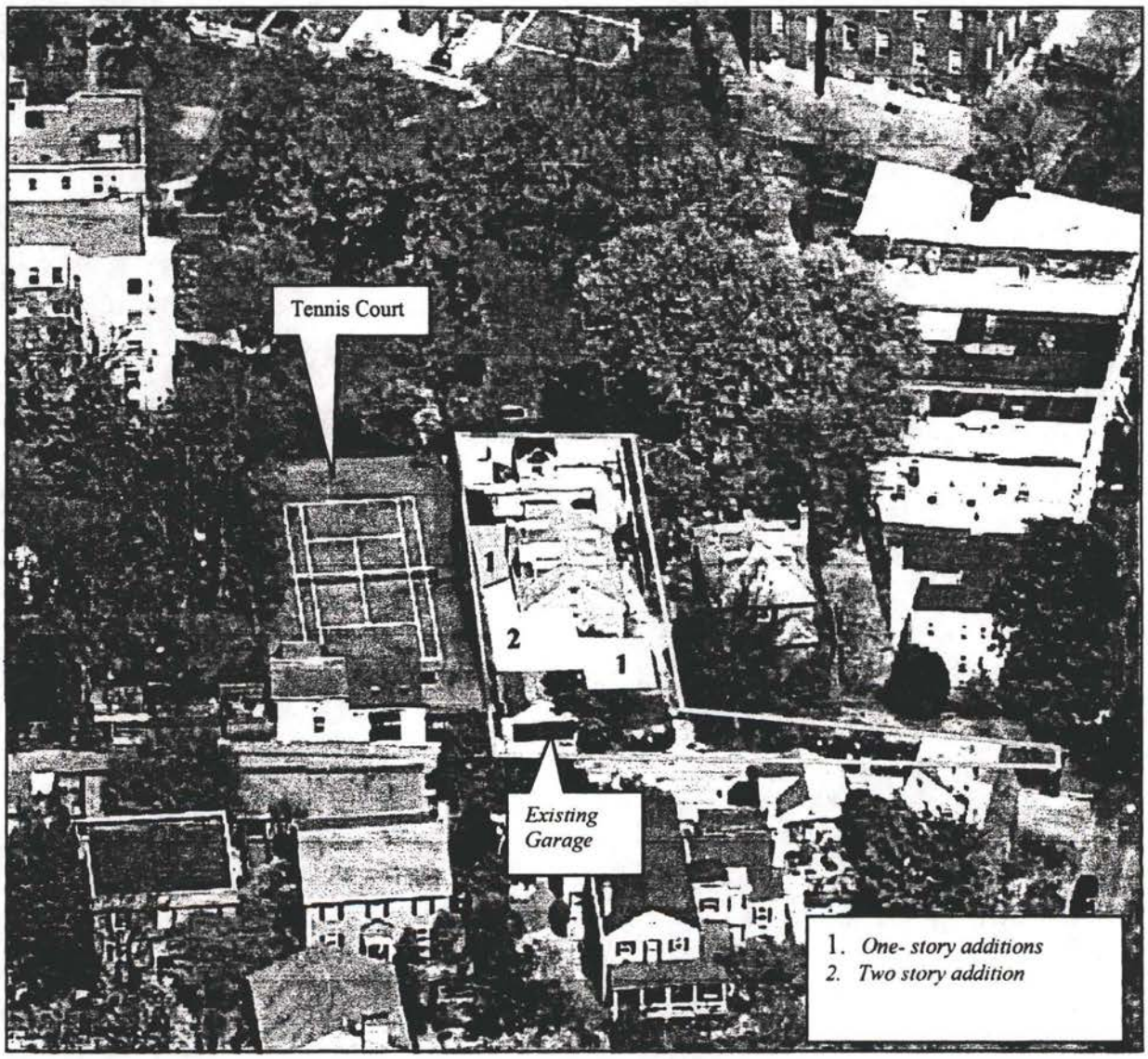
F

Board of Zoning Adjustment
District of Columbia
CASE NO. 17355
EXHIBIT NO. 35A2


Tennis Court
1
2
1
Existing Garage
1. One- story additions
2. Two story addition

G

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown and Hillandale
3265 S Street, NW • Washington, DC 20007
(202) 338-7427 • FAX (202) 338-0279 • anc2e@erols.com

June 1, 2005

Ms. Mary Oehrlien
Old Georgetown Board
441 F Street, NW
Suite 312
Washington, DC 20001

Dear Madame Chair and Members of the Board:

On May 31 2005, ANC 2E held its regularly scheduled public meeting which was properly noticed and attended by all seven commissioners. At the meeting the Commission adopted the following positions on matters scheduled to be considered by the Old Georgetown Board on June 2.

In regard to the Georgetown Waterfront Park:

ANC 2E has been generally supportive of the new Georgetown Waterfront Park. However, certain design elements, specifically the Jody Pinto masts designed to occupy the overlooks along the river do not reflect the wishes of the Georgetown community as they distract from the beauty of the Potomac River. ANC 2E regrets not being able to review more thoroughly the installations for the Park but hopes that the walkway pavers, street furniture and lighting will reflect the uniqueness of Georgetown.

In regard to 1611 Wisconsin Avenue, Commerce Bank:

ANC 2E applauds the revised design in dealing with the cell phone towers but we would like to see the front planters removed to gain more pedestrian access on this busy Wisconsin Avenue sidewalk.

In regard to 3051 Avon Place, Stettinius residence:

ANC 2E resolves to support the plans as presented for 3051 Avon Place.

In regard to 1405 28th Street, Rogers residence:

ANC 2E cannot support the proposed project at 1405 28th Street, due to no representation regarding the proposed plans.

COMMISSIONERS:

Ed Solomon, District 1 John Lever, District 2 Bill Skelsey, District 3 Brett Clements, District 4
Bill Starrels, District 5 Pam Moore, District 6 Charles Eason, District 7

In regard to 2804 N Street, Andrews residence:

Taking into account that the two proposed concepts for the elevator addition has the support of the immediate neighbors, ANC 2E supports either plan as proposed.

In regard to 1242 Potomac Street, Guttman residence, OGB 05-182:

Because of the negative impact on the light and open space of the abutting neighbors, especially the neighbor at 1244 Potomac Street, ANC 2E cannot endorse the plans as presented. Also, ANC 2E does not appreciate the manner in which the applicant is trying to increase their lot coverage.

In regard to 1242 Potomac Street, Guttman residence, OGB 05-183:

ANC 2E supports the plans proposed for the alterations to the carriage house, and the reconstruction of the front areaway and basement steps.

In regard to 3108 M Street, P&C Art Gallery:

ANC 2E cannot support the revised plans for 3108 M Street, due to no representation regarding the proposed plans

In regard to 3209 M Street, Hela Spa:

ANC 2E supports a 12" sign scheme plus the alterations to the storefront and the proposed lighting.

In regard to 3106 M Street, Dahn Yoga:

Although 3106 M Street was represented at the meeting there was not enough information to take a position so we defer to the Old Georgetown Board.

In regard to 3256 Prospect Street:

ANC 2E has no objection to Exhibit 1 as presented at our meeting but has strong opposition to a fully filled in addition design as shown in Exhibit 2.

In regard to 1500 35th Street, Georgetown Visitation:

ANC 2E supports the proposed modernizing of the Visitation property but asks that they pay particular attention to the proposed cooling equipment in the out building to lessen as much as possible the potential noise impact this might have on the P Street neighbors.

Sincerely,

Ed Solomon
Chair, ANC 2E

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown and Hillandale
3265 S Street, NW • Washington, DC 20007
(202) 338-7427 • FAX (202) 338-0279 • anc2e@erols.com

July 1, 2005

Ms. Mary Oehrlien
Old Georgetown Board
441 F Street, NW
Suite 312
Washington, DC 20001

Dear Madame Chair and Members of the Board:

On June 28, 2005, ANC 2E held its regularly scheduled public meeting which was properly noticed and attended by all seven commissioners. At the meeting the Commission adopted the following positions on matters scheduled to be considered by the Old Georgetown Board on July 7.

In regard to OGB 05-215; 1265 Wisconsin Avenue, Mizhari property:

ANC 2E recommends that the Old Georgetown Board and the Historic Preservation Review Board take particular care in reviewing the submitted plans for 1261,1263, and 1265 Wisconsin Avenue. There is a history of city violations, non-compliance, negative impact on the neighbors and disregard of any commitment made to them. Also, the plans presented to ANC 2E were completely inadequate to comment on. We are also attaching a memo from the applicant's neighbors to help clarify our concerns.

In regard to OGB 05-195 and 196; 1258 and 1267 Wisconsin Avenue, GAP stores:

For 1258 Wisconsin Avenue, The Gap, ANC 2E recommends only one projecting sign and for 1267 Wisconsin Avenue, Baby Gap, we also recommend just one projecting sign, eliminating the proposed one for N Street as it is a residential street. The lettering should not exceed 12 inches and the signage should be no lower than ten feet from the sidewalk as to prevent vandalism.

In regard to OGB 05-198, 3600 M St, Car Barn:

ANC 2E recommends that the proposed flagpole to house the antennas on the Car Barn at 3600 M Street should be identical to what is presently there.

COMMISSIONERS:

Ed Solomon, District 1 John Lever, District 2 Bill Skelsey, District 3 Brett Clements, District 4
Bill Starrels, District 5 Pam Moore, District 6 Charles Eason, District 7

In regard to OGB 05-212; 3206 N Street, Neyla:

ANC 2E has no objection to the removal of various existing lights and awnings to bring the property into compliance as directed by the Old Georgetown Board. ANC 2E does have concerns about the potential for high light intensity from the proposed multiple-light lampposts.

In regard to OGB 05-217; 1703 S St, Dumbarton Oaks:

ANC 2E has no objection to the planned gate installation at the Gardner's Service Court of Dumbarton Oaks.

In regard to OGB 05-167; 3051 Avon Place, Stettinius residence:

ANC 2E has no objection to the revised plans for 3051 Avon Place.

In regard to OGB –5-182: 1242 Potomac St, Guttman residence:

In the absence of a presentation for a revised scheme for 1242 Potomac Street, ANC 2E cannot offer support at this time.

In regard to OGB 05-177, 3263 P Street, Amori and Pfeifle residence:

ANC 2E has no objection to the plans as proposed for 3263 P Street.

In regard to OGB 05-160, 3108 M Street, P&C Art Gallery:

Although ANC 2E appreciates the proposed revisions for the rear of the building we still have concerns about the blockage of the views to the west and hope that the massing will be lowered.

In regard to OGB 05-219, Georgetown University:

ANC 2E appreciates the proposed designs for the new guard booths at Canal Road and Prospect Street as compared to the existing gatehouses.

In regard to OGB 05-200; 1033 31st Street:

In light of a disregard of the process and the destruction of the property without proper permits, and no notice to the neighbors; ANC 2E vigorously opposes the project as presented and encourages the Old Georgetown Board and the Historic Preservation Review Board to make the applicant restore the building that was there before the destruction.

In regard to OGB 05-203; 3136 Q Street, Maurer residence:

In light of no presentation for 3136 Q Street, ANC 2E cannot support this project.

In regard to OGB 05-213; 3137 N Street, Nilson residence:

In light of no presentation for 3137 N Street, ANC 2E cannot support this project.

In regard to OGB 05-208; 1525 29th Street, Partners:

ANC 2E cannot support the project as presented until the neighbors who have concerns are contacted especially about the proposed roof terrace and a significant one-story addition.

In regard to OGB 05-224; 3115 P Street, Presbyterian Church:

ANC 2E cannot support the sign scheme plans for 3115 P Street as we no opportunity to review the plans, as they were not made available in advance of the ANC meeting.

In regard to OGB 05-223; 2819 P Street, Dean residence:

ANC 2E supports the proposed additions to changes at 2819 P Street.

In regard to OGB 05- 225; 2509 P Street, White residence:

ANC 2E has no opposition to the proposed concept as presented.

In regard to OGB 05-229; 1607 28th Street, Schwartz residence:

ANC 2E does not oppose for purposes of the concept review but we encourage the applicant to share the proposed plans with his neighbors.

In regard to OGB 05-228; 3124 Dumbarton Street, Holzer residence:

Based on the presentation, ANC 2E supports the plans as presented.

Sincerely,

Ed Solomon
Chair, ANC 2E

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown and Hillandale
3265 S Street, NW • Washington, DC 20007
(202) 338-7427 • FAX (202) 338-0279 • anc2e@erols.com

September 2, 2005

Mr. Geoffrey Griffis, Chair
Board of Zoning Adjustment
441 Fourth Street, NW
Suite 210
Washington, DC, 20001

RE: BZA Application No. 17355, 3051 Avon Lane, Stettinius residence

Dear Mr. Chairman and Members of the Board:

On August 30 2005, ANC 2E held its regularly scheduled public meeting which was duly noticed and attended by five commissioners, constituting a quorum. The above-referenced item was on the agenda. After discussion, ANC 2E passed the following motion by a unanimous vote:

> ANC 2E supports the request for a special exception to allow side additions to 3051 Avon Lane, not meeting the side yard requirements on the condition that the applicant remove the windows on the wall facing the property on the western side that would address the privacy issues that were brought to our attention by that neighbor.

Please enter this into the file for the September 13 hearing and give it the "great weight" that it deserves.

Sincerely,

Ed Solomon
Chair, ANC 2E

COMMISSIONERS:

Ed Solomon, District 1 John Lever, District 2 Bill Skelsey, District 3 Brett Clements, District 4
Bill Starrels, District 5 Pam Moore, District 6 Charles Eason, District 7

H

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: District of Columbia
Board of Zoning Adjustment

FROM: Ellen McCarthy, Director

DATE: September 13, 2005

SUBJECT: **BZA Case No. 17355**
3051 Avon Lane, N.W.

APPLICATION
The application by Joseph Stettinius, pursuant to 11 DCMR 3104 for a special exception to allow one and two story additions to an existing single-family detached dwelling under Section 223, not meeting the side yard requirements in the R-1-B zone district.

RECOMMENDATION IN BREIF
The Office of Planning recommends **approval** of the requested special exception.

SITE AND AREA DESCRIPTION
The subject site is, located at 3051 Avon Lane, N.W., Square 1282, and Lot 258 in the Georgetown neighborhood of Ward 2. R Street bounds the site to the north, Q Street to the south, Avon Place to the east and 31st Street is to the west. The site is on the north side of the block near the intersection of Avon Lane and Avon Place. The site was improved in 1948 with a two-story single-family detached dwelling with basement and a nonconforming accessory garage structure. Avon Lane was a public alley until approximately five years ago, when it was converted to a public street. There is no public alley serving the rear of the block. Single-family detached dwellings are the predominant land use on the square. Tudor Place Historic House and Gardens are on 31st Street, one block west of the site.

PROPOSAL
The applicant proposes to construct three additions to the existing dwelling. Two of the additions will be one story and the third will be two stories. The first one story addition will be on the east side of the structure and will extend west 15'- 8 ½" along the front to about mid-point of the dwelling. The second addition area will be two stories and will connect to the first addition, and extend 22'–2" to the west property line and then continue north along the property line for

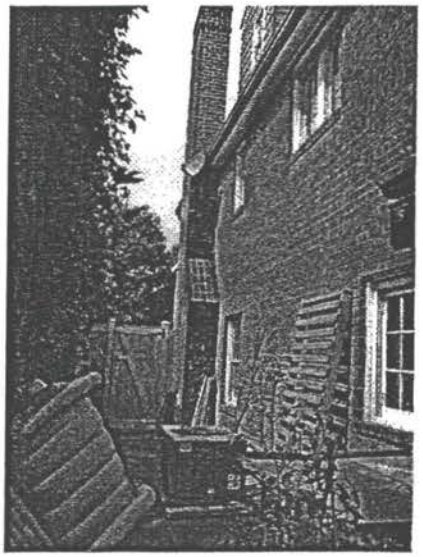
another 29' ½"in what is presently the side yard. The first two additions will be linked to an existing garage which will result in removal of a nonconforming aspect of the property.

The third addition will be a 20'- 6" single story that will connect to the two-story section and extend further north along the property line. The new additions are designated to create more interior living space for the applicant's family. (See Site Map)

ZONING ANALYSIS

Section 405 SIDE YARDS
The subject dwelling is in the R-1-B District, a district "*designed to protect residential areas now developed with one-family detached dwellings and adjoining vacant areas likely to be developed for those purposes." (200.1)*

Currently, there is a conforming 10' – 7" side yard on the west side of the subject structure where most of the addition is proposed. The additions proposed along the property line will eliminate one hundred percent of the existing side yard. The first one-story addition and two-story section will connect a nonconforming accessory garage to the main structure Therefore, the application requires relief from §405 of the Zoning Regulations in order to build the proposed additions.



North view of side yard area where additions are proposed.

ADDITIONS TO ONE-FAMILY DWELLINGS OR FLATS (R-1)

223.1 An addition to a one-family dwelling or flat, in those Residence Districts where a flat is permitted, that does not comply with all of the requirements of sections 401, 403, 404,405,406, and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under Section 3104, subject to the provisions of this section.

223.2 The addition shall not have a substantial adverse affect on the use or enjoyment of any abutting dwelling or property, in particular:

(a) The light and air available to neighboring properties shall not be unduly affected.

The proposed additions will not affect light and air to

neighboring properties because the adjacent lot (west side) is improved with an uncovered size tennis court. The nearest house on the west side of the addition, front on 31st Street, and is more than 100 feet away.

Further, portions of the addition proposed for the east side of the structure will only be one story and will not rise to a height that would affect light and air to the neighboring dwelling at 1644 Avon Place.

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.

There is only one other neighboring dwelling on the subject block, a detached dwelling on the east side of the subject site. The addition proposed for the east side will only be one story, which is not high enough to compromise the privacy of use and enjoyment of the adjacent dwelling.

The western wall will actually reduce the number of existing second floor windows and therefore increase privacy of the tennis court.

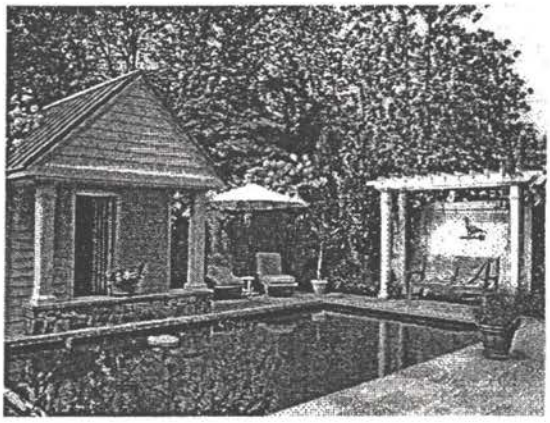


New addition will be behind garage and shrubbery.

(c) The addition, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage.

Most of the proposed addition, as viewed from Avon Lane will be behind the one-story garage and mature trees. There is no alley at the rear of the property. However, there is a pool house and more mature trees along the rear property line that will limit view of the addition.

The addition will be within view from the rear of the structure on the west, at 1645 31st Street. However, there is at least 100 feet between that structure and the proposed addition.



Pool house and tree buffer at rear of property.

(d) In demonstrating compliance with paragraphs (a), (b), and (c) of this

subsection, the applicant shall use graphical representations such as plans, photographs, or elevations and section drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways.

The applicant provided a surveyor's plat, floor plans, elevations and photographs to represent the relationship of the proposed addition to the existing dwelling and to neighboring properties.

223.3 The lot occupancy of the dwelling or flat, together with the addition, shall not exceed fifty percent (50%) in the R-1 and R-2 Districts or seventy percent (70%) in the R-3, R-4, and R-5 Districts.

The subject dwelling is a detached structure that only occupies 24% of the lot. The new addition will increase the lot occupancy to 36 %, which is within the 40% allowable lot occupancy for the dwelling and the addition combined as a matter-of-right.

223.4 The Board may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.

OP does not believe there is a need for the Board to impose other special treatment on this application. The Commission on Fine Arts, reviewed the proposed design and has no objections.

223.5 This section may not be used to permit the introduction or expansion of a nonconforming use.

The addition proposed for the subject structure will not introduce or expand a nonconforming use.

DOES THE APPLICATION MEET THE SPECIAL EXCEPTION TEST

Section 223 of the Zoning Regulations was designed to permit modifications to residential structures like the additions proposed for the subject structure. As is demonstrated above, this application meets the burden of proof under Section 223. The new one and two story additions will not change the residential nature of the structure.

COMMUNITY COMMENTS

Advisory Neighborhood Commission 2E at its regular scheduled monthly meeting, held on September 1, 2005, supported the application, provided there are no windows on the west side.

The Old Georgetown Board approved the proposed additions at 3051 Avon Lane, at its meeting held on July 25, 2005.

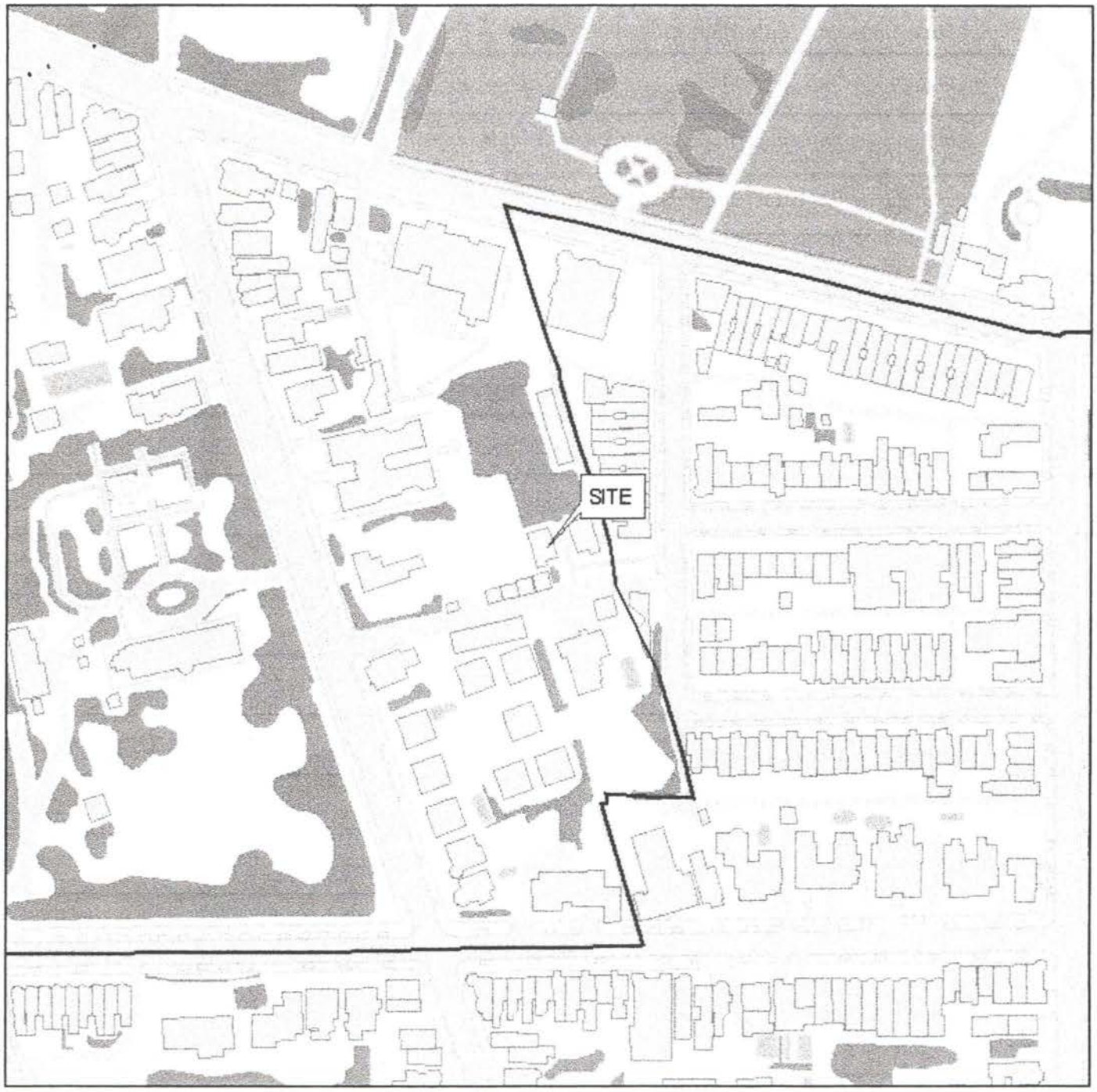
The site is within the Georgetown Historic District. As such, the Office of Historic Preservation reviewed the project and has given conceptual approval.

The U.S. Commission of Fine Arts had "no objections to general concept for the proposed one-story and two-story additions."

The applicant submitted several letters of support from surrounding neighbors, including the immediate neighbors on the east side, Megan and Bob Gabriel of 1644 Avon Place.

OP RECOMMENDATIONS

The Office of Planning finds that the application satisfactorily meets all the requirements specified in Section 3104.1, and 223, and that the proposed additions will be in harmony with the general purpose and intent of the Zoning Regulations and Maps, and will not tend to adversely affect the use of neighboring property. Therefore, OP recommends approval of the special exception request.



Zoning and Land Use Map
BZA 17355
3051 Avon Lane, NW

N

Feet

0 100 200

Government of the District of Columbia
Anthony A. Williams, Mayor

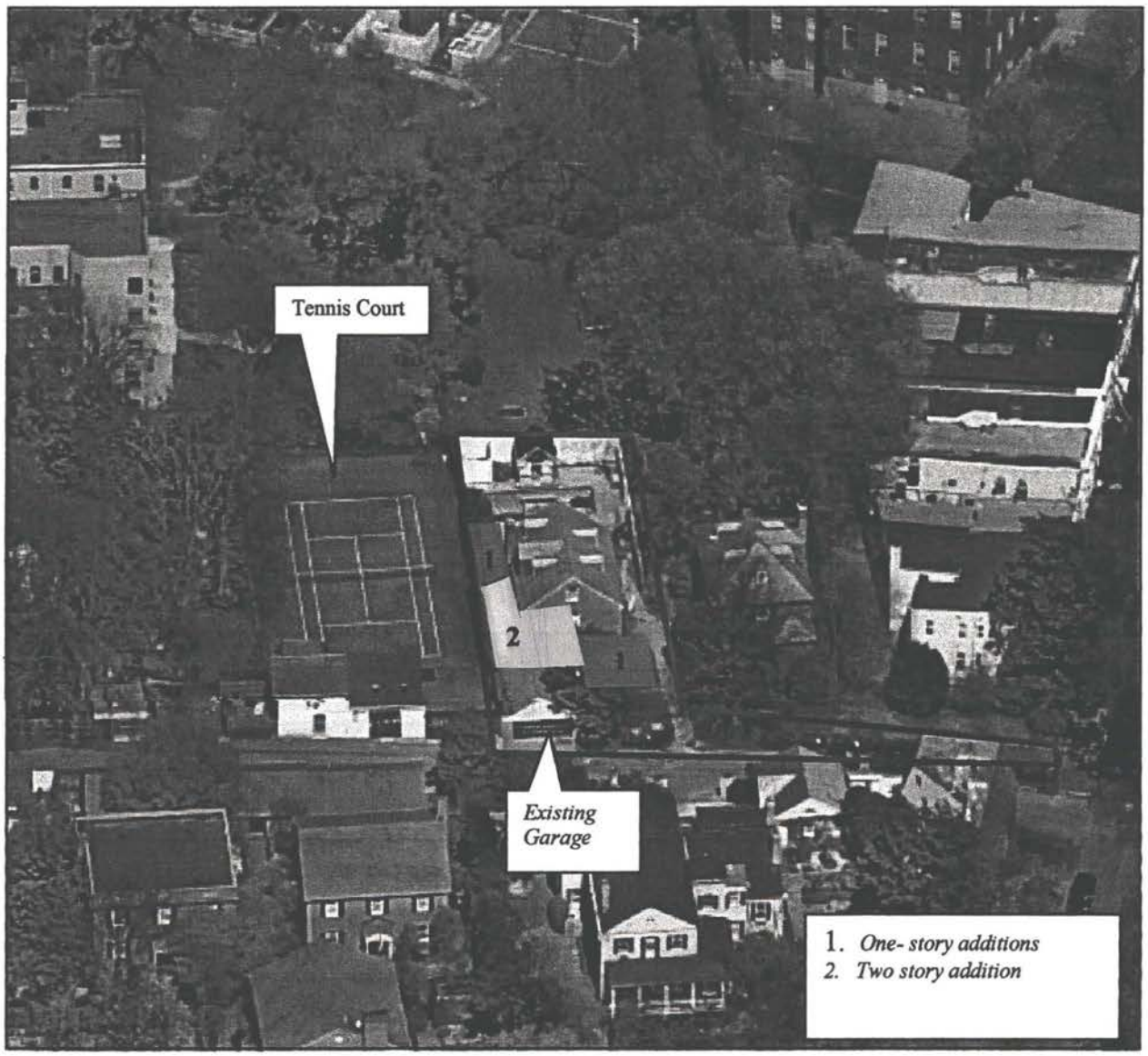
Office of Planning ~ March 18, 2005

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.
Oblique imagery ©2003 Pictometry International

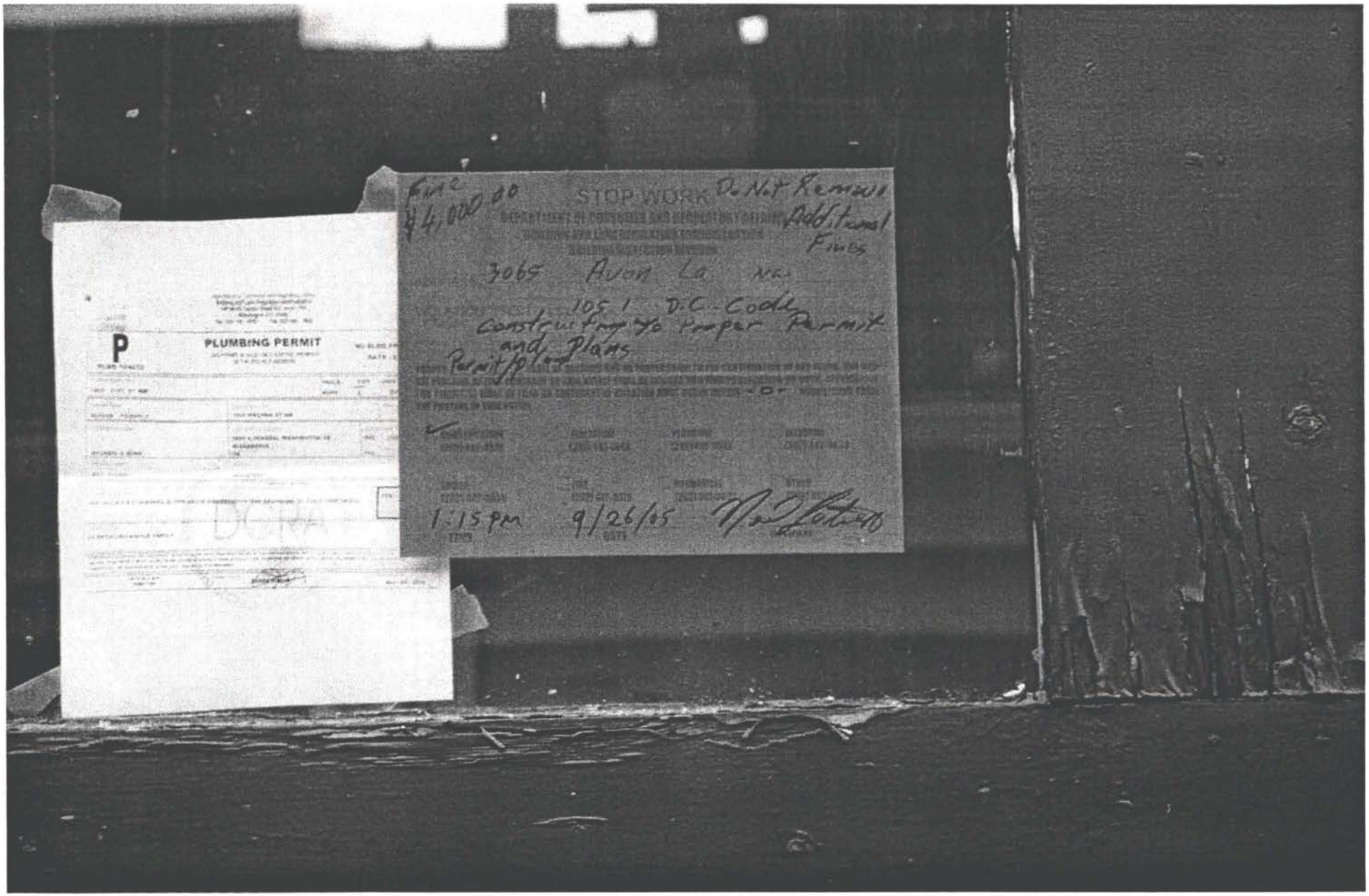
Land Use Legend

- Non-conforming SF Use
- Rowhouse
- Single-Family Detached
- Single-Family Semi-Detached
- Resid. Garage
- Resid. Mixed Use
- Multi-family
- Multi-Resid. Garage
- Hotel - Small
- Hotel - Large
- Club
- Resid. Transient
- Store
- Restaurant
- Office
- Vehicle Service Station
- Parking - Special Purpose
- Warehouse
- Religious
- Educational
- Embassy or Chancery
- Museum, Library, Gallery
- Recreational
- Health Care Facility
- Memorial
- Special Purpose
- Vacant

Attachment 1


Tennis Court
1
2
1
Existing Garage
1. One- story additions
2. Two story addition

I


Fine $4,000.00
STOP WORK
Do Not Remove
Additional Fines
3065 Avon La. NW
105.1 D.C. Code
Construction to Proper Permit and Plans
Permit to
-or-
1:15 pm
9/26/05
P
PLUMBING PERMIT



OUTERBRIDGE HORSEY ASSOCIATES, PLLC

September 30, 2005

Mr. Geoffrey Griffis, Chairman
Board of Zoning Adjustment
441 4th Street, NW
Suite 210 - South
Washington, D.C. 20001

RE: Case No 17355,
3051 Avon Lane, NW

Dear Chairman Griffis and members of the Board:

In my capacity as the agent for Joseph Stettinius, the Applicant, I am submitting a response to letter dated September 12, 2005 submitted by Barbara Zartman, Chair of the Historic Preservation, Planning and Zoning Citizens Association of Georgetown.

Ms. Zartman's concerns about the unpermitted structures have been addressed as we have filed a permit application (see attached permit application transmittal to the Old Georgetown Board from DCRA), for the pool house, rear porch, pergola and gate.

Ms. Zartman goes on to say that "We believe the Georgetown ANC mistakenly confused architectural review with land-use review in its consideration of this property. All is authority agree that the Old Georgetown Board/Commission of Fine Arts review is related to aesthetics only; their agendas clearly indicate projects are subject to zoning review (about which they regularly indicate they have no competence or authority)". These comments are largely incorrect.

The ANC-2E (which includes one architect amongst its commissioners) reviewed this project at its May 31, 2005 meeting and approved it for architectural issues (including light and air as they reiterated later). It also put it on the consent calendar at its June 28 meeting for minor aesthetic revisions. The ANC reviewed this project a third time with specific reference to the Special Exception application at its August 30 public meeting and approved it unanimously. Their letter to the BZA on this matter clearly reflects their particular consideration of the Special Exception application (copy of letter is in the record and is also attached for easy reference).

The Old Georgetown Board is very serious about light, air and privacy issues and considers them constantly in its "aesthetic" review of projects (see attached Policy on Additions to Houses in Georgetown) . The OGB while it has no zoning

1228½ 31ST STREET, NW WASHINGTON DC 20007 TEL 202-337-7334 FAX 202-337-7331
www.outerbridgehorsey.com

mandate (other than light, air and privacy) or zoning authority it is made up of three architects all of whom practice in the District of Columbia and who are very familiar with the zoning regulations. I have attended many OGB meetings and have never heard any Board member say that they have no competence in zoning matters.

Thank you for your consideration.

Sincerely,

Outerbridge Horsey, AIA

Cc:
Regina and Joseph Stettinius
ANC-2E
Commission of Fine Arts
Citizens Association of Georgetown

Enclosures:
DCRA Permit Application Transmittal letter
CFA Policy on House additions
Letter to BZA from ANC 2-E (2 pgs. total)

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER	
N.C.P.C. No:	O.G. No:				By:
H.P.A. No:	S.L. No:	Ward No:	Receipt No:	Date:	Receipt No:

GOVERNMENT OF THE DISTRICT OF COLUMBIA

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION PERMIT SERVICE CENTER
Tel 202-442-4589 Fax 202-442-4862

BLRA-33
(Rev. 2/04)

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY

(PRINT IN INK OR TYPE, DO NOT WRITE IN SHADED AREAS OR ON PAGE 4)

CLEARANCE TO FILE
By_____ Date_____

ERASING, CROSSING OUT, WHITING OUT, OR OTHERWISE ALTERING ANY ENTERED INFORMATION WILL VOID THIS APPLICATION

(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 27

1 Address of Proposed Work:	Suite No.	2. Lot	3. Square	4. Application Date
3051 AVON LANE, NW		258	1282	9/30/05

5 Owner of Building or Property	6 Address (*include Zip Code*)	7 Phone
REGINA & JOSEPH STETTINIUS	3051 AVON LANE, NW	
8 Agent for Owner: (*if applicable*)	**9. Address (*include Zip Code*)**	**10. Phone**
OVERBRIDGE HORSEY ASSOCIATES	1228 1/2 31ST STREET, NW	202 337 7334

11. Type of Proposed Work (check all applicable boxes)

"False statements or misrepresentation of facts on a permit application and/or plans is subject to criminal penalties pursuant to DC law 22-2405."

- ☐ New Building
- ☑ Addition
- ☐ Alteration and Repair
- ☐ Raze Building
- ☐ Retaining Wall
- ☐ Fence
- ☐ Shed
- ☐ Awning
- ☐ Garage
- ☐ Sign
- ☐ Projection
- ☐ Other (*Specify*) _____

12. Description of Proposed Work

CONSTRUCTION OF REAR PORCH ADDITION TO MAIN HOUSE, POOL HOUSE, PERGOLA AND FRONT GATE

13 Existing Use(s) of Building or Property	14 Ex. No of Stories of Bldg	15 Ex No of Dwelling Units	Official Use Only Miscellaneous FEE
SINGLE FAMILY DWELLING	3	1	$
16 Proposed Use(s) of Building or Property	**17 Prop No of Stories of Bldg**	**18 Prop. No of Dwelling Units**	**By: / Date:**
S.F.D	3	1	

19 Starting Date	20 Completion Date of work	21 Method of Removing Construction Debris	22 Does the proposed work involve **disturbing the earth** or razing a building?
		☑ Pick-up Truck ☐ Dumpster ☐ Other (*specify*)	☑ Yes, answer q. 23 ☐ No, SKIP q. 23-27

23. Is the area of disturbed earth more than 50 sq. ft?	24. Soil Erosion Control Methods	25. Area of Offsite Drainage	26. No of Footings or Columns	27 Size of Footings or Columns
☑ Yes, answer q. 24-25 ☐ No, SKIP q. 24-25	STRAW BALES	— sq. ft	SLAB ON GRADE	

ALWAYS SIGN THE APPLICATION ON PAGE 3 (SECTION I)

Complete Section B if the proposed work is **new building, addition or alteration.** (Page 2)
Complete Section C if the proposed work is **razing a building.** (Page 2)
Complete Section D if the proposed work is a **retaining wall.** (Page 2)
Complete Section E if the proposed work is a **fence.** (Page 3)
Complete Section F if the proposed work is a **shed/garage.** (Page 3)
Complete Section G if the proposed work is an **awning.** (Page 3)
Complete Section H if the proposed work is a **sign.** (Page 3)

OFFICIAL USE ONLY

	R	P	H	A	
M					
P					
E					W ☐ Yes ☐ No
F					PLANS
S					☐ No ☐ Sm ☐ Lg

(B) NEW BUILDING, ADDITION, & ALTERATION (COMPLETE ITEMS 28 THRU 60)

28. Architect's Name:	29. D.C. Lic. No.:	30. Architect's Address: *(include Zip Code)*	31. Phone:
OVERBRIDGE HORSEY		1228½ 31st STREET, NW	
32. Engineer's Name:	**33. D.C. Lic. No.:**	**34. Engineer's Address: *(include Zip Code)***	**35. Phone**
EDGAR SEAQUIST			
36. Building Contractor's Name:	**36A. D.C. Lic. No.**	**37. Contractor's Address**	**38. Phone:**

39. Type of Construction	40. Fire Suppression:	41. Booster Pump	42. Total Lot Area	43. Breakdown of Lot Area (= 100 %)	
☑ Masonry ☐ Steel ☑ Wood ☐ Other ☑ Concrete	☐ Fully Sprinklered ☐ Standpipe System ☐ Partially Sprinklered ☑ None ☐ Other _____	☐ New ☐ Existing ☑ None	8,405 sq. ft.	a. building b. paved area c. greenery	26.3 % 15.0 % 59.7 %

44. Present Gross Floor Area of Bldg.	45. Proposed Gross Floor Area of Bldg.	46. Floors involved in this permit	47. Projection beyond building line?
2,668 sq. ft	3,070 sq. ft.	☐ All ☑ Floors 1ST	☐ Yes, Answer q. 48 -52 ☑ No. SKIP q. 48-52

48. Number and type of projection:	49. Distance of projection:	50. Width of projection:	51. Width of building frontage ft. 52. Signature of Owner (projection only):

53. Water or Sewer Excavation?	54. Driveway Construction?	55. Sheeting/Shoring Necessary?	56. Elevators Involved?	57. No and type of elevator	58. Plans Certified by Engineer?
☑ Yes ☐ No	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes, answer q. 57 ☑ No		☐ Yes, cert. attached ☐ No

59. Estimated Cost of Work	OFFICIAL USE ONLY							
(a) New/Add.: $ 37,500	Alter/Repair FEE		New Const. FEE		Filing Fee		TOTAL PERMIT FEE	
(b) Alt/ Repair $ _____	$		$		$		$	
Total $ _____	By:	Date:	By:	Date:	By:	Date:	By:	Date:
60. Volume of New Bldg. or Addition cubic ft.								

(C) RAZING A BUILDING (COMPLETE ITEMS 61 THRU 83)

61. Raze Contractor's Name:	62. Contractor's Address: *(include Zip Code)*	63. Phone:

64. Insurance Company	65. Policy or Cert. Number	66. Expiration Date	67. Raze Method

68. Building Material	69. Raze Entire Building?	70. Building Condemned?	70A. Building Vacant?	71. Public Space Vault?	72. Disconnect Water and/or Sewer?	73. Size of Water Connection
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	in.

74. Plumber's Name:	75. D.C. Lic. No.	76. Length	77. Width	78. Height	79. Volume	80. Party Wall?
		ft.	ft.	ft.	ft.	☐ Yes ☐ No

81. Asbestos in the Building?	82. Raze Contractor Signature	OFFICIAL USE ONLY		
☐ No ☐ Yes, location _____		FEE	By:	Date:
	83. Owner's Signature	$		

(D) RETAINING WALL (COMPLETE ITEMS 84 THRU 93) The retaining wall will not obstruct any accessible parking required by D.C. Zoning Regulations

84. Cost of Work	85. Material:	86. Height	87. Color	88. Location:
$				☐ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land *

* If party wall, the owner of the adjoining property must agree to the erection of the retaining wall and this application

89. Signature of Adjoining Owner:	90. Phone: Home Work	OFFICIAL USE ONLY		
91. Address of Adjoining Owner:	92. Lot: / 93. Square:	FEE	By:	Date:
		$		

(E) FENCE (COMPLETE ITEMS 94 THRU 102) The fence will not obstruct any accessible parking required by D.C. Zoning Regulations

94. Material and type:	95. Height ft.	96. Color:	97. Location: ☐ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land *

* If party fence, the owner of the adjoining property must agree to the erection of the fence and this application

98. Signature of Adjoining Owner:	99. Phone: Work / Home	OFFICIAL USE ONLY FEE $
100. Address of Adjoining Owner:	101. Lot / 102. Square	By: / Date:

(F) SHED OR GARAGE (COMPLETE ITEMS 103 THRU 113)

103. Number	104. Length: ft.	105. Width ft.	106. Area: sq.ft	107. Height ft.	108. Volume cu.ft	109. Est. Cost of Work $	OFFICIAL USE ONLY FEE $
110. Material of Roof	111. Material of Sides	112. Wall Thickness: ☐ External ( ) inches ☐ Party ( ) inches		113. Color			By: / Date:

(G) AWNING (COMPLETE ITEMS 114 THRU 123)

114. Number:	115. Color	116. Type: ☐ Folding ☐ Fixed	117. Projections: Beyond bldg. line _____ in. Beyond pt of attachm _____ in	118. Height of Lowest Part of awning	OFFICIAL USE ONLY FEE $
119. Material of Frame	120. Material of Covering	121. Lettering on awning? ☐ Yes ☐ No	122. Fixed Posts? ☐ Yes ☐ No	123. Over Sidewalk café? ☐ Yes ☐ No	(a) _____ ft above sidewalk (b) _____ ft above parking (c) _____ ft above grade / By: / Date:

(H) SIGN (COMPLETE ITEMS 124 THRU 144)

124. Number	125. Electric Signs? ☐ Yes, answer q. 126-132 ☐ No. SKIP q. 126-132	126. Type: ☐ Incandes. ☐ Flouresc. ☐ Neon	127. Power _____ VA	128. Electrical Contractor License Number:

129. Address of Electrical Contractor (*include Zip*)	130. Signature of Licensed Electrician	131. Phone No.	132. License No.

133. Height relative to building and ground	134. Material of Sign	135. Type of Sign	136. Color
(a) _____ ft _____ in above sidewalk (b) _____ ft _____ in above roof (c) _____ ft _____ in is building height (d) _____ ft _____ in above projection of window (e) _____ ft _____ in from roof to sign's bottom			

137. Width ft.	138. Length ft.	139. Area of Sign sq. ft	140. Wide of Business frontage ft.

141. C of O No for Bldg.	142. Sign Contractor: License No.	OFFICIAL USE ONLY Sign FEE / Elect. FEE / Total FEE
143. Sign Contractor's Address:	144. Phone:	$ / $ / $ — By: / Date: / By: / Date: / By: / Date:

(I) APPLICANT'S SIGNATURE

A. OWNER: I hereby certify that I am the owner of the property, that the application and plans are complete and correct to the best of my knowledge, that if a permit (or permits) is issued, the construction will conform to the D.C. Construction Codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature of Owner _____ Address _____ Date _____

B. AGENT: I hereby certify that I have the authority of the owner to make this application. I declare that the application and plans are complete and correct to the best of my knowledge. The owner has assured me that if a permit (or permits) is issued, the construction will conform to the D.C. Construction Codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia

Signature of Agent Arthur Mundy Jr. Address 1228 1/2 31ST STREET NW Date 3/30/05

(J) APPROVALS (DO NOT WRITE ON THIS PAGE; OFFICIAL USE ONLY):

A. PERMIT CONTROL

- ☐ 1. Fine Arts by:_____ Date:_____
- ☐ 2. Historic by:_____ Date:_____
- ☐ 3. Cap. Gateway by:_____ Date:_____
- ☐ 4. NCPC: _____ Date: _____
- ☐ 5. W.H./Obs. Precinct by:_____ Date:_____
- ☐ 6. Flood Control by: _____ Date:_____
- ☐ 7. WMATA by: _____ Date:_____
- ☐ 8. Condem. by: _____ Date:_____
- ☐ 9. Rental Accom. by: _____ Date:_____
- ☐ 10. Chinatown Distr. by:_____ Date: _____
- ☐ 11. Utility Clearance by: _____ Date: _____
- ☐ 12. General Liability Ins. Policy Clearance by: _____ Date: _____

B. CLEARANCE TO FILE PLANS

- ☐ 1. Zoning by: _____ Date: _____
- ☐ 2. DDOT – Permit and Records Division
  Access to Parking Street ☐ Street ☐ Alley
  Cleared by:_____ Date: _____
- ☐ 3. DDOT – Consumer Engineer
  Cleared by:_____ Date: _____
- ☐ 4. ERA – Erosion Control
  Cleared by: _____ Date: _____

Restrictions of the Permit:

TO REPORT WASTE, FRAUD,
OR ABUSE BY ANY D.C. GOVERNMENT
OFFICIAL, CALL THE D.C. INSPECTOR
GENERAL AT 1-800-521-1639

C. PLANS AND APPLICATION APPROVAL

- ☐ 1. Information Counter by: _____ Date: _____
- ☐ 2. Information Center by: _____ Date:_____
- ☐ ☐ (a) ABRA by: _____ Date:_____
  - ☐ (b) Noise Control by: _____ Date:_____
  - ☐ (c) Industrial Safety by: _____ Date: _____
  - ☐ (d) Vector Control by: _____ Date: _____
  - ☐ (e) D.C. Animal by: _____ Date: _____
  - ☐ (f) Police Dept. by: _____ Date: _____
- ☐ 3. Zoning by: _____ Date: _____
  Zoning Update by: _____ Date:_____
  Zoning Overlay approval by : _____ Date:_____
- ☐ 4. DDOT – Permit and Records Division/Deposit #
  Sidewalk Deposit $ _____ Driveway Deposit $ _____
  by _____ Date_____
- ☐ 5. Water/Sewer Design Branch
  Consumer Eng. by: _____ Date_____
- ☐ 6. Environmental Regulation Administration
  - ☐ Environmental Policy Review
    Control No. _____
    by _____ Date_____
  - ☐ Erosion Control by:_____ Date_____
  - ☐ Storm Water Mgmt. by: _____ Date _____
    Plan No _____
  - ☐ Air Quality by:_____ Date_____
  - ☐ Underground Storage by:_____ Date_____
- ☐ 7. Mechanical Eng. Review by: _____ Date _____
- ☐ 8. Plumbing Eng. Review by _____ Date _____
- ☐ 9. Electrical Eng. Review by: _____ Date _____
- ☐ 10. Health Plan Review
  - ☐ (a) Food Plan Review by: _____ Date _____
  - ☐ (b) Medical X-Ray Plan Rev.
    by: _____ Date _____
- ☐ 11. Fire Protection Plan Review
  by: _____ Date _____
- ☐ 12. D.C. Fire Dept. (Fire Prevention Plan Review Section)
  by: _____ Date _____
- ☐ 13. Elevator Plan Rev. Sec. by:_____ Date_____
- ☐ 14. Plumbing Insp Rev. by: _____ Date_____
- ☐ 15. Construction Insp. Branch (Field Check)
  by:_____ Date_____
- ☐ 16. Historic Pres. Div. by: _____ Date_____
- ☐ 17 EISF: _____ Date _____
- ☐ 18. Structural Eng. by: _____ Date _____
- ☐ 19. Permit and Certificate Issuance Counter
  by: Date
- ☐ 20. QC By:_____ Date _____

ZONING

C of O Number _____ Date _____

Existing Use(s) _____

Proposed Use_____

_____

- ☐ New Bldg
- ☐ P.O.D.
- ☐ File in room 2124

Job No.	BZA Case No	PUD Order No.

DDOT – PUBLIC SPACE

Street Name: _____

Street Width: _____

Road Width: _____

Sidewalk Width: _____

Parking: _____

Restrictions:

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION
PERMIT PROCESSING DIVISION
PERMIT INFORMATION BRANCH

HISTORIC PRESERVATION/FINE ARTS/PADC REVIEW FILING FEE

DATE: 9.30.05

ADDRESS: 3057 Aron Ln, NW

LOT: 258 SQUARE: 1282

HISTORIC PRESERVATION PLAN REVIEW FEE: $ 100.00

CASE NO: 05.524

CONCEPTUAL DESIGN REVIEW: _____ PRELIMINARY DESIGN REVIEW: _____

PERMIT APPLIC. PLAN REVIEW: ✓

FINE ARTS PLAN REVIEW FEE: $ 25.00

CASE NO. OG/05.310

CONCEPTUAL DESIGN REVIEW: ✓ PRELIMINARY DESIGN REVIEW: _____

PERMIT APPLLIC. PLAN REVIEW: ✓

PDAC PLAN REVIEW FILING FEE: $ _____

CASE NO. _____

TOTAL FEE PAYABLE: $ 125.00

CREDIT ACCOUNT NO. ~~[illegible]~~ 32102
NONREFUNDABLE

HISTORIC PRESERVATION DIVISION OFFICE COPY

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration

Received By

Filing Date 9 12 07

Date:

Staff

TRANSMITTAL LETTER – COMMISSION OF FINE ARTS

TO: **The Commission of Fine Arts**

This application is for: [ ] **Concept** [X] **Final**

The accompanying application HPA No. 07-824 and OG No. 07-316
Is referred for consideration and appropriate action in accordance with the provisions of D.C Law 2-144, the Historic Landmark and Historic District Protection Act of 1978 and in accordance with the following Act(s):

[ ] The Old Georgetown Act, Public Law 808, 81st Congress
[ ] The Shipstead-Luce Act, Public Law 231, 71st Congress

PREMISE ADDRESS	LOT	SQUARE
3051 Avon Lane, NW	248	1252

Complies with the following D.C Zoning Requirements.

[ ] **FAR**
[ ] **Use**
[ ] **Lot Occupancy**
[ ] **Set Back Requirements**
[ ] **Height**

HB 12/5

Zoning Division

The submitted documents were checked for general compliance of the exterior features with the D.C Construction Codes: No objections to filing with CFA. This clearance does not constitute an approval for building permit.

Structural Section

Cleared to file with CFA by the Permit Service Center.

Permit Service Center

TO: Mayor's Agent for D.C Law 2-144, Public Law 808 and Public Law 231, for those applications also subject to D.C Law 2-144.

The Commission of Fine Arts returns the accompanying application with the recommendations as noted.

Recommendation:

Chairman, Commission of Fine Arts. Date

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown and Hillandale
3265 S Street, NW • Washington, DC 20007
(202) 338-7427 • FAX (202) 338-0279 • anc2e@erols.com

September 2, 2005

Mr. Geoffrey Griffis, Chair
Board of Zoning Adjustment
441 Fourth Street, NW
Suite 210
Washington, DC, 20001

RE: BZA Application No. 17355, 3051 Avon Lane, Stettinius residence

Dear Mr. Chairman and Members of the Board:

On August 30 2005, ANC 2E held its regularly scheduled public meeting which was duly noticed and attended by five commissioners, constituting a quorum. The above-referenced item was on the agenda. After discussion, ANC 2E passed the following motion by a unanimous vote:

> ANC 2E supports the request for a special exception to allow side additions to 3051 Avon Lane, not meeting the side yard requirements on the condition that the applicant remove the windows on the wall facing the property on the western side that would address the privacy issues that were brought to our attention by that neighbor.

Please enter this into the file for the September 13 hearing and give it the "great weight" that it deserves.

Sincerely,

Ed Solomon
Chair, ANC 2E

COMMISSIONERS:

Ed Solomon, District 1 John Lever, District 2 Bill Skelsey, District 3 Brett Clements, District 4
Bill Starrels, District 5 Pam Moore, District 6 Charles Eason, District 7

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» Members of the Old Georgetown Board
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Policy on Additions to Houses in Georgetown

The Georgetown Board of Consultants recommends that the Commission adopt a policy and make it known to the public concerning the size of proposed additions to existing houses in the Georgetown Historic District. The Board discussed this policy at its public meeting on 4 March 1986 and during a inspection trip to Georgetown on 11 March 1986.

The Board believes that a new addition should be a subordinate element and not approach doubling the size of a house, nor should that addition noticeably change the existing geometry, nor become the dominate element, nor impinge on the open space of the block, regardless of what zoning may allow. In particular, a small house ought to have a small addition, reflecting the basic needs of the owner/occupant. This could include a new room or porch which would respect the geometry of the original house and not project substantially beyond the rear of the adjacent buildings. The materials should blend with the predominant materials of the block, and visibility from the street should be minimal.

This policy should not be construed as conferring automatic approval on those projects meeting the above criteria. Reviewing each submission on a case by case basis, the Commission may find a particular addition suitable or unsuitable for reasons relevant to the individual property.

Adopted by the Commission of Fine Arts 17 April 1986.