Kirsten U. Oldenburg
423 12th Street SE
Washington DC 20003
546-8542

April 25, 2004

Board of Zoning Adjustment
441 4th Street NW, Suite 210-S
Washington DC 20001

RE: BZA Case No. 17157

Attached are materials in support of my above application for a special exception. These are in addition to those submitted with my application on February 25, 2004.

I would like to particularly point out the letters of support from all owners of adjacent property on pages E 1 through 5.

In addition, the Capitol Hill Restoration Society Zoning Committee voted to support my application on March 11, 2004, and ANC6B voted to support it on April 13, 2004.

Sincerely,

Kirsten U. Oldenburg

attachment

BZA
Case No. 17157
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO. 17157
EXHIBIT NO. 21

Presentation Before ANC6B Planning and Zoning Committee
Tuesday, April 6, 2004

BZA Case No 17157
Request for Special Exception from Section 223.1
for
Proposed Addition to 423 12th Street SE (Square 992, Lot 62)

Major Points

- Existing single-family dwelling on 12.73 x 65.0 foot lot
- Proposed two-story addition will occupy the 13.0 x 3.3 foot (42.9 sq ft) "dogleg" on the south side of the rear of the property
- Addition will not project beyond the rear of existing structure
- Current lot occupancy (66.4%); resulting lot occupancy (66.4%)
- All adjacent property owners have written letters of support addressing air and light, privacy and enjoyment of use issues, as applicable
- CHRS Zoning Committee voted to support BZA application on March 11, 2004
- HPRB approved the plans and design on November 20, 2003

Attachments

A. Photographs of front and rear of 423 12th Street SE
B. Architect's drawing of proposed new rear of 423 12th Street SE
C. Map showing 423 12th Street SE and adjacent properties (north, south, and rear)
D. Series of photographs of rear views of adjacent properties
E. Letters from property owners of 425, 421, and 419 12th Street SE and 410 and 412 Walker Court SE
F. Completed BZA Form 120 and statement submitted with application
G. DC Office of Zoning Memo (February 2, 2004) Notes and Computations
H. HPRB Staff Report

Also available, copy of the complete building plans and plat

Kirsten Oldenburg
Owner, 423 12th Street SE
546-8542 (home)

423 12th Street SE



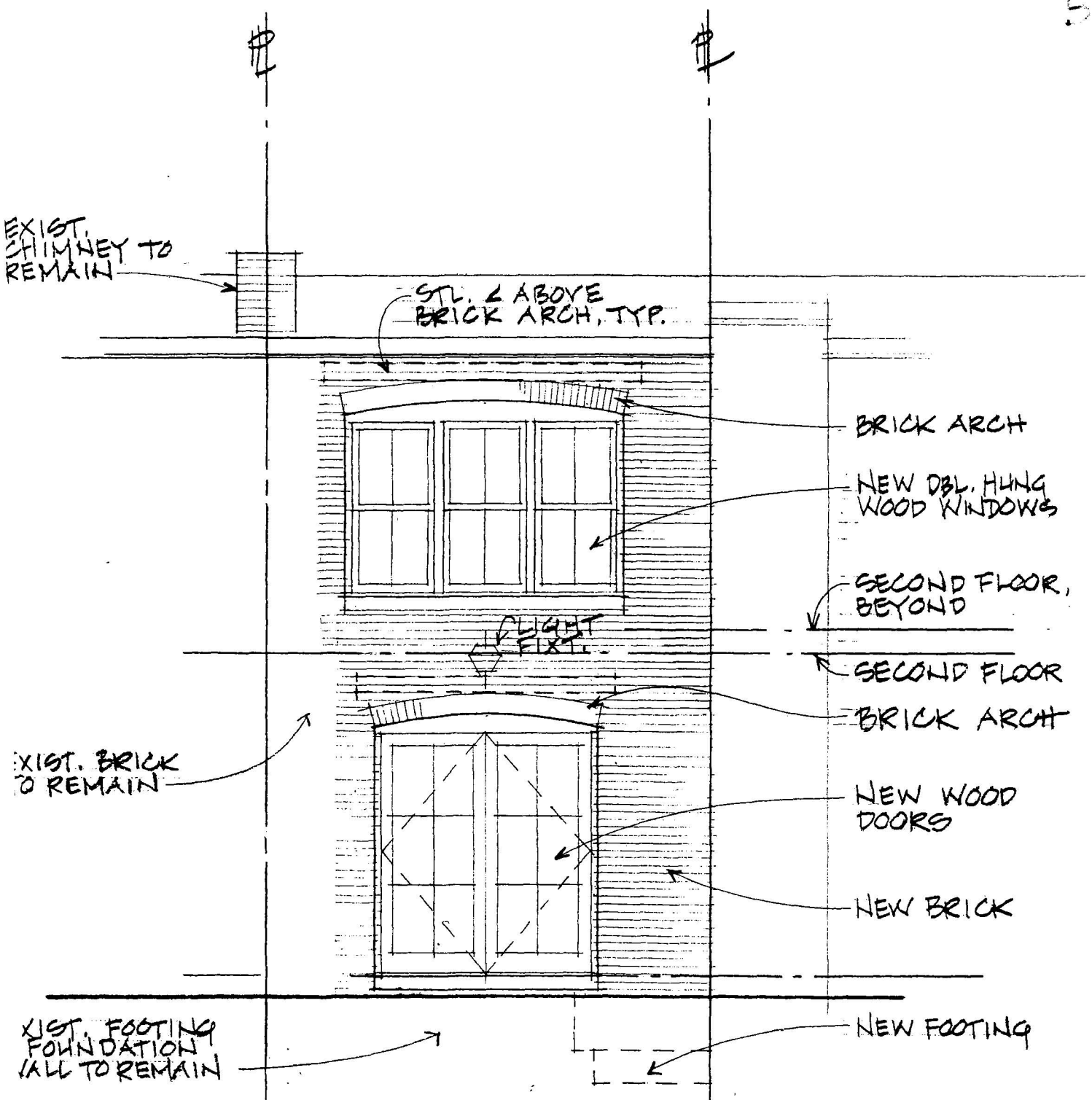
Front (facing East)



Rear

"dogleg"

A

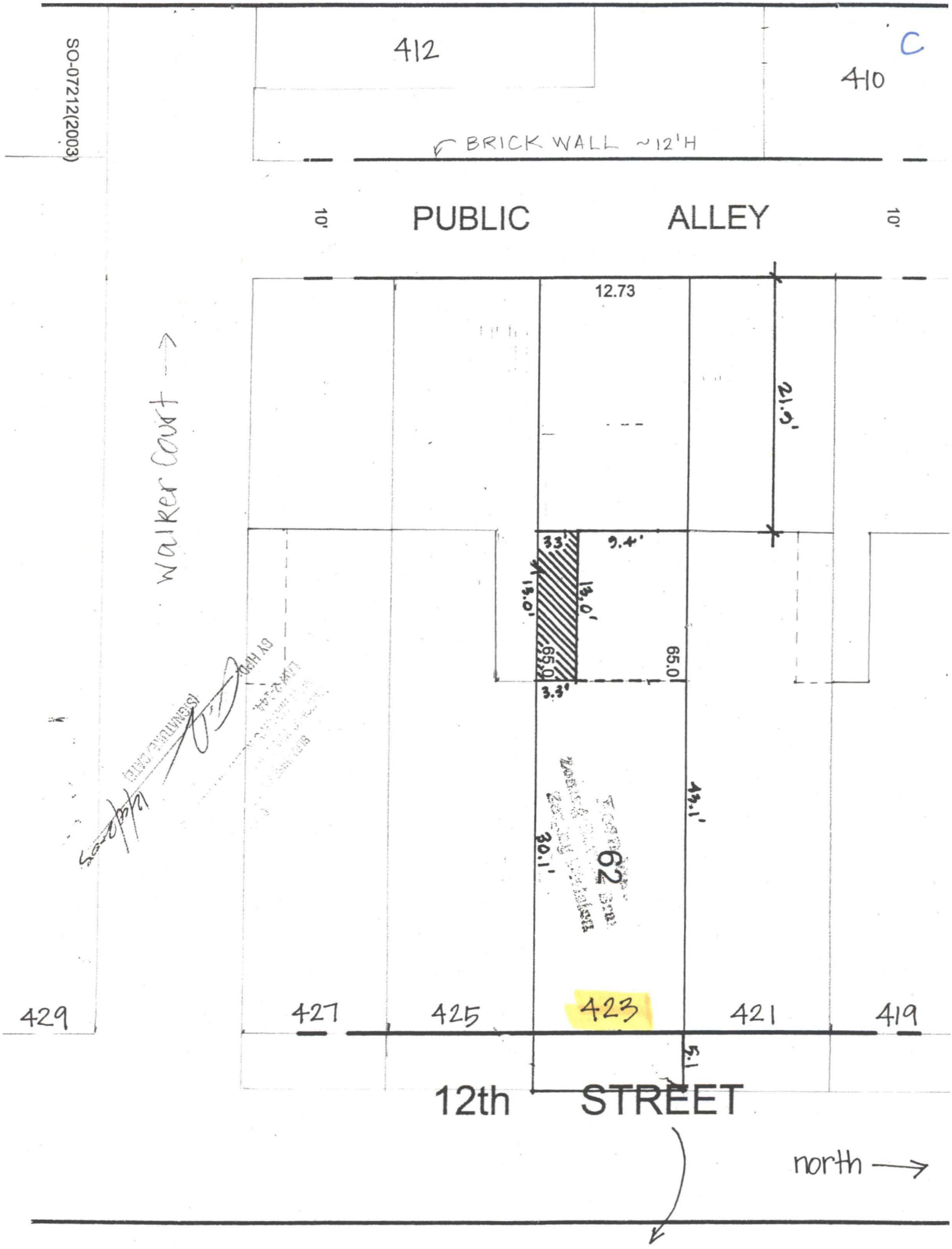


REAR ELEVATION

1/4" = 1'-0"

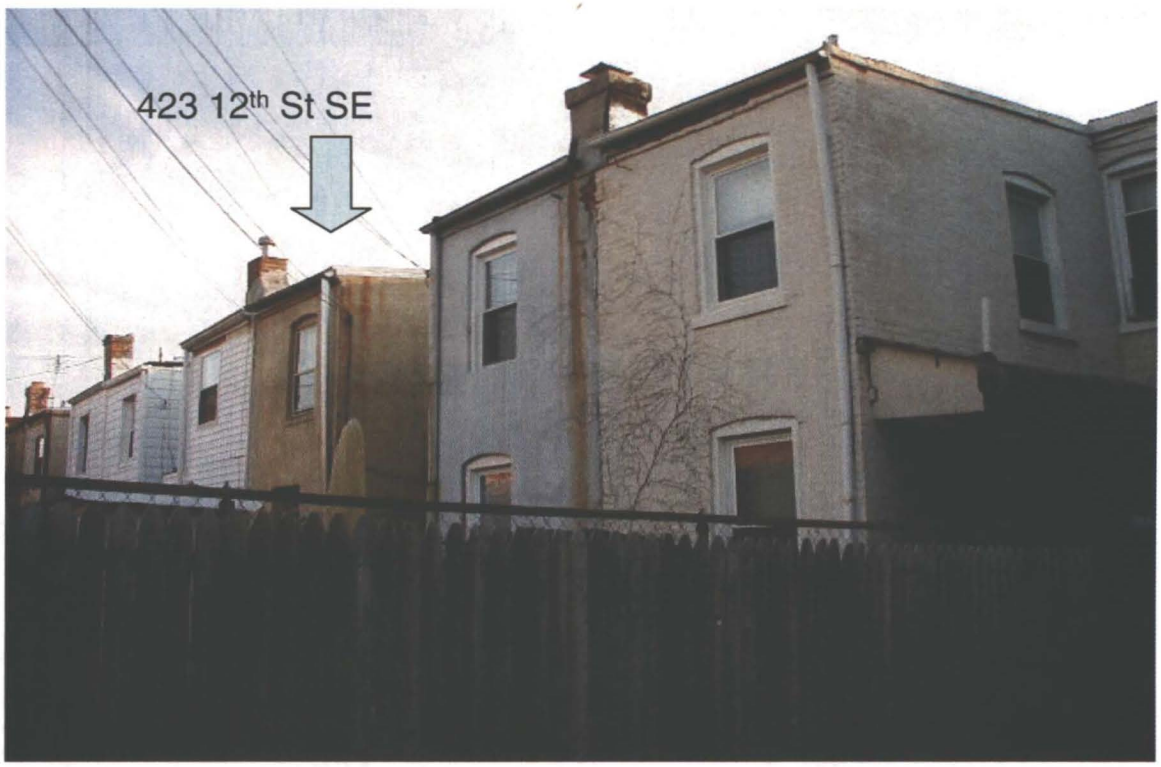
2EET, SE

12·3·2003


SO-07212(2003)
412
410
C
BRICK WALL ~12'H
10'
PUBLIC ALLEY
10'
12.73
21.3'
Walker Court →
3.3'
9.4'
13.0'
13.0'
65.0'
65.0
3.3'
43.1'
30.1'
62
429
427
425
423
421
419
5.1
12th STREET
north →

D

Rear Views



Looking North from Walker Court



425 and 427 12th St SE



419 and 421 12th St SE



415 and 417 12th St SE

Views from Rear of 423 12th Street SE



Rear of 410 Walker Court



Rear of 412 Walker Court

March 8, 2004

Government of the District of Columbia
Office of Zoning
Board of Zoning Adjustment - ANC-6B
441 - 4th Street NW, Suite 210-S
Washington DC 20001

RE: Case No. 17157

To Whom It May Concern:

I am the owner of the property located at 425 12th Street SE. Ms. Kirsten Oldenburg, owner of property at 423 12th Street SE, has informed me that she plans to remodel part of her house. The remodeling plans include constructing a new second story edition on the south side of her property.

Even though the new addition may limit the light on my side of the property, it will enhance my privacy. Currently, we both have windows facing one another.

In addition, Ms. Oldenburg's remodeling plans include replacing the fence that separates our properties and erecting a new one. This will continue to add to my privacy as well.

I have no objections to the proposed project.

If you need to contact me for additional information, I can be reached at 202.675.0136.

Sincerely, I am:

Allison Watts
425 12th Street SE
WDC 20003-2209

E2

To Whom It May Concern

I am the owner of the property located at 421 12th Street SE. Ms. Kirsten Oldenburg, owner of the property at 423 12th Street SE, has informed me of her plans to remodel the south side of her residence by constructing a new two-story addition on the 3-foot wide courtyard (dogleg) on her property.

This new addition, which will not be visible from my property, will not affect the light and air on my property. The addition will also not obstruct any views from my property. Thus, I have no objections to this proposed project.

Signed: _____
Rufus Stancil

Date: 3-8-04

E 3

To Whom It May Concern

I am the owner of the property located at 419 12th Street SE. Ms. Kirsten Oldenburg, owner of the property at 423 12th Street SE, has informed me of her plans to remodel the south side of her residence by constructing a new two-story addition on the 3-foot wide courtyard (dogleg) on her property.

This new addition, which will not be visible from my property, will not affect the light and air on my property. The addition will also not obstruct any views from my property. Thus, I have no objections to this proposed project.

Signed: Deborah D. Barrett

Deborah D. Barrett

Date: 3/6/04

E4

To Whom It May Concern

I am the owner of the property located at 410 Walker Court SE. Ms. Kirsten Oldenburg, owner of the property at 423 12th Street SE, has informed me of her plans to remodel the south side of her residence by constructing a new two-story addition on the 3-foot wide courtyard (dogleg) on her property.

The rear of my property faces the rear of 423 12th Street SE, however, my property is positioned one lot north of 423 12th Street SE. There is a brick wall and an alleyway between my property and 423 12th Street SE. The proposed new addition will not affect the light and air on my property. The addition will also not affect my privacy. Thus, I have no objections to this proposed project.

Signed: Charles Hauer 410 Walker Ct SE

Charles Hauer

Date: March 6 2014

Signed: Marcia Hauer / Co-Owner

E5

To Whom It May Concern

I am the owner of the property located at 412 Walker Court SE. Ms. Kirsten Oldenburg, owner of the property at 423 12th Street SE, has informed me of her plans to remodel the south side of her residence by constructing a new two-story addition on the 3-foot wide courtyard (dogleg) on her property.

The rear of my property faces the rear of 423 12th Street SE. There is a brick wall and an alleyway between my property and 423 12th Street SE. The proposed new addition will not affect the light and air on my property. The addition will also not affect my privacy. Thus, I have no objections to this proposed project.

Signed: Cecil W. Davison

Cecil Davison

Date: 3/9/04

Form 120 — Exhibit 1
(Revised 04/29/02)

Case No.

BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA

APPLICATION

Notice: Click Here for Application Form Instructions

Pursuant to Sections §3103.2 – Use Variance, §3103.2 – Area Variance and/or §3104.1 – Special Exception of Title 11 DCMR – Zoning Regulations an application is hereby made, the details of which are as follows:

Address(es)*	Square(s)*	Lot No(s)*	Zoning Districts*	Relief Being Sought*	Section No(s)*
423 12th Street SE	992	62	R-4	Special Exception	223.1

Present Use of Property:*	Single Family Dwelling						
Proposed Use of Property:*	Single Family Dwelling						
Owner of Property:*	Kirsten Oldenburg			Telephone No.:*	(202)546-8542		
Address:*	423 12th Street SE	City:*	Washington	State:*	DC	Zip:*	20003

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public

Hearing Notice:*

Application of Kirsten Oldenburg for a Special Exception under Section 223.1 to allow construction of a two-story addition to an existing two-story row dwelling that currently exceeds the allowable percentage of lot occupancy for a row dwelling in the R-4 zone at premises 423 12th Street SE

Estimated Construction Cost:	$52,000.00	Advisory Neighborhood Commission Single-Member District(s):*	6B04
Date:* 02/25/2004		Signature:	

* The Owner of the Property for which the application is made or his/her authorized agent. In the event an authorized agent files an application on the behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany the notice of application.

To be notified of hearing and decision:

(Owner or Authorized Agent*)

Name:*	Kirsten Oldenburg						
Address:*	423 12th Street SE	City:*	Washington	State:*	DC	Zip:*	20003
Phone No.:*	(202)546-8542	Fax No.:	(202)546-8386	E-Mail:			

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

BZA Case No 17157
Statement on application for special exception

This is an application pursuant to Section 3104.1 of the Zoning Regulations for special exception relief under Section 223 to permit an addition to an existing non-conforming single-family row dwelling in the R-4 zone at premises known as 423 12th Street SE, Lot 62 in Square 992. No variance relief is requested.

Background. The application proposes to modify the current dwelling with a two-story addition located on the 3.3 feet by 13 feet areaway (courtyard) at the rear side of the property. This proposed addition will not project beyond the existing rear wall of the dwelling, although this west wall will need to be partially replaced during the project in order to accommodate the two-story addition on the south side. The project began in mid-2003 with the execution of architectural drawings. The Historic Preservation Review Board approved the project on November 20, 2003. Application for the project building permit was initiated on December 3, 2003. The Office of Zoning memorandum (Item A) was obtained on February 2, 2004.

The subject property (12.73 feet wide) runs in an east/west direction and is an interior lot that abuts privately owned property on both sides. The lot contains a two-story brick row dwelling fronting on 12th Street SE. The structure is 43.1 feet deep with its front wall on the property line. Thirty feet back from the front property line the building recesses 3.3 feet in from the property line (south side) creating a nonconforming open court that extends the remaining length of the structure. The building consists of a living room, dining room, and kitchen on the first floor. The second floor contains two bedrooms and a bathroom. The dwelling was built by Charles C. Gessford in the 1880s as one of eight row houses of the same approximate design. The interior of 423 12th Street SE was last renovated in 1987 before the current owner purchased the property. Other than an addition of a small half bathroom on the first floor, the proposed project does not change the number of rooms that the dwelling will contain. The project also does not alter the front of the dwelling.

The subject property is located in the Old City 1 neighborhood of Southeast DC. With one exception, Square 992 contains residential dwellings of various design and period situated along its perimeter. Two carriage houses converted to residences are located within the square on Walker Court SE. A church building occupies the southeast corner of the square. Across the street from and facing 423 12th Street SE is a DC public school (Watkins Elementary School). This school occupies the entire length of the east side of the 400 block of 12th Street SE. The west side of 12th Street contains 14 row houses (including the subject property) situated from the north end of the block to the entrance to Walker Court SE. On the south side of this entrance are four larger houses of a different design and period. Three of these houses are similar to one another.

The subject property backs up to a north/south alleyway. On the other side of the alleyway, also running north/south, is a brick wall, approximately 12 feet high, containing no windows. This wall, which faces the rear of the subject property, is on the east side of the lots containing the previously mentioned carriage houses, which also do not have windows on their east side facing the subject property.

Current Use. The current dwelling is used as a single-family residence. The property is owner occupied and currently receives the District's Homestead Exemption. The project will not change this situation; the owner intends to continue to dwell in the improved residence.

Points in Support of the Application. The proposed project complies with the conditions of 11DCMR Section 223. The property immediately adjacent to the addition (425 12th Street SE) will retain its open court to provide adequate light and air. (The sun moves from the front to the back of the building and the building height will not change.) There is no likely impact, negative or otherwise, on any other neighboring properties.

Privacy and enjoyment of use will not adversely affect any neighbors since the addition will not project beyond the existing rear wall. Since there will not be any windows in the south side of the addition, there is no increased potential for loss of privacy for the adjacent property. In fact, since the existing structure does contain windows on the courtyard, facing the adjacent property, the addition without windows will result in added privacy.

The scale of the property will be the same; the area the addition will occupy is currently counted in the lot occupancy because it is less than six feet in width. The addition will not substantially change the pattern of houses along 12th Street. The addition will not be visible from public space. Three of the other houses along 12th Street SE have built additions on their courtyards. Throughout the rest of the square, there is a wide variety of building designs. Many of these other houses on the square do not have courtyards.
According to the Historic Preservation Review Board's Staff Report and Recommendation (November 20, 2003), the alteration is consistent with the character of the historic district in its overall design, scale, and general materials use. The report further states, "... the proposed infill of the dogleg is not inconsistent with the treatment of rear elevations in the Capitol Hill Historic District, and the proposed lot coverage constitutes a minimal change to the existing building footprint."

The Zoning Administrator's memorandum indicates that the building and addition together are in compliance with §§223.3 in that the proposal will not exceed the allowable 70 percent lot occupancy limitation.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator

February 2, 2004

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Addition to an Existing Non-conforming Single Family Row Dwelling Structure located at premises 423 12th Street. S.E., Lot(s) 62, in Square 992, Zoned R-4**

Review of plans for the proposed addition to an existing non-conforming single family row dwelling structure at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Special exception from Section 223.1 for an addition to an existing non-conforming single family row dwelling structure in the R-4 Residential Zone District. (Section 3104.1)

Fo/xm/ee

NOTES AND COMPUTATIONS

ADDRESS: **423 12th Street, S.E..** LOT(S): **62** SQUARE: **992**

ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		827.45 Sq. Ft. (Existing)	972.55 Sq. Ft. (Existing) - 54.0% (Existing)
LOT WIDTH	18'		12.73' (Existing)	5.27' (Existing) - 29.00% (Existing)
LOT OCCUPANCY (60%)		496.47 Sq. Ft.	548.66 Sq. Ft. (66.40%)	52.19 Sq. Ft. (Existing) - 6.40% (Existing)
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		21.9'	
SIDE YARD	0' and 0'		0' and 0'	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Office of Planning

★ ★ ★

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
KIRSTEN OLDENBBURG	EMILY PAULUS
COMPANY:	DATE: 11/21/03
FAX NUMBER: 202-546-8386	TOTAL NO. OF PAGES INCLUDING COVER: 2

RE: ADDITION TO 423 12TH STREET, SE

NOTES/COMMENTS:

As requested, following please find the staff report for the project at 423 12th Street, SE. Again, the project has been approved by the Historic Preservation Review Board. Feel free to call me at 202-442-8845 with any questions or concerns.

Emily Paulus
Architectural Historian

801 North Capitol Street, NW, Suite 4000, Washington, D.C. 20002 (202) 744-3468 ph (202) 442-7638 fax

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**423 12th Street, SE**		Agenda
Landmark/District:	**Capitol Hill Historic District**	X	Consent Calendar
		X	Concept Review
Meeting Date:	**November 20, 2003**	X	Alteration
H.P.A. Number:	**04-011**		New Construction
Staff Reviewer:	**Emily Paulus**		Demolition
			Subdivision

The applicant, architect Jim Martin for owner Kirsten Oldenburg, seeks conceptual design review for the construction of a new two-story addition at the rear of a rowhouse in the Capitol Hill Historic District. The addition would not be visible from public space.

The proposal calls for the removal of a portion of the side and rear wall of the existing house, in order to expand the width of the addition from lot line to lot line and encompass the existing dogleg. The new addition would not project beyond the existing rear wall. The new rear elevation would include French doors at the first floor, topped by a segmental brick arch. The second floor would feature a gang of three double-hung wood windows, also topped by a segmental brick arch.

Conceptually, the alteration is consistent with the character of the historic district in its overall design, scale, and general materials use. The staff's only recommendation for refinement is to restudy the triple-ganged windows at the second floor, which create a somewhat atypical horizontal emphasis, or "picture window" effect. A more vertically emphasized configuration, such as the typical punched window model or a combination of paired and single windows, would be more compatible with rear elevations in the Capitol Hill Historic District.

The addition will require zoning relief in the form of a Special Exception, as the existing house currently exceeds the allowable lot coverage. However, the proposed infill of the dogleg is not inconsistent with the treatment of rear elevations in the Capitol Hill Historic District, and the proposed lot coverage constitutes a minimal change to the existing building footprint.

The staff recommends that the Review Board approve the project in concept as consistent with the purposes of the preservation act, with direction to reconfigure the second floor window arrangement as described above, and delegate final approval to staff; however, this approval should not be construed to constitute an endorsement for the necessary zoning variances or zoning relief.