ADDENDUM 2:
NEIGHBORS LETTERS OF SUPPORT

CASE # 17398

RECEIVED
D.C. OFFICE OF ZONING
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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17398
EXHIBIT NO. 28

510 h street, ne
washington, dc 20002

Board of Zoning Adjustment
District of Columbia
CASE NO. 17398
EXHIBIT NO. 28

HSCDC
H Street Community Development Corporation

501 H Street, N.E.
Washington, DC 20002
(202) 544-8353 FAX (202) 544-3051

November 2, 2005

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

Re: Redevelopment of property on
510 H Street, NE
Washington, DC 20002

Dear Sir or Madam:

Recently we have been asked to review drawings for the redevelopment of the above property owned by Dujdao Lefebure and Jason Lefebure. We understand that they are planning to renovate this eyesore and develop it as commercial office space. To accomplish this they are requesting an area variance of 0.75 in order to add on the 3rd and Mezzanine floors to the existing structure. Furthermore, we understand that the proposed rear fire escape will encroach on the rear setback requirement by 2'-9".

We offer our support for this new development and request it be granted the variance by the City. As you know the H Street, NE commercial corridor has suffered from disinvestment for several decades. This new undertaking will bring additional tax paying commercial entities to a redeveloping commercial corridor; create new jobs; remove blight created by vacant and boarded buildings; and increase property values in our community.

Sincerely,

William J. Barrow, III
Executive Director

September 15, 2005

District of Columbia Office of Zoning
Board of Zoning Adjustment
441 4th Stree, NW, Suite 210-S
Washington, DC 20001

Re: Redevelopment of property on 510 H Street NE, Washington, DC 20002

Dear Sir or Madam:

Our neighbors, Dujdao Lefebure and Jason Lefebure, have notified us of their desire to renovate and add an additional floor plus mezzanine onto the existing 2-story brick structure. We have seen their drawings and understand that the proposed use for the Second, Third, and Mezzanine floors is commercial office use, and that they will need an area variance in order to add on the 3rd & Mezzanine floors. Furthermore, we understand that the proposed rear fire escape will encroach on the rear setback requirement by 2'-9".

We take no exception to our neighbor's proposed plans and support their request for a variance from the City. We feel the new construction would be an advantage to the property values in our community and that the proposed addition and its use will create no infringements on our or other neighboring properties.

Sincerely,



your signature

SCOTT PERRY

printed name

733 5th St NE

street address

Washington, DC 20002

September 15, 2005

District of Columbia Office of Zoning
Board of Zoning Adjustment
441 4th Stree, NW, Suite 210-S
Washington, DC 20001

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Sincerely,

Chad M. Ernst

Chad M. Ernst
519 H St. NE, Washington, DC 20002
Washington, DC 20002

September 15, 2005

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

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Sincerely,

your signature

Selva Gentz

printed name

street address

Washington, DC 20002

September 15, 2005

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Board of Zoning Adjustment
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Sincerely,

your signature

Rod Curry
printed name

810 5th St NE
street address

Washington, DC 20002

4

September 15, 2005

District of Columbia Office of Zoning
Board of Zoning Adjustment
441 4th Stree, NW, Suite 210-S
Washington, DC 20001

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Sincerely,

your signature

printed name

112 5th St. NE

street address

Washington, DC 20002

September 15, 2005

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Board of Zoning Adjustment
441 4th Stree, NW, Suite 210-S
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Sincerely,

your signature

Dexter C McKinney

printed name

314 5th ST. NE

street address

Washington, DC 20002

September 15, 2005

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Board of Zoning Adjustment
441 4th Stree, NW, Suite 210-S
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Sincerely,

your signature

Walter Ross

printed name

506 H St NE

street address

Washington, DC 20002

September 15, 2005

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441 4th Stree, NW, Suite 210-S
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Sincerely,

your signature

printed name
NORMA THOMAS MACK
THE LANGUAGE DOCTORS.
Washington, DC 20002

September 15, 2005

District of Columbia Office of Zoning
Board of Zoning Adjustment
441 4th Stree, NW, Suite 210-S
Washington, DC 20001

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Sincerely,

[illegible]

[illegible] 9-22-05

printed name

street address

Washington, DC 20002

studio twentyseven architecture

1600 k street nw
suite 202
washington, dc 20006

www.studio27arch.com
tel.202.939.0027
fax.202.939.0270

Case Number:	*17398*
Applicant:	*Jason Lefebure*
Representative:	*John K. Burke, AIA, Todd Ray, AIA (Studio 27 Architecture)*
Date:	*11.20.05*
Project Address:	*510 H Street, NE, Square 832, Lot 14*
Zoning Amendment:	*1320 H Street NE Neighborhood Commercial Overlay District Housing Sub-District (HS-H)*
Variance Seeked:	*Area Variance to increase FAR by 1.0* *Area Variance to encroach on Rear Lot Setback*

Addendum #3: Addtions to Form 121 – Applicant's Burden of Proof for Variance Applications

Section 1321: HS Overlay Housing Sub-District (HS-H)

1321.2 The floor area ratio for new construction in the HS-H Sub-district may not exceed 1.0 FAR for non-residential uses, except as provided in 1321.3.

1321.3 New construction that preserves an existing façade constructed before 1958 is permitted to use an additional 0.5 FAR for up to a maximum non-residential FAR of 1.5 for office uses or neighborhood serving retail uses as permitted in 701.1, 701.4.

Section 774: Rear Yards

774.1 Except as provided in this section, a rear yard shall be provided for each structure located in a commercial district, the minimum depth of which shall be as prescribed in the following table:

C-2-A: 15 feet

774.7 In a C-1, C-2, or C-3-A District, where a lot upon which a building or other structure is located abuts an alley, the rear yard, as required by 774.1 through 774.6, may be measured as follows:

a. For that portion of the structure below a horizontal plane twenty feet above the mean finish grade at the middle of the rear of the structure from the center line of the alley to the rear wall of the portion; and

b. For that portion of the structure above the horizontal plane described in 774.7a, the depth of rear yard shall be measured from the rear lot line to the rear wall of that portion immediately above the plane.

Subsection 3102.2 Proofs:

1. The physical characteristic of the property:

The existing property dimensions are 17'-9" wide (clear interior dimension) by 66'-0" long, with a total gross floor area of 1,145 SF. It is a long but narrow space, with limited direct sunlight access from the front and back windows.

The zoning amendment for the '1320 H Street NE Neighborhood Commercial Overlay District Housing Sub-District' allows for a total FAR of 2.5 on the property if the use is Residential above the ground floor. This allows for a three story structure, with multi-tenant residential units on 2nd and 3rd floors. However, there are inherent practical difficulties involved in a multi-tenant structure in a structure of such narrow width and length.

In order to locate multi-tenant residential units on 2nd and 3rd floors, 2 entries are required from the street: one for the Commercial tenant on the ground level, and the other for the Residential tenants on 2nd and 3rd floors. Difficulties arise in achieving a practical usable dimension because multi-tenant

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buildings require a 2-hour rated corridor at the stair, thus taking up valuable floor plate area as circulation (please see attached Exhibit 3102.2-A: Plan Sketches).

This circulation alone will take up approximately 165 SF (15% of total GFA) of stair and circulation space (22'x 7'-6"). What remains for usable space is a long section of the floor of 7'-3" x 27'-10", and the width will further reduce with any finish wall materials applied to the existing brick wall. This amount of area, which constitutes approximately a third of the floor plate, has limited usability, and therefore, poses a practical hardship on the owner by limiting build-out configuration sizes.
In addition, the long and narrow shape of the lot limits sunlight access to the center of the floor plate, and limits the use of that zone to those that do not require access to sunlight or immediate exterior access for egress, such as bathrooms, kitchens, and storage areas.

Based on these facts, the applicant is seeking an Area Variance of 1.0 FAR to allow a single-tenant commercial use on floors 2 and 3, which does not pose a practical hardship by removing the need for a rated corridor at the stair. The combined floor areas of floors 2 and 3, which total to 2,690 SF, are more suitable for a single commercial use rather than a single residential use. Currently, the zoning amendment limits the 2.5 FAR to only residential use; therefore, the applicant is seeking an area variance of 1.5FAR to allow for a commercial use on the property.

2. Granting the application will not be of substantial detriment to the public good – i.e. traffic noise, lighting, etc.
Granting of the application will not be of substantial detriment to the public good.

The Ground Floor retail space is consistent with existing retail along H Street. It will promote commercial street frontage and pedestrian activity, which is in line with the goals of the NC H Street Strategic Development Plan. The Second and Third Floors will be for business office occupation by a single tenant who is also the owner. Under current zoning regulations, business and retail use is allowed in the C-2-A district. In fact, there are several commercial uses currently in place at the 2nd and 3rd floors, one of which is a printing business right next door on H Street. The proposed business is a family-owned graphic design office, with a total of 10 employees, including the owners. The office is occupied during business hours, and will not create undue noise, traffic, or light pollution during the business hours nor the evening hours.

Traffic
The proposed Office areas will be occupied during normal office hours. The total number of employees for the Office will be 10, and most employees will be using mass transit, walking, or biking as means of commuting. Two parking spaces are provided in the rear Alley to comply with parking requirements under section 2101.1 of the DC zoning regulations for Office commercial use. No parking spaces are required for Retail use per section 2101.1.

An additional bike rack may be provided to promote non-automobile commutes, and will be located within the rear portion of the lot. The Office use will not incur heavy automobile traffic through visitors, etc. Commercial vehicles, such as FedEx, Office Max, will make very limited stops at the property. Therefore, the overall traffic pattern along H Street and the surrounding streets will not be adversely affected. No overnight parking will be necessary because the operation of the Office and retail will be during normal business hours. Therefore, the amount of business traffic will not be detrimental to the surrounding residential neighbors.

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Massing

The neighboring buildings on the same street block on H Street are currently one to three-stories. The height limit for the C-2-A zone is 50'-0", and the proposed addition will be 4'-1" below the limit. It will add to the uniformity of the block by continuing the roof line of the surrounding 3-story structures. The total FAR requested for the project is 2.5 (1.5 By-right, 1.0 through Area Variance). The maximum FAR for a C-2-A district is 2.5 for residential use. The project is not exceeding the 2.5 FAR limit of the zone.

The Ground Floor retail front will comprise mostly of glass storefront to promote commercial retail presence on H Street. The existing façade will be maintained and refurbished, and the existing 3 windows will front the Office on the 2nd floor. Since there will not be additional work done to the windows or the brick façade at this level, the appearance will not significantly differ from the existing condition. The 3rd Floor addition will have a clear-glass front, with operable windows, rising to match the height of the west neighbor building. The roof deck will not be visible from the street.

3. Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map.

The goal of the plan to create an Urban Living condition along H Street will not be compromised by the proposed project. Ground floor retail will promote a stronger street presence, and will continue the line of retail commercial already existing on both sides of H Street. Accessory parking is kept in the rear Alley. The Office use on the 2nd and 3rd Floors will not adversely affect the density of the neighborhood, but it will provide additional street life and activity during the normal work hours of the week.

Section 774: Rear Yards

Placing a 2-hour rated interior stair well (which is required for Retail and Office uses) within the building poses an undue difficulty on the use of the spaces because the stairwell will take up approximately 95sf of an already narrow floor plate, and will limit amount of sunlight access from the rear. Section EX-605.3.1.2 of the District of Columbia Building Code Supplement 2003 allows use of an exterior fire escape as a means of egress element in an existing building. The fire escape encroaches on the rear yard setback line by 2'-9", only above the 20' horizontal line from the ground, for an extent of 9'-6" (see Addendum #1 documents). The encroachment does not exceed the exterior walls of the neighboring buildings, and is in keeping with the existing fire escape on the next adjoining property (see photo below).

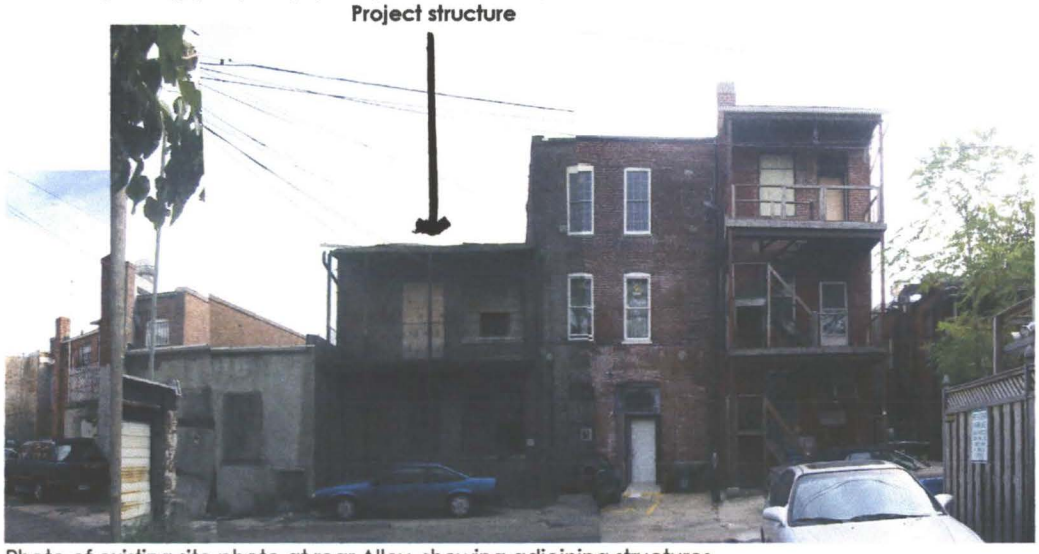


Photo of existing site photo at rear Alley, showing adjoining structures