GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

October 12, 2004

BY FAX

Isham Baker, FAIA
Baker Cooper & Associates PC
4000 Albemarle Street, N.W.
Washington, D.C. 20016

Re: BZA Application No. 17253 (2101 14th Street, S.E.) D.C. Fire and EMS Department

Dear Mr. Baker:

The Office of Zoning (OZ) received the above-cited self-certified application on October 7, 2004. OZ review of your application has determined that different and/or additional variance relief may be required. The following needs to be addressed before OZ accepts your application as complete and schedules it for a public hearing:

1. Your application calls for the location of more than one building on a single (tax) lot. Subsection 3202.3, requires that where more than one building exists that each building be on separate lot. Is it your intent to subdivide Lot 847, into two separate record lots? If so, please provide a survey plat reflective of the new subdivided lot boundaries. If lot 847 is to be subdivided into a single lot of record, your application should be required to include variance relief from subsection 3202.3, and any additional area variance relief needed.

2. A fire station/EMS station is not a permitted use in the R-3 District. As such a use variance is required under subsection 320.3, for a new building that will house a non-conforming use.

3. Your development proposal appears to include the construction of a new structure to house a nonconforming use (fire/EMS station) requiring variance relief from subsection 2002.6. Your site, floor and elevation drawings should be amended to clearly indicate existing and proposed construction.

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4. The fire/EMS station is a nonconforming use, not being a permitted use in the R-3 District. As such, the relief sought under sections 2101 and 2108 (Reduction of Parking Spaces: Authority of the Board) is not applicable. The adequacy of the provided parking for the proposed use will be determined by the Board.

Based on the aforementioned, and depending on your response to the queries, it appears that your development plan may require the following variance relief. I stress that you are ultimately responsible for determining the relief needed, if you choose to amend your Form 120 BZA Application and Form 135 Self-Certification. You also have the option of obtaining a referral memorandum from the Zoning Administrator at the Department of Consumer and Regulatory Affairs:

1. Variance from the use provisions under subsection 320.3

2. Variance from the side yard requirements under section 405, if applicable

3. Variance from the nonconforming structure provisions under subsection 2002.6

4. Variance from the limitation on the number of buildings that can occupy a single lot under subsection 3202.3

Please call Richard S. Nero, Jr., Chief, Support Services and Quality Control on (202) 727-2808, or Toye Bello, Compliance Review Specialist on (202) 727-0349, if you have any questions relevant to the foregoing.

SINCERELY,

JERRILY R. KRESS, FAIA
Director, Office of Zoning

rsn

RE-CONTACTED AGENT (PHIL COOPER) ON 10/12/04 + 11/18/04

RSN

17253
ANC-8A02

Application of D.C. Fire and EMS Department, pursuant to 11 DCMR § 3103.2, for a variance from the use provisions under subsection 320.3, a variance from the side yard requirements under section 405, a variance from the nonconforming structure provisions under subsection 2002.6, a variance from the limitation on the number of buildings that can occupy a single lot requirements under subsection 3202.3, to allow the modernization (including renovation of an existing building and the construction of a new building) of an existing fire and EMS station in the R-3 District at premises 2101 14th Street, S.E. (Square 5781, Lot 847).

PROPOSED ADVERTISEMENT

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Confirmation Report – Memory Send

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Date & Time: 12-Oct-2004 10:17am
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Number of pages	:	004
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Government of the District of Columbia
OFFICE OF ZONING

FACSIMILE TRANSMISSION COVER SHEET

To: ISHAM BAKER — From: K. NERO
Location: BAKER, COOPER — Fax: (202) 727-6072
Fax: (202) 362-8108 — Phone: (202) 727-6311
Phone: — Date/Time: 10:00AM 10/12/04
Re: 17253 — Number of Pages Including Cover: 4

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply

Comments: MR. BAKER
PLEASE CALL ME IF YOU HAVE ANY QUESTIONS CONCERNING THE ATTACHED LETTER.

KEK NERO
727-2406

If you do not receive all of this transmission, please contact sender immediately.

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