

BZA Application:

622-624 North Carolina Ave. SE

BZA Case No. 19310

Presented by:

Meridith H. Moldenhauer

Griffin, Murphy,

Moldenhauer & Wiggins, LLP



Board of Zoning Adjustment
District of Columbia
CASE NO.19310
EXHIBIT NO.39

The Property

R-4 Zone
Through Lot

Capitol Hill
Historic District

Square: 871
Lot: 42

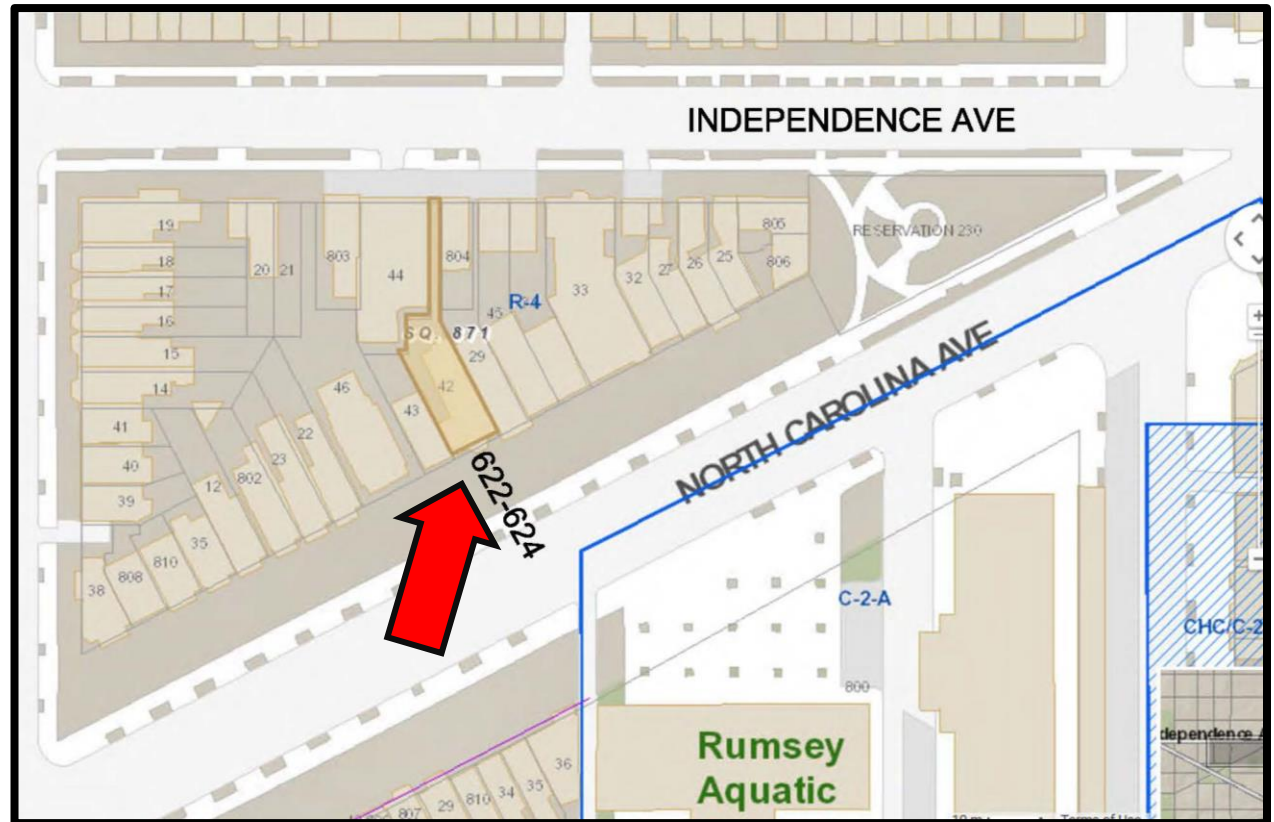




Photo 2: View looking Northeast



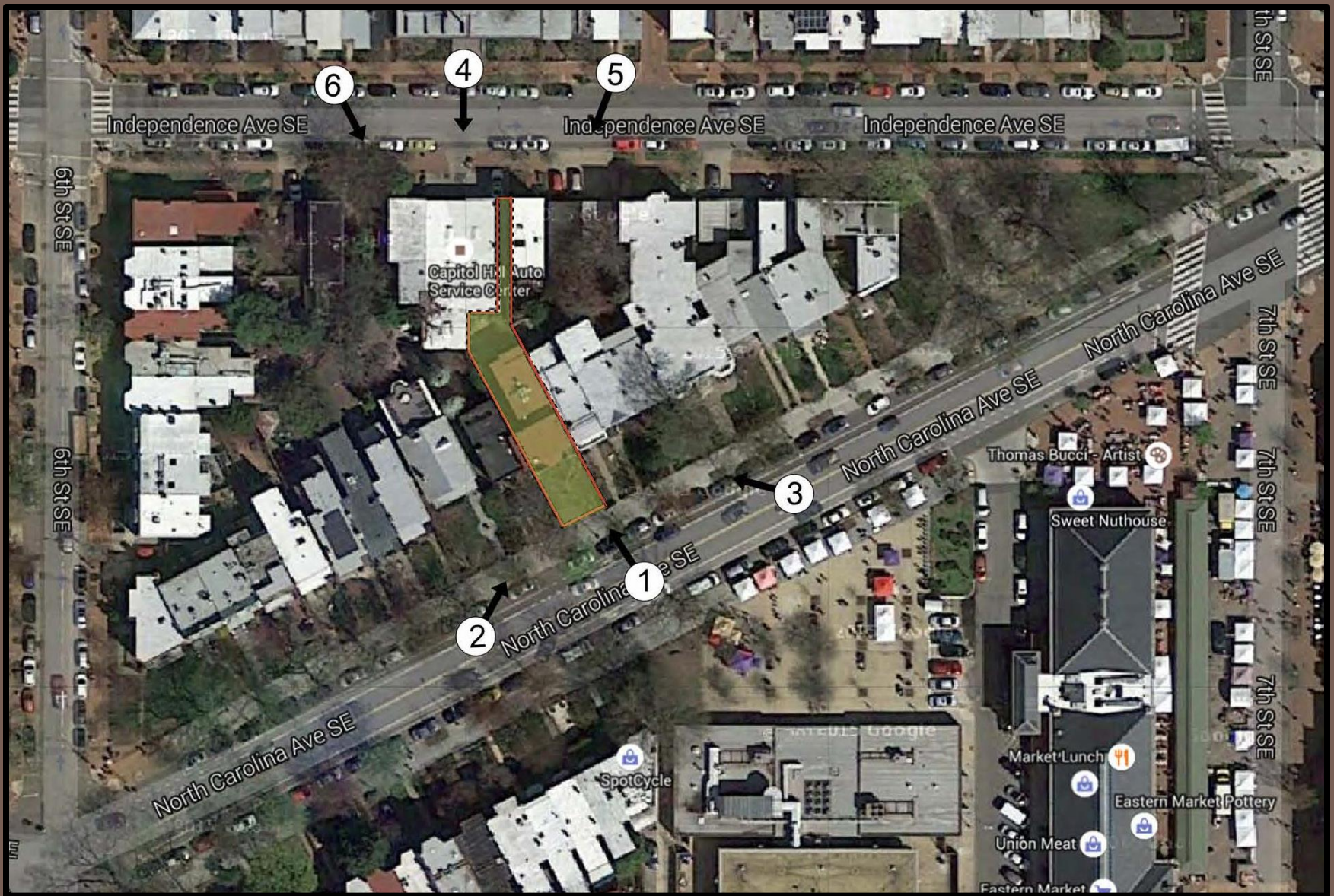
Photo 3: View looking Northwest



Photo1: View of Existing Front South facade

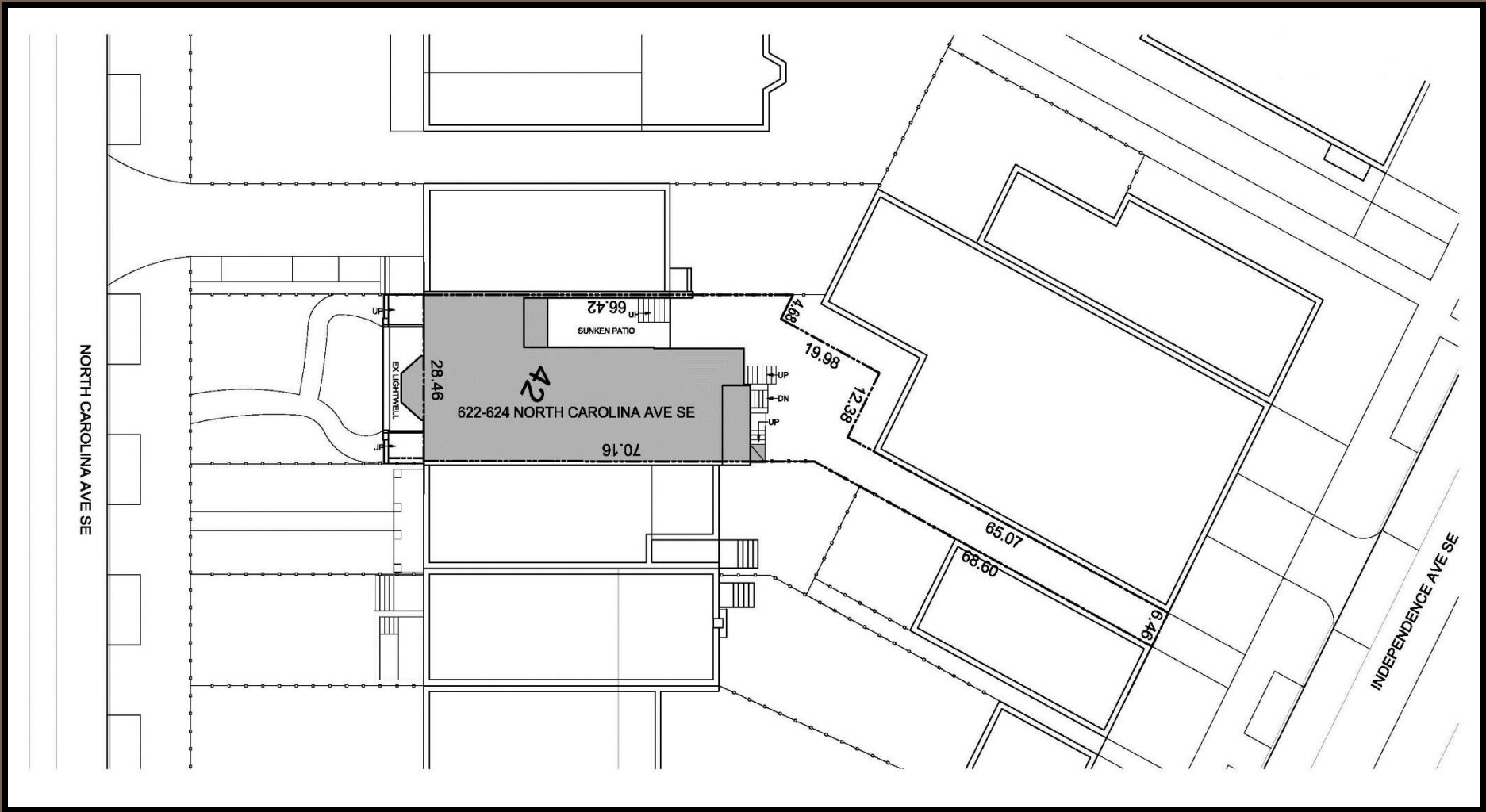
Transit-Rich Area

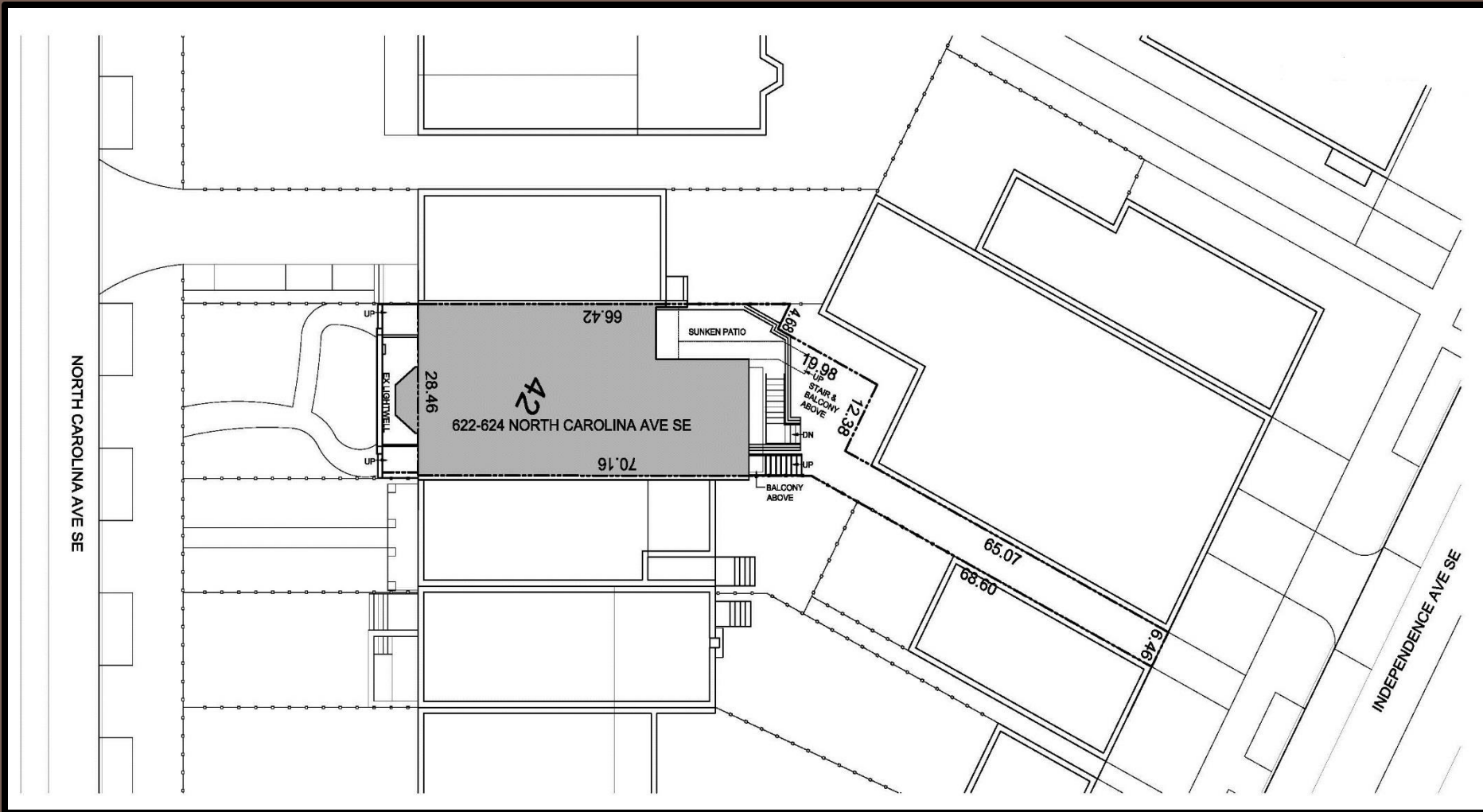
- Metro: Eastern Market – 0.3 miles
- Metrobus (Routes within 0.1 miles): DC Circulator Union Station – Navy Yard Route, 30N, 30S, 92, C40, 32, 34, 36, and 90
- Zipcar: 8 facilities within 0.5 miles
- Capital Bikeshare: 7 stations within 0.5 miles



The Project

- Modernization of existing 3-unit apartment house
- No change to the façade
- Improves design and functionality of each unit
- Each unit will have at least 3-bedrooms
- Units 1 and 3 will be accessible by an elevator



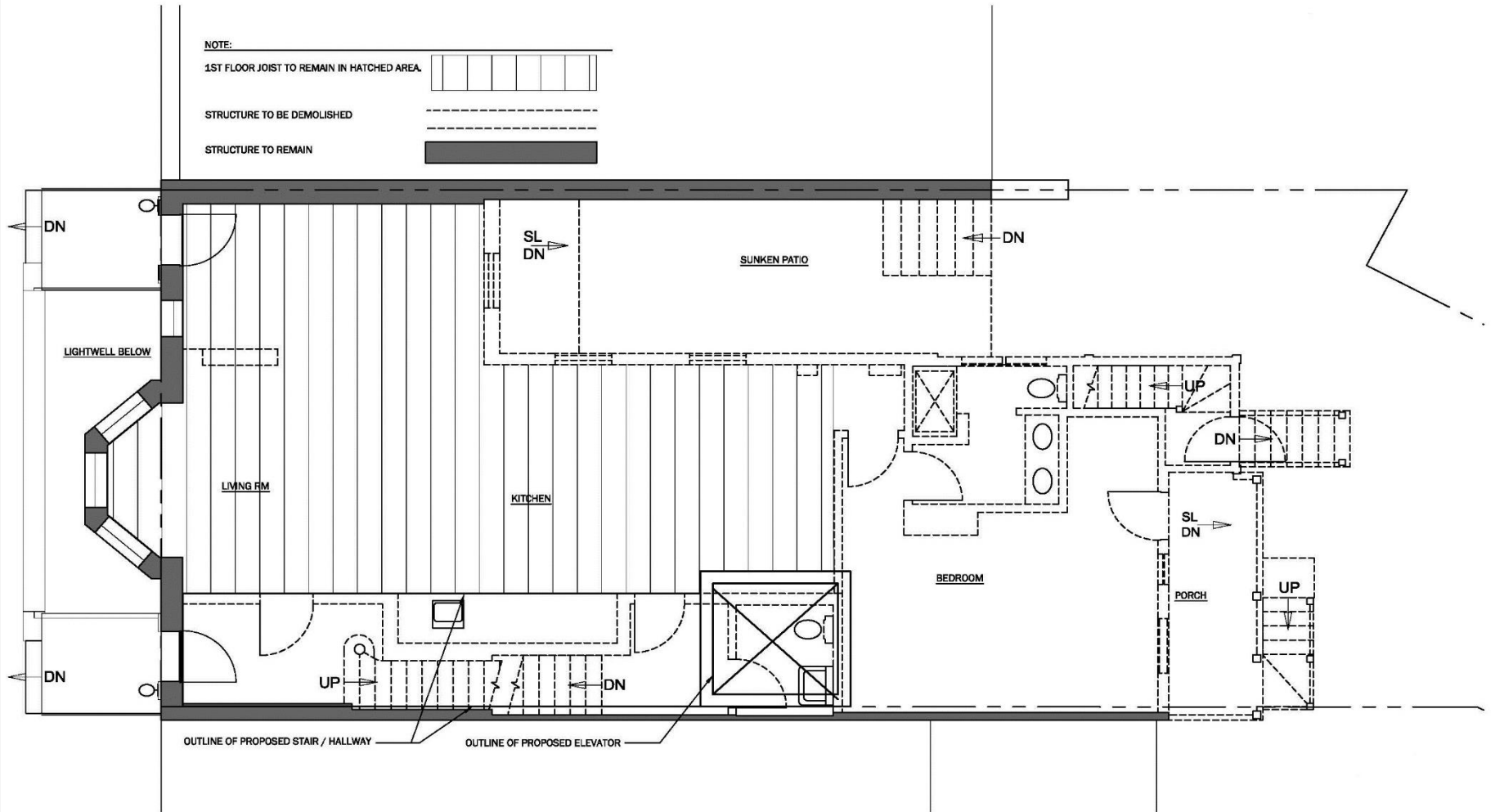


NOTE:

1ST FLOOR JOIST TO REMAIN IN HATCHED AREA.

STRUCTURE TO BE DEMOLISHED

STRUCTURE TO REMAIN

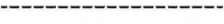


NOTE:

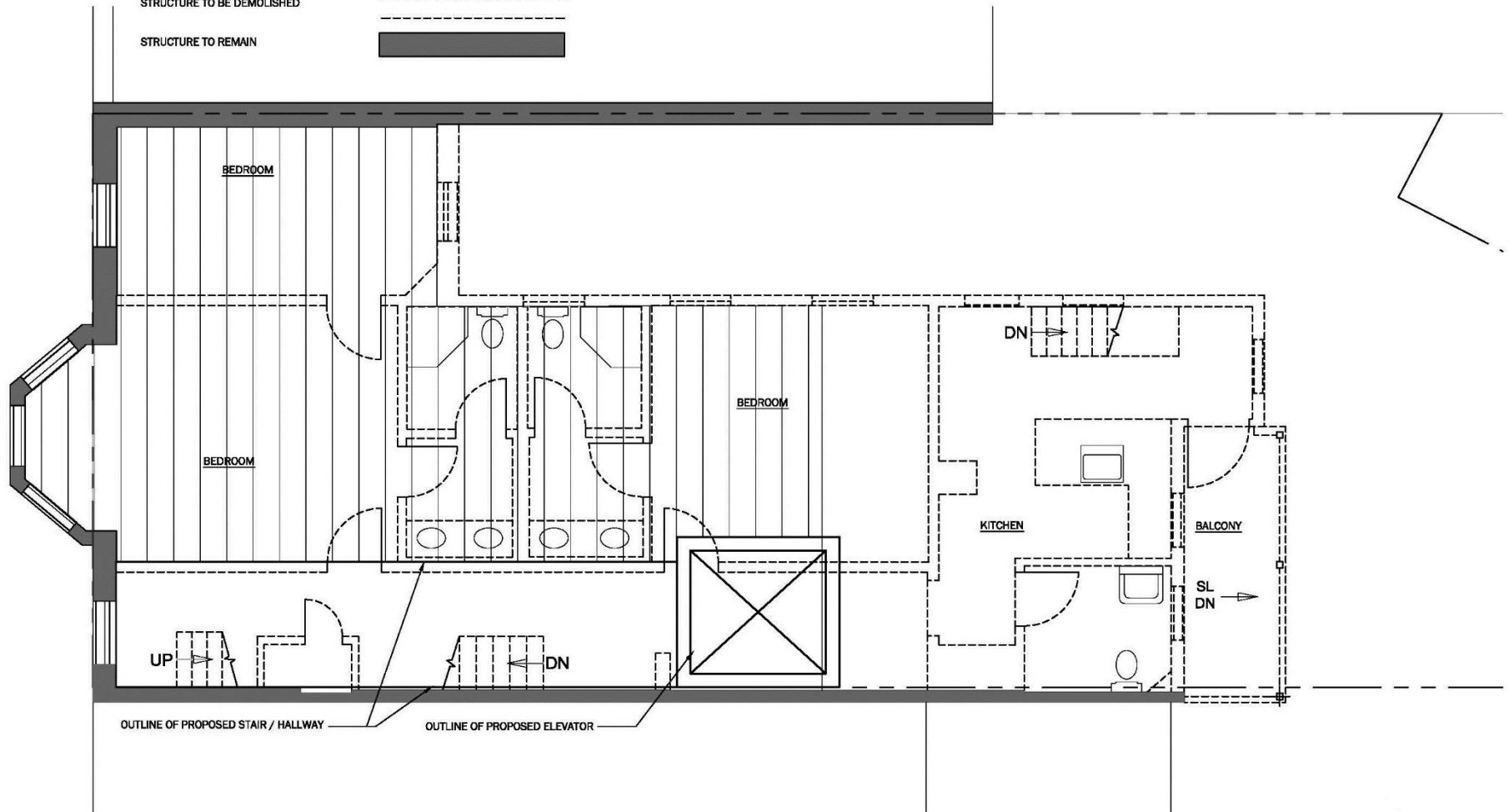
2ND FLOOR JOIST TO REMAIN IN HATCHED AREA

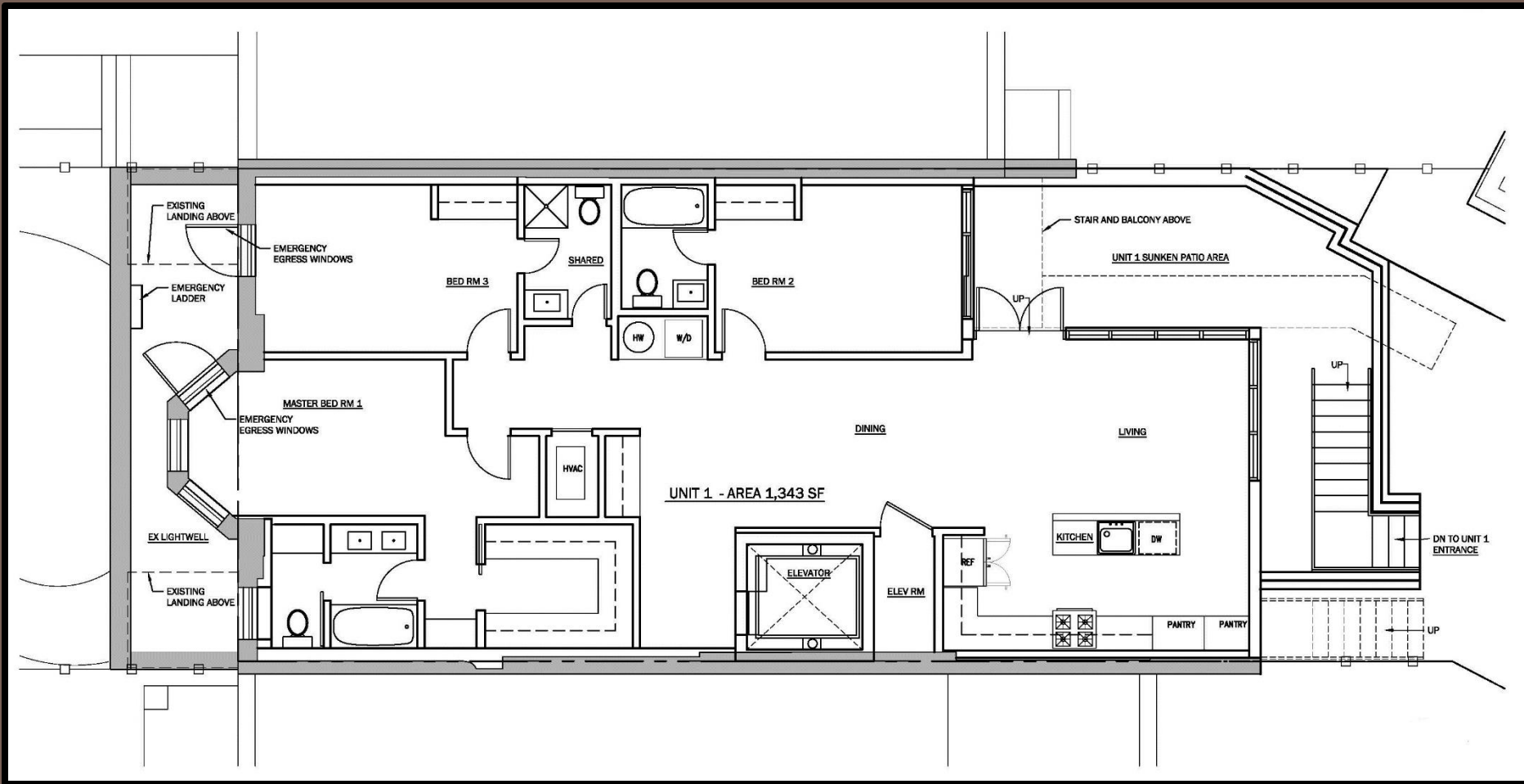


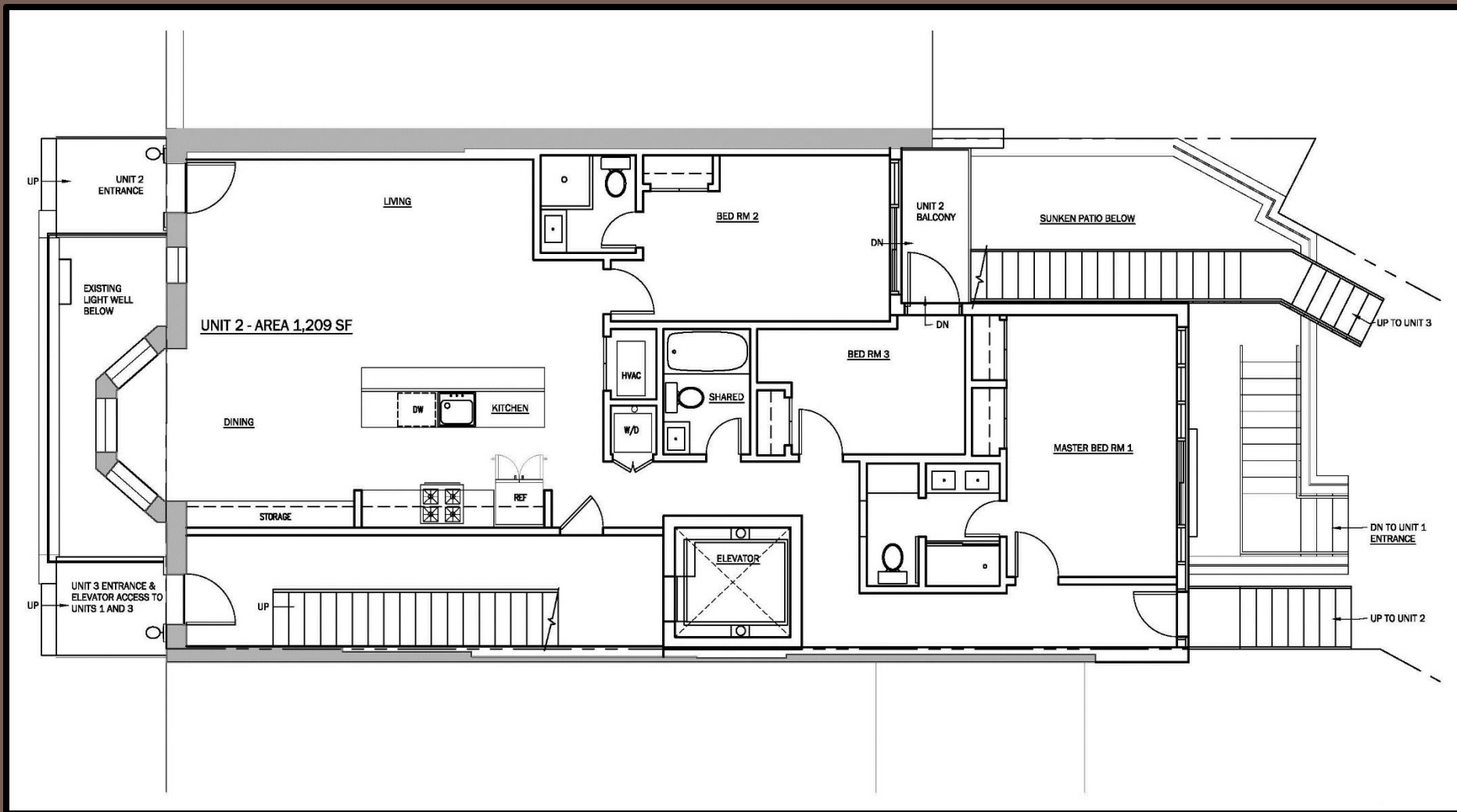
STRUCTURE TO BE DEMOLISHED

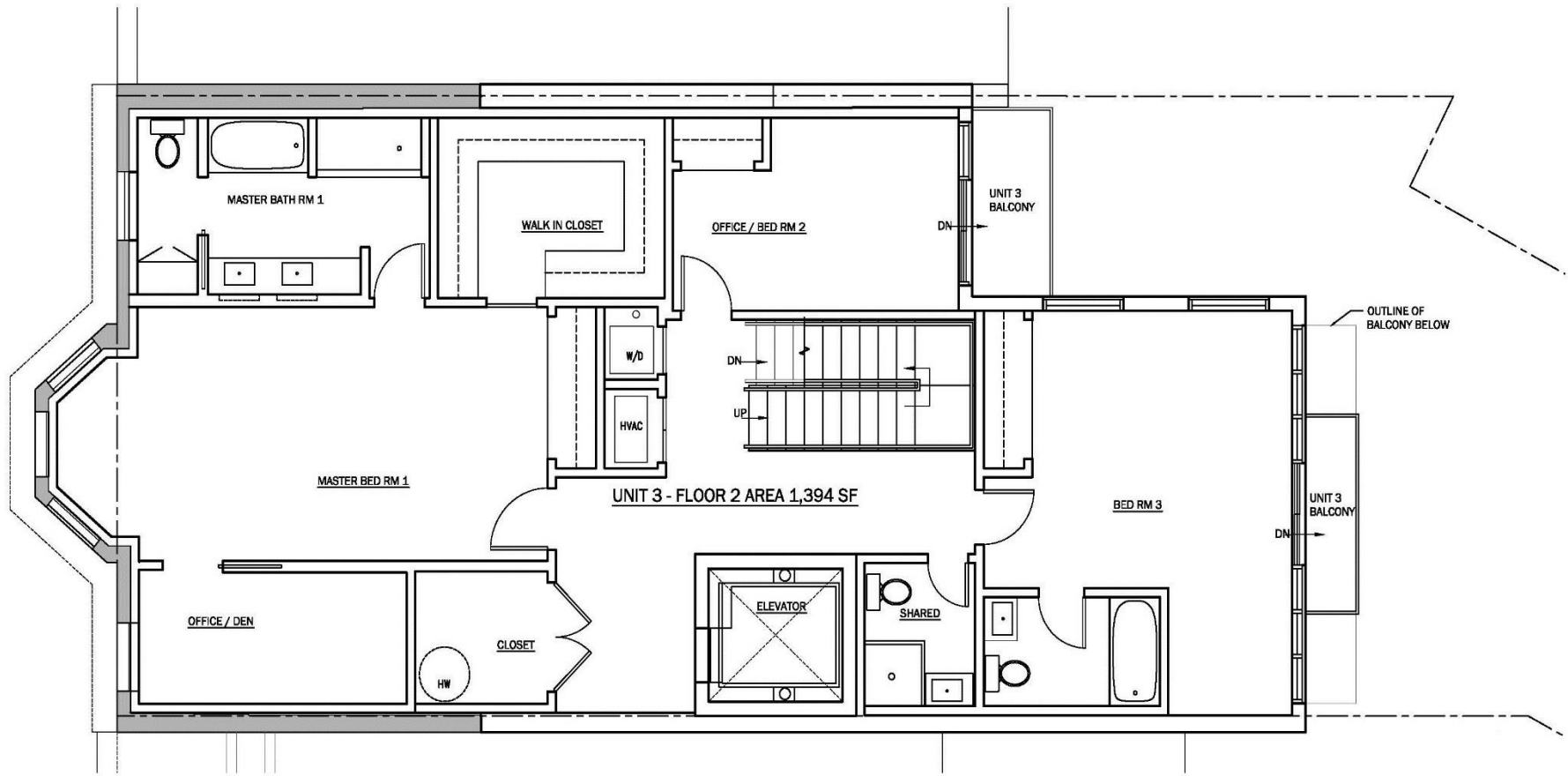


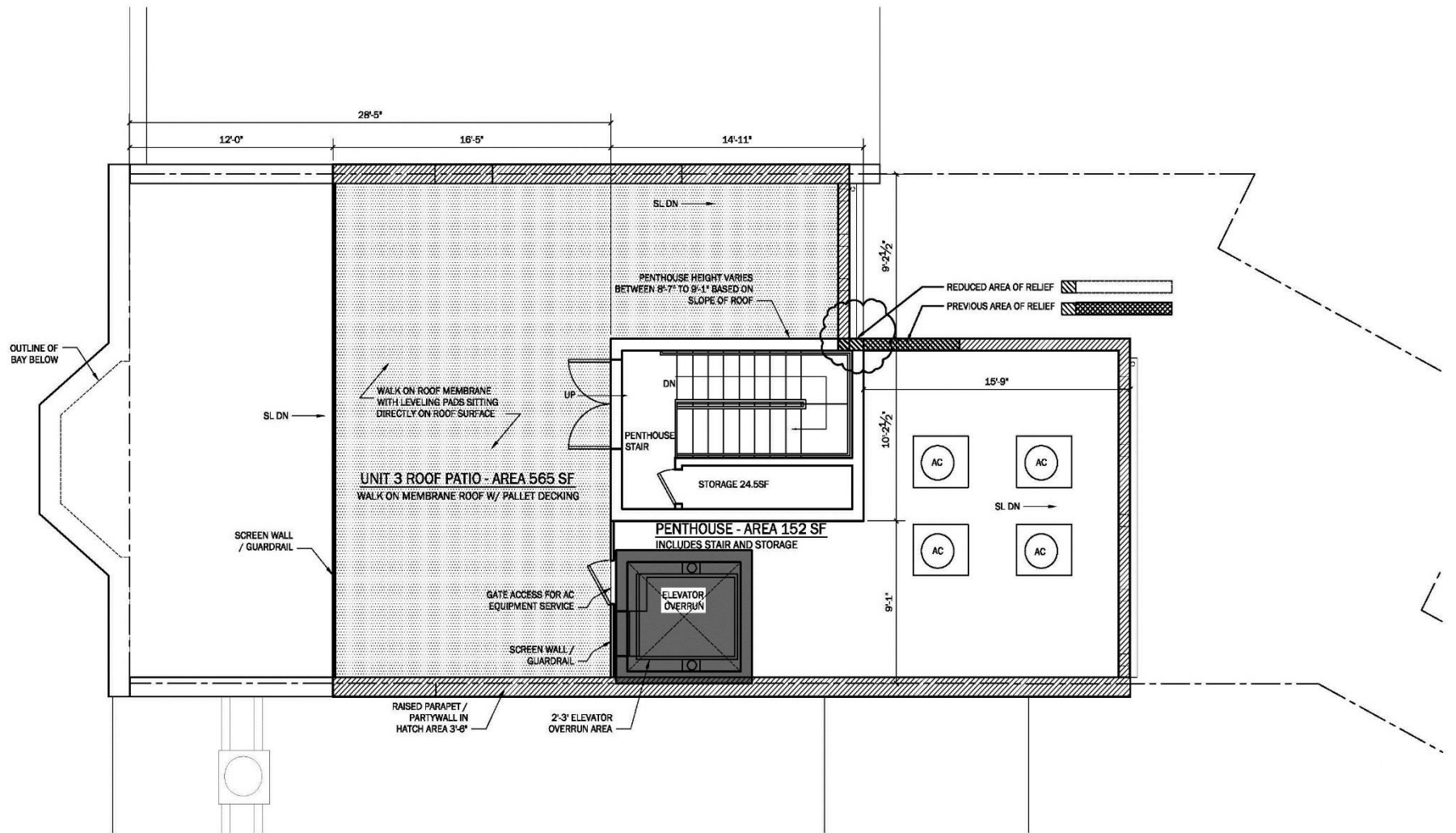
STRUCTURE TO REMAIN

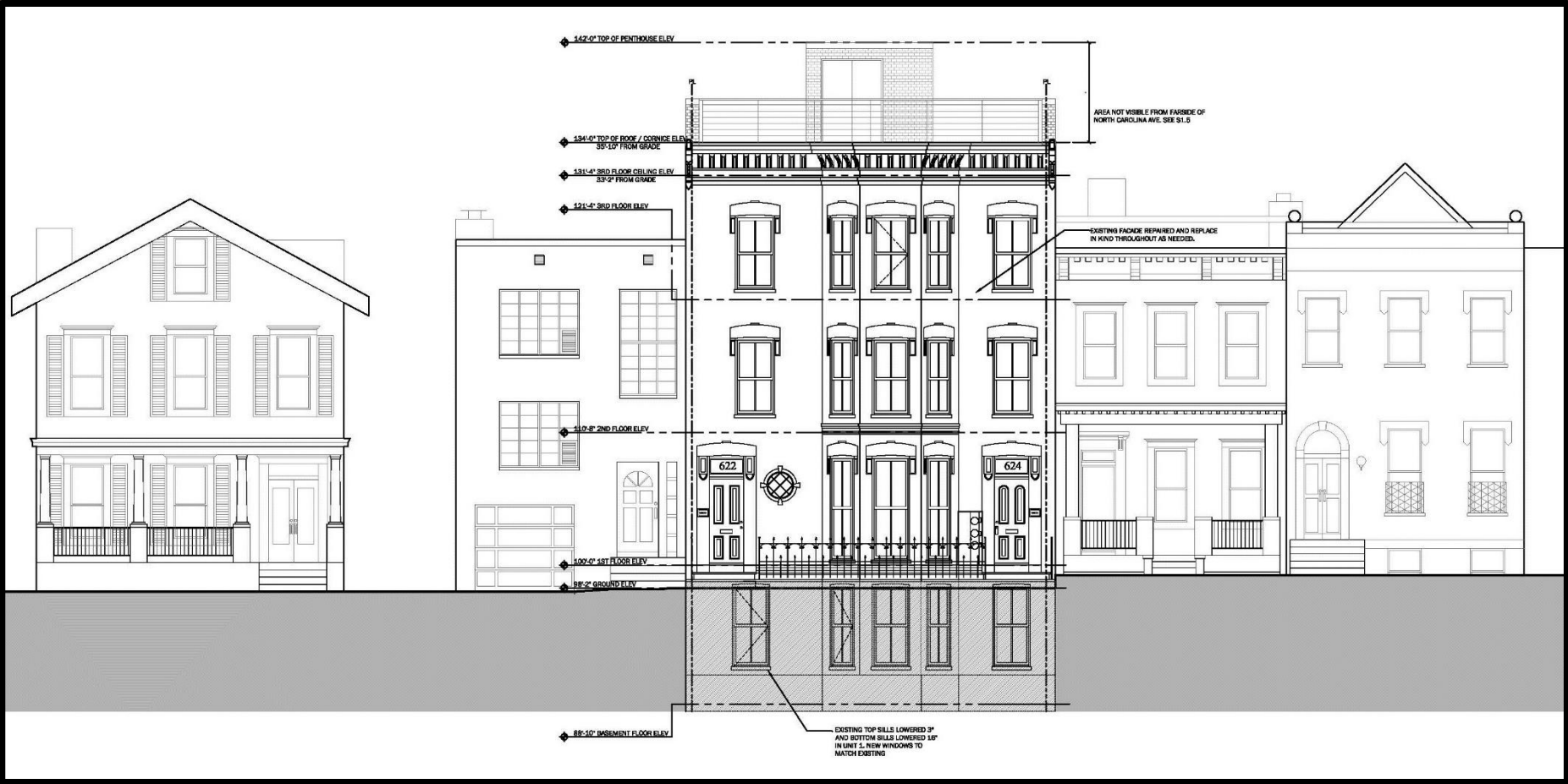


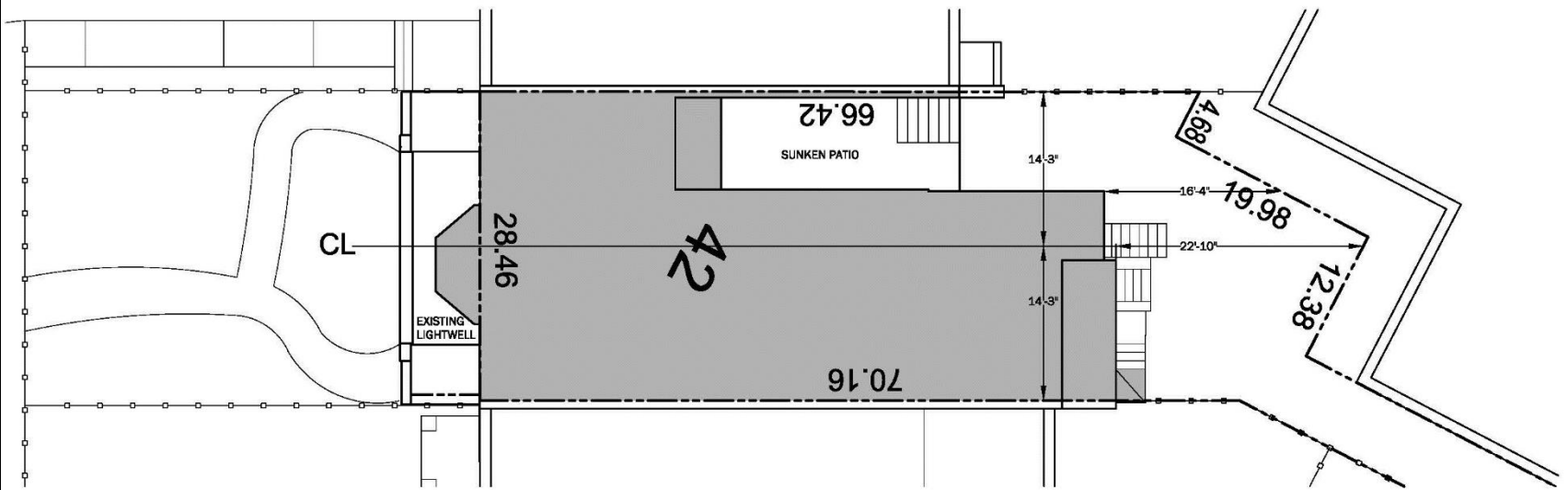




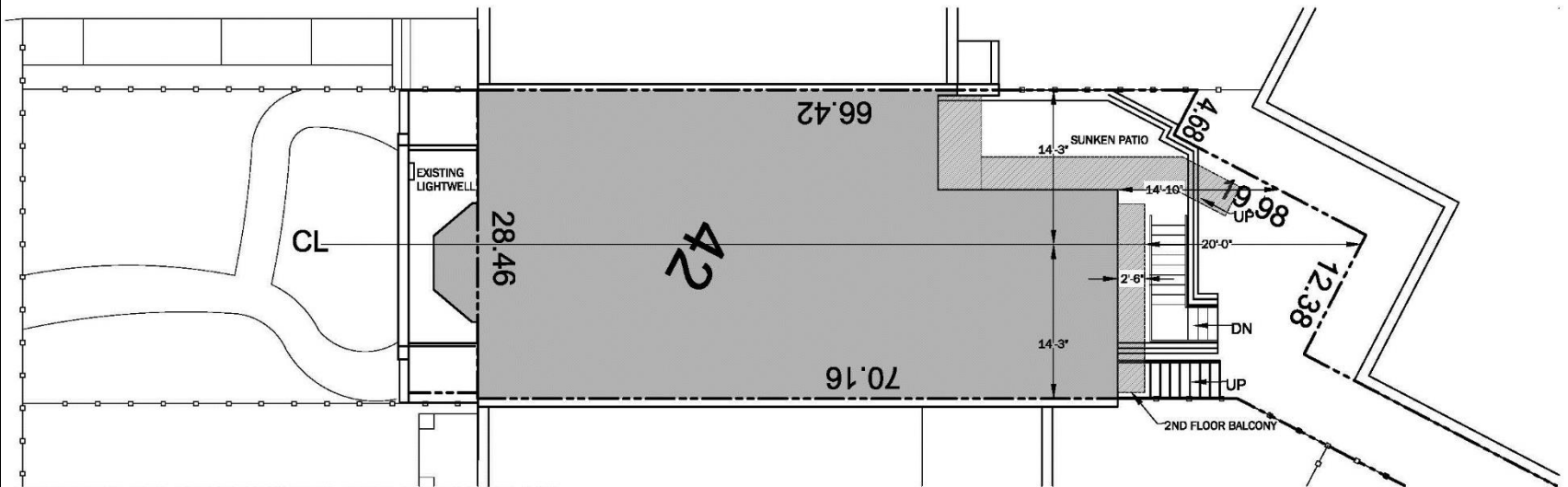




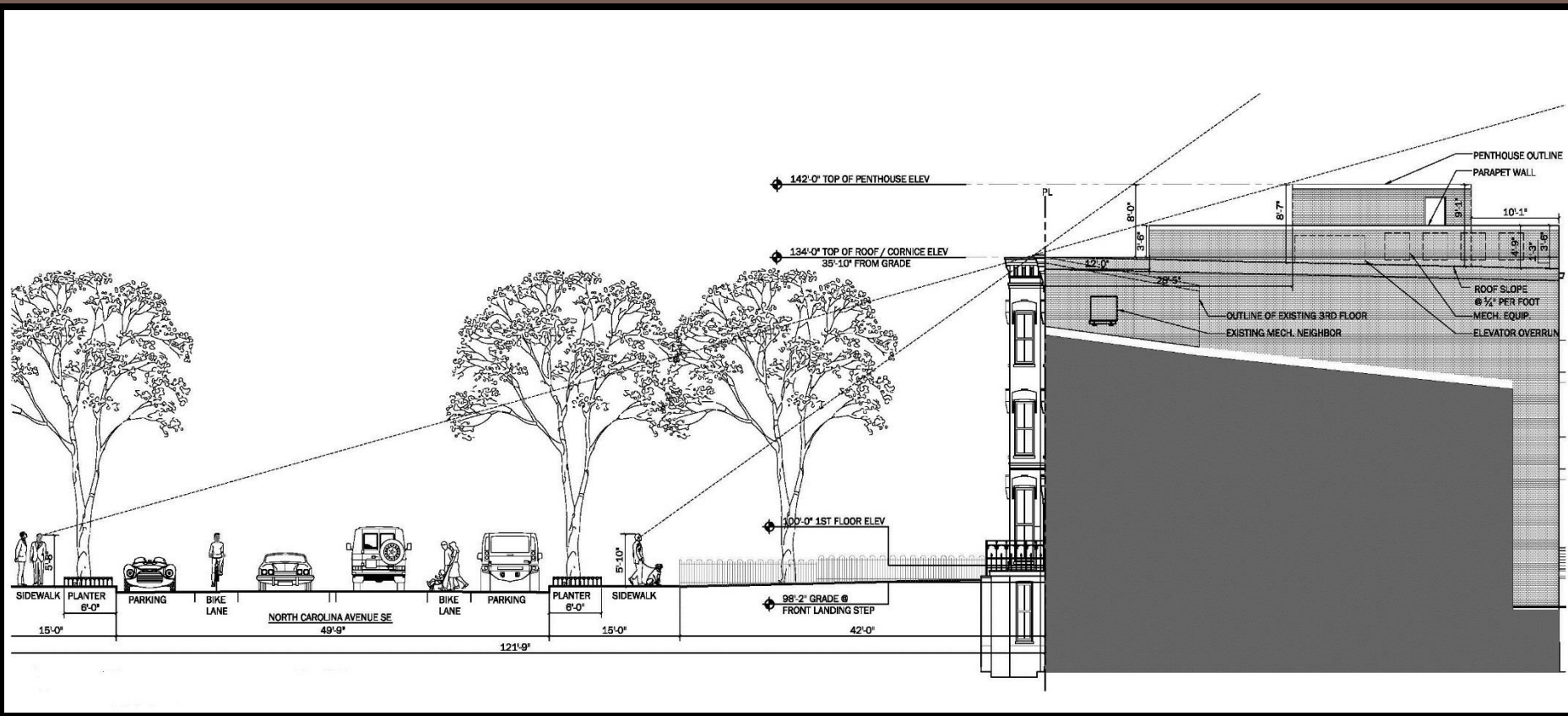




EXISTING REAR YARD SET BACK PLAN



PROPOSED REAR YARD SET BACK PLAN



Community Outreach

- Applicant has obtained 7 letters of support
- July 5th ANC 6B Zoning and Planning Committee voted unanimously to support BZA Application
- July 12th ANC 6B voted ***unanimously support*** BZA Application

Zoning Relief

□ Variance

- ▣ Lot Occupancy (§ 403.2)
- ▣ Lot Area (§ 336.5)
- ▣ Nonconforming Structure (§ 2001.3)

□ Special Exception

- ▣ Expansion of Existing Apartment House (§ 336.13)
- ▣ Penthouse Setback (§ 411.11)

Exceptional Situation or Condition

- ❑ Irregular shaped lot and angular rear lot lines
- ❑ Existing nonconforming open court
- ❑ Existing structure in historic district

Practical Difficulty

- Building Code requires secondary egress
- Three-unit apartment house since at least 1981
- Contributing building in historic district cannot fill-in or extinguish existing nonconforming open court without increasing relief needed

Public Good and Zone Plan

- Additions modernizes home and improves accessibility of each unit
- Family-sized units
- Elevator will allow residents to “age-in-place”
- Furthers several provisions of the Comprehensive Plan
 - ▣ 10A DCMR § 516.8- Housing Choices for Seniors
 - ▣ 10A DCMR § 516.16-Creating incentives homes retrofits to make them accessible to persons with disabilities
 - ▣ 10A DCMR § 516.17- Creating incentives for senior housing

Special Exception Relief is Harmonious with Zoning Regulations

- Improves the layout and flow of the existing disjointed structure and
- Retains the existing use as a 3-unit apartment house
- Permits mobility challenged access to Units 1 and 3

No Adverse Effects on Neighbors

- Additions are structural and do not change use
- Penthouses are not visible from North Carolina Ave

Setback Standards

- Elevator penthouse's height is less than parapet wall and cannot be seen from North Carolina
- Stair penthouse is substantially setback from adjacent properties

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Certificates of Occupancy

Form (1) P. 601
Rev. 9/78

CERTIFICATE OF OCCUPANCY

No. 117249

Washington, D.C., March 26, 1981

Permission is hereby granted to Lee Bowman Wakefield

to use the All Floors floor(s) of the building located on lot 62 Square 871

known as premises 622-624 North Carolina Ave SE for the following

purpose(s): Apartment Bldg. - 3 Units

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VOID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purposes, indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY circumstances. ANY CHANGE in the type of business, ownership of business, or part of premises used hereafter, will render this Certificate VOID and a NEW Certificate must be obtained.

DEPARTMENT OF LICENSING, INVESTIGATIONS AND INSPECTIONS GOVT. OF DIST. OF COL.

OFFICE COPY

ZONE R4 FEE \$ 20.00

By Chief Permit Branch

Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration
111 North Capitol Street, N.E., 5th Floor
Washington, D.C. 20002
(202) 462-4470 Fax (202) 462-4882

C of O

CERTIFICATE OF OCCUPANCY

PERMIT NO. **CO 64956** THIS PERMIT IS VALID ONLY FOR THE PREMISES OF THE PROJECT ADDRESS DATE: **11/5/2003**

ADDRESS: **622 NORTH CAROLINA AVE SE** FLOOR(S): **BASEMENT 1ST, 2ND & 3RD** ZONE: **R4** FEE: **\$75.00**

PERMITTED TO BE USED FOR: **CORPORATION: THE BOARD OF TRUSTEES OF THE ENDOWMENT FUND OF ASU** ID No.: **777777**

APPROVED USES: **APARTMENT BUILDING** PREVIOUS USES: **APARTMENT BUILDING**

TYPE: **CHANGE OF OWNERSHIP** OCCUP. COVERAGE: **4,484** OCCUP. LOAD: **NONE** EXPIRATION DATE: **NONE**

DESCRIPTION OF USE: **APARTMENT BUILDING (3) UNITS, THE ACTUAL ADDRESS IS 622-624 NORTH CAROLINA AVENUE, SE** FEE: **\$75.00**

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David A. Clark
DIRECTOR

FOR LEGAL COUNSEL: **W. L. TRINICK, JR.**



Photo 5: View looking Southwest



Photo 6: View looking Southeast

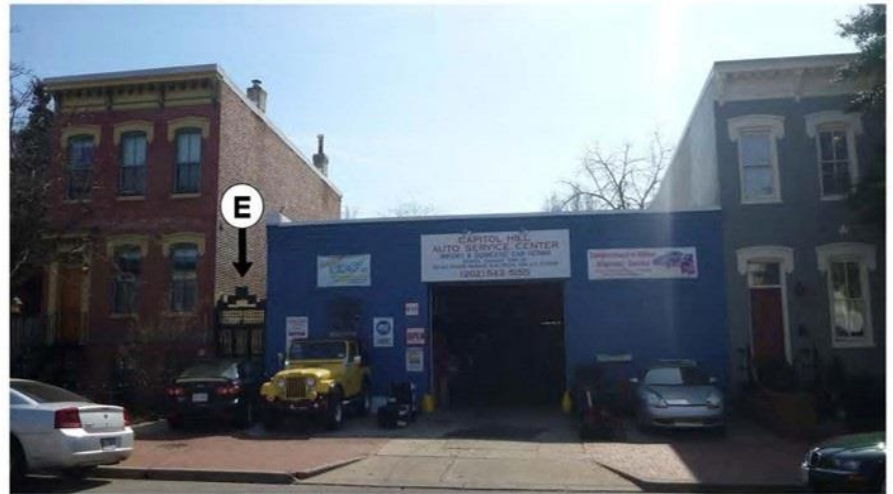
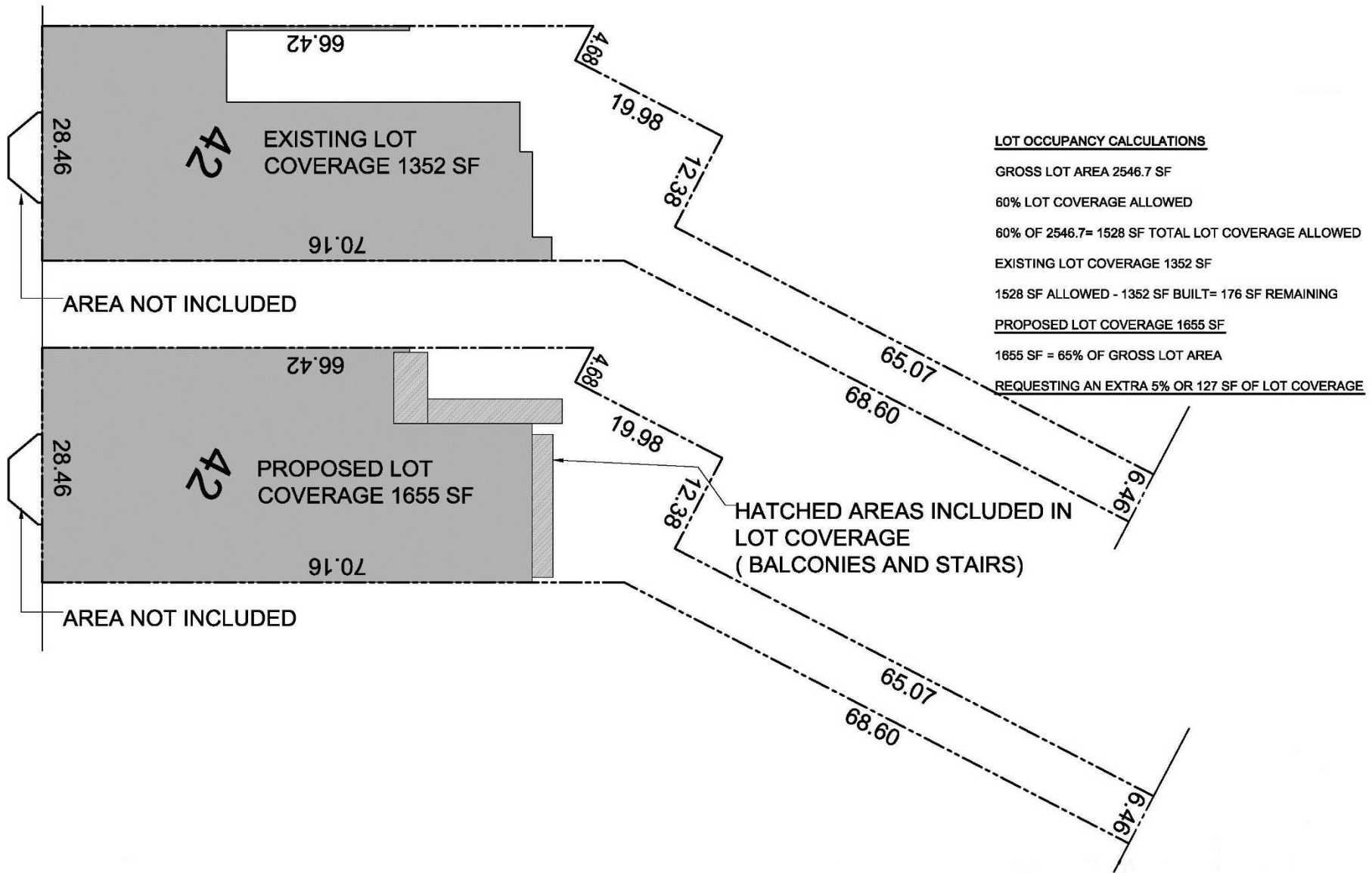
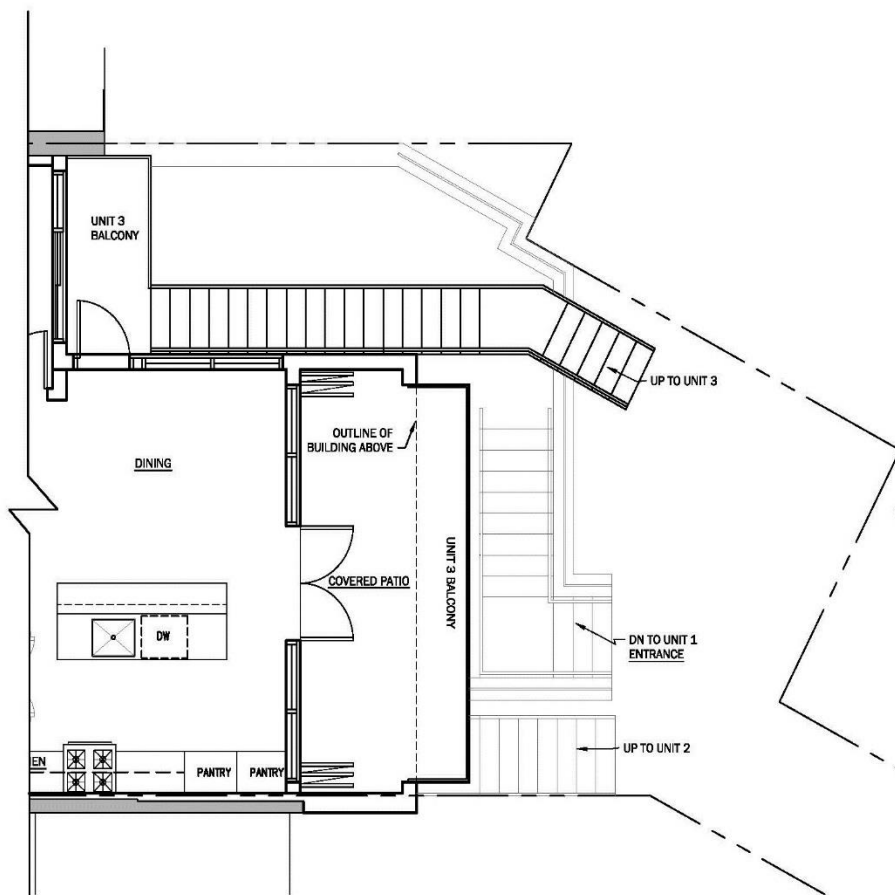
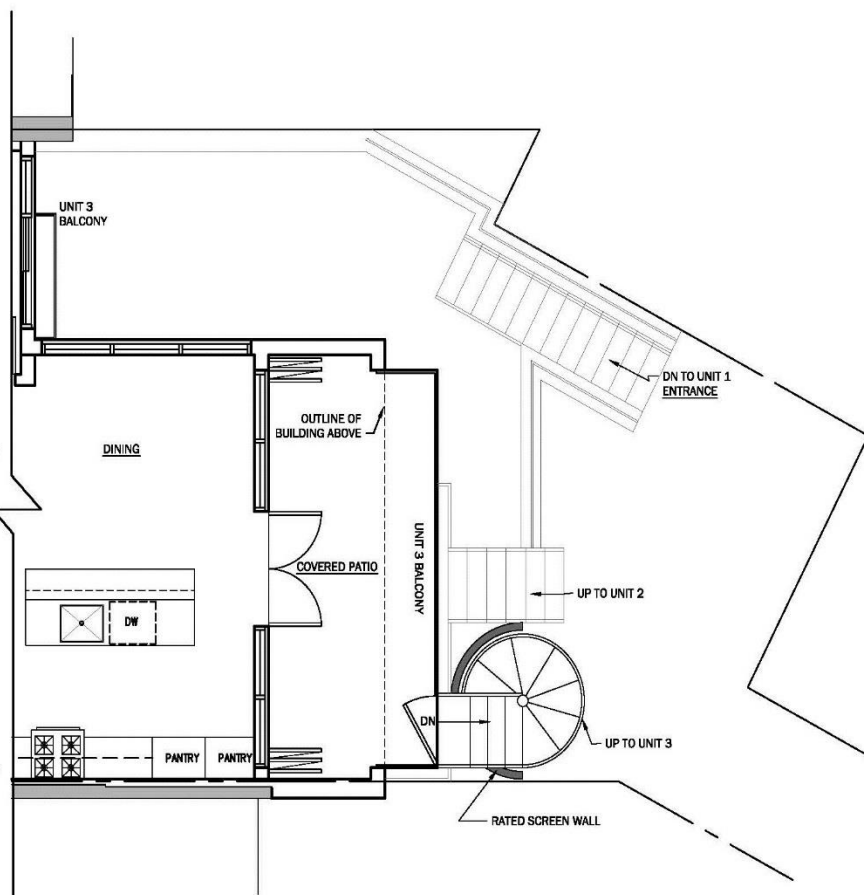


Photo 4: View looking South (Entrance to rear yard noted with an E)





2ND FLOOR REAR YARD ACCESS OPTION 1



2ND FLOOR REAR YARD ACCESS OPTION 2