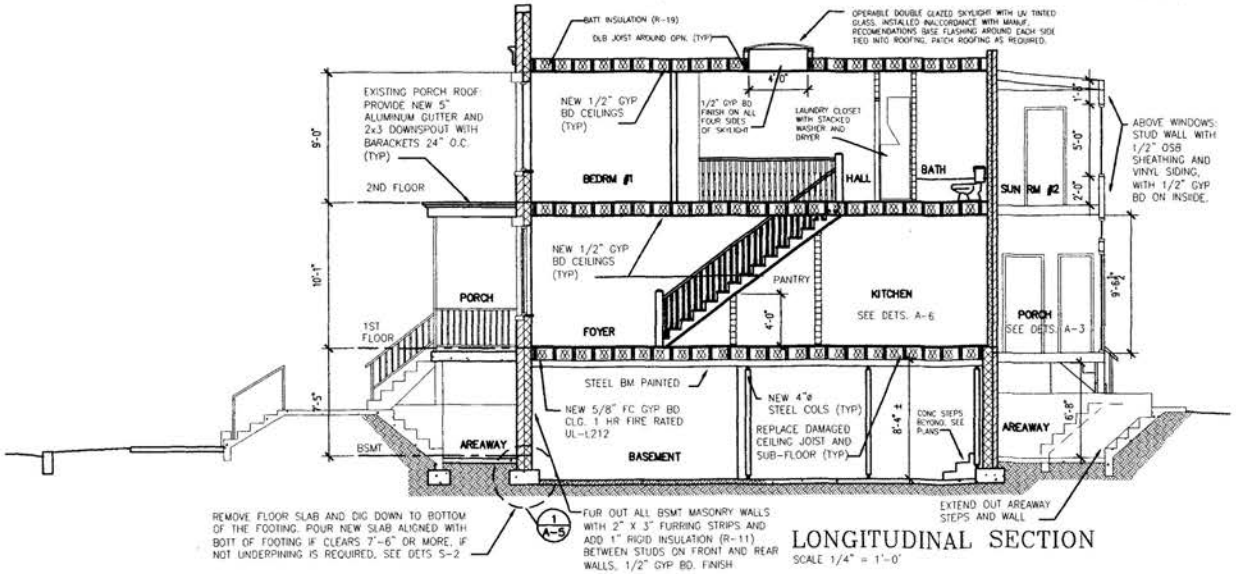

FRONT ELEVATION
SCALE 1/4" = 1'-0"




REAR ELEVATION WITH SUN ROOM
SCALE 1/4" = 1'-0"



SIDE ELEVATION
SCALE 1/4" = 1'-0"




LONGITUDINAL SECTION
SCALE 1/4" = 1'-0"

NEW ELEVATIONS AND SECTIONS

Patrick Art Team
1118 Columbia Rd. N.W. Washington D.C. 20009. 202-332-1297

| NO. | REVISIONS | DATE |
|---|---|---|
| 1 | REDUCE THE SUN ROOM SIZE | 2-12-04 |

WALKER HOUSE RENOVATION
163 ADAMS ST., NW., WASH. DC.

DATE 2-12-04
JOB NO. 0257
SCALE 1/4"=1'-0"

A-5

# DISTRICT OF COLUMBIA GOVERNMENT
## OFFICE OF THE SURVEYOR

Washington, D.C., September 26, 2003

Plat for Building Permit of SQUARE 3125 LOT 15

Scale: 1 inch = 10 feet Recorded in Book Co.8 Page 55

Receipt No. 07145

Furnished to: GAYLE PATRICK

Surveyor, D.C.

By: L.M.A.

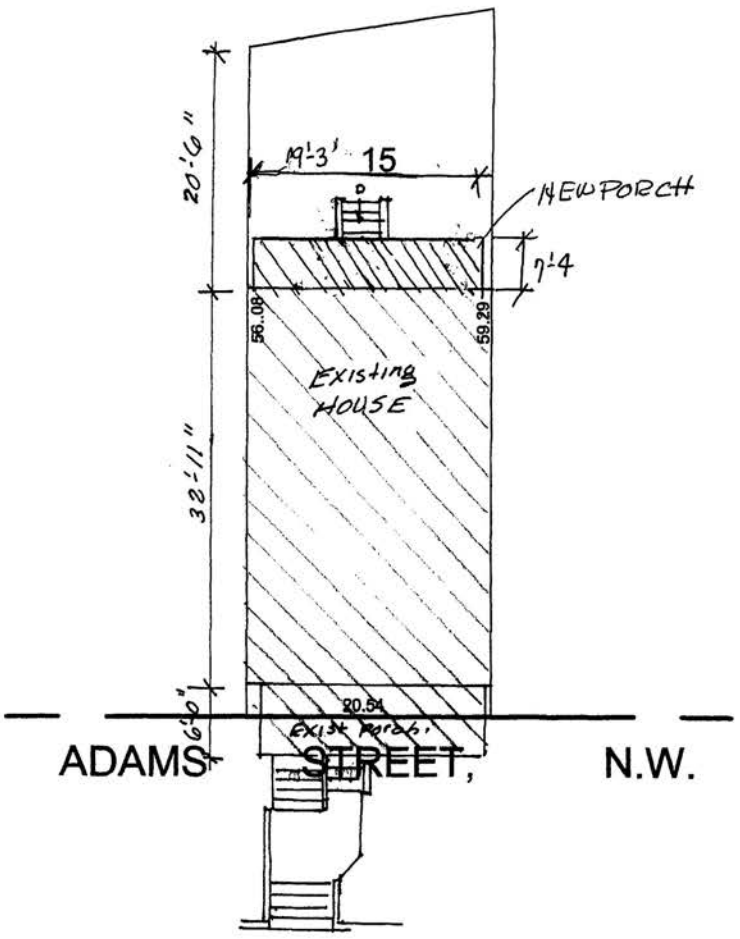
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: October 2 2003

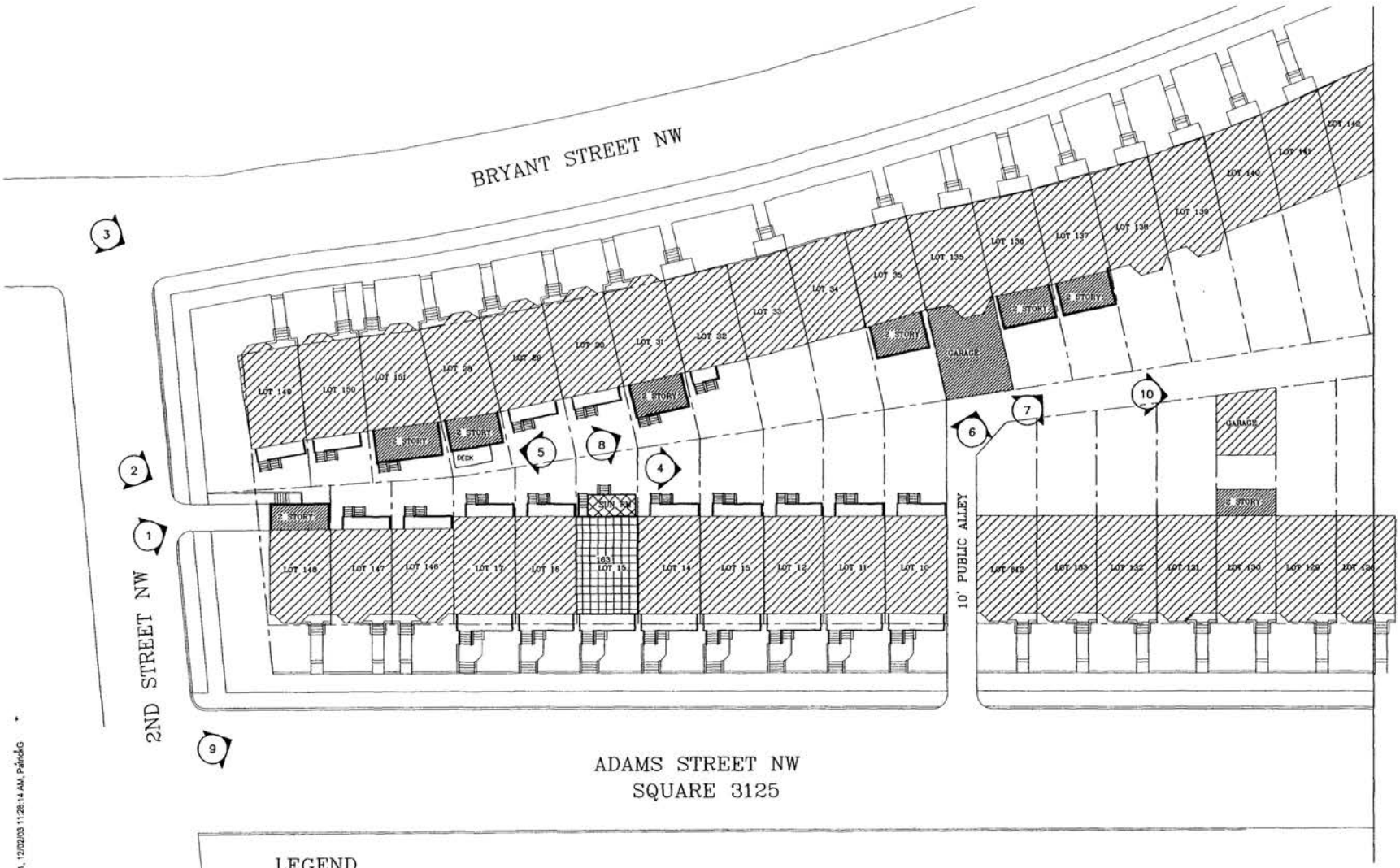
Gayle Patrick

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.




SO-07145(2003)




LEGEND

- EXISTING TWO STORY ENCLOSED PORCH
- EXISTING HOUSES
- 163 ADAMS STREET HOUSE
- PROPOSED SUN RM

SITE PLAN AND PHOTO LOCATION

F:\WALKER\BZA MAP.dwg, Layout1, 12/02/03 11:28:14 AM, PatrickG


Patrick Art Team
1118 Columbia Rd. N.W., Washington D.C., 20009, 202-332-1297


| NO. | REVISIONS | DATE |
|---|---|---|
| | | |

WALKER HOUSE RENOVATION
163 ADAMS ST., NW., WASH. DC.

Pat

DATE 11-29-03
JOB NO. 0257
SCALE NONE

BZA