



**Written Comments of Michael A. Carter, Interim Director  
Department of Public Works**

**Before the  
Board of Zoning Adjustment  
Frederick L. Hill, Chairperson  
441 4th Street NW, Suite 200S  
Washington, DC 20001**

**November 2, 2022**

**Application No. 20798 – Application of Eric and Elizabeth Paisner  
for special exception relief to raze an existing shed and to construct  
a new, detached, two-story principal dwelling unit at the premises  
117 12th Street SE (Square 989, Lot 807)**

Good morning Chairperson Hill and members of the Board of Zoning Adjustment (Board). I am Michael A. Carter, Interim Director of the Department of Public Works (DPW).

Thank you for the opportunity to submit DPW's comments regarding the application of Eric and Elizabeth Paisner ("Applicant") for special exception relief to raze an existing shed and to construct a new, detached, two-story principal dwelling unit at the property located at 117 12th Street SE.

The subject property is an alley lot improved with a small structure currently used as a shed. The Applicant is proposing to demolish the existing shed and construct a new two-story, single-family dwelling with a green roof ("building"). The Applicant intends to use the first floor of the building as a two-car garage and the second floor as a residential dwelling unit.

Specifically, the Applicant seeks relief from special exceptions from:

- the new alley record lot requirements of Subtitle C § 306.3 (pursuant to Subtitle C § 306.4 and Subtitle X § 901.2);
- the rear yard requirements of Subtitle E § 5100.1(c) (pursuant to Subtitle E § 5201 and Subtitle X § 901.2);
- the side yard requirements of Subtitle E § 5100.1(d) (pursuant to Subtitle E § 5201 and Subtitle X § 901.2);
- the alley centerline setback requirements of Subtitle E § 5100.1(e) (pursuant to Subtitle E § 5201 and Subtitle X § 901.2); and
- the pervious surface requirements of Subtitle E § 5100.1(f) (pursuant to Subtitle E § 5201 and Subtitle X § 901.2).

As you know, Chairman Hill and the Board, an applicant for special exception relief shall demonstrate that the proposed addition, new building, or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property. Furthermore, the Board is authorized to grant a special exception where, in its judgment, the special exception:

- (a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
- (b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and
- (c) Will meet such special conditions as may be specified in the Zoning Regulations.

DPW's main focus in this matter is whether the proposed construction, if commenced, would interfere with any of the agency's operations. DPW's Solid Waste Collections Division (SWCD) has been out to look at the property to see whether this construction would have any impact, in particular, on the agency's solid waste collection operations. Based on DPW's inspection, we have determined that the proposed construction at the subject property should have no impact on DPW's collection operations.

This is the extent of my comments regarding the application to BZA of Eric and Elizabeth Paisner for special exception relief to raze an existing shed and to construct a new, detached, two-story principal dwelling unit at the premises 117 12th Street SE. Thank you again for allowing me to submit our comments on behalf of DPW regarding this matter.