

OUTLINE OF TESTIMONY

Shane L. Dettman
Director of Planning Services
Holland & Knight LLP

- I. Introduction
- II. Subject Property location and description
- III. Existing zoning / zoning history
- IV. Relief Requested
 - a. Area Variance (E § 201.4)
 - i. 900 sf of land area per dwelling unit required
 - ii. 488 sf of land area per dwelling unit provided
 - b. Minimum Parking Size (C § 712.5)
 - i. 9 ft x 18 ft required
 - ii. 8 ft x 16 ft provided
- V. Burden of Proof Analysis
- VI. Conclusions

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PROFESSIONAL QUALIFICATIONS

Shane L. Dettman
Director of Planning Services
Holland & Knight LLP
800 17th Street, NW, Suite 1100
Washington, DC 20006

Education:

State University of New York at Buffalo, 1998
Bachelor of Science (Environmental Science)

State University of New York at Buffalo, 2001
Master of Urban Planning
Specializations: urban design and environmental planning

Professional Experience:

Director of Planning Services, Holland & Knight LLP
2015 – present
Director of Urban Design and Plan Review, National Capital Planning Commission
2014 – 2015
Senior Urban Planner, National Capital Planning Commission
2010 – 2014
District of Columbia Board of Zoning Adjustment, NCPC Representative
2007 - 2010 (Vice Chairman 2009 – 2010)
Urban Planner, National Capital Planning Commission
2001 – 2010
Planner, Town of Orchard Park, New York

Areas of Interest and/or Specialization:

- Comprehensive planning and facility master planning
- Zoning, subdivision, and land use
- Urban design
- Transportation planning
- Policy and analysis and development
- Environmental and historic preservation analysis and regulatory compliance

Organizations / Credentials / Lectures:

- American Planning Association
- Urban Land Institute
- Lecturer, American Planning Association – National Capital Area Chapter Conference, *Planning for the National Mall* (2009)
- Guest Lecturer, *Urban Policy and Community Development*, The American University, Washington, DC (2012, 2014)
- ZR16: What You Need to Know About the New DC Zoning Regulations (2016)
- Inclusionary Zoning: Upcoming Changes and What You Need to Know (2016)



Shane L. Dettman

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Shane Dettman is the director of planning services in Holland & Knight's Washington, D.C., office and a member of the firm's Land Use and Government Team. Mr. Dettman has extensive experience in zoning and land use, urban design, comprehensive planning, environmental and historic preservation planning and compliance, as well as geographic information systems (GIS).

Education

University at Buffalo, The State University of New York, MUP

University at Buffalo, The State University of New York, B.S., Environmental Science

Memberships

- American Planning Association
- Urban Land Institute

Prior to joining Holland & Knight, Mr. Dettman spent 13 years as an urban planner with the National Capital Planning Commission (NCPC), the federal government's central planning agency in the National Capital Region. Upon joining the NCPC in 2001, Mr. Dettman assumed key roles in the update of the Comprehensive Plan for the National Capital: Federal Elements; preparation of the Federal Capital Improvements Program; and the NCPC's Urban Design and Security Plan. While a member of the NCPC's Physical Planning Division, he served as the subject matter authority on zoning and land use matters related to foreign missions in the District of Columbia. He also played a leading role in the development of the Monumental Core Framework Plan, a long-range plan focused on the revitalization of federal office precincts surrounding the National Mall. The vision set forth in the Framework Plan has been a major catalyst in ongoing efforts to redevelop a major portion of Southwest Washington and the FBI headquarters along Pennsylvania Avenue.

From 2009-2015, Mr. Dettman served as senior planner, and eventually director, of the NCPC's Urban Design and Plan Review Division (UDPRD), where he was responsible for overseeing the review of several complex federal projects, including the development of installation master plans, large-scale infrastructure projects and major commemorative works. In addition to carrying out skilled planning and design analysis, his work required significant knowledge in federal and local environmental and historic preservation compliance, and frequently entailed effective negotiation of sensitive and competing interests, public outreach and engagement, and strategic and collaborative problem solving among public and private entities. Some of his most notable projects include: the Martin Luther King, Jr. National Memorial; the Dwight D. Eisenhower Memorial; the Intelligence Community Campus – Bethesda; the USDA People's Garden; the MLK Library Renovation; the General Services Administration Headquarters Modernization; the Armed Forces Retirement Home Master Plan; and the Washington Navy Yard Master Plan.

Mr. Dettman also represented the NCPC on the District of Columbia Board of Zoning Adjustment (BZA), an independent, quasi-judicial body empowered to grant relief from the strict application of the zoning regulations and rule upon appeals of actions taken by the zoning administrator. He served as vice chairman during the last year of his tenure.

Mr. Dettman has also been a guest lecturer on the topics of urban policy and community development at American University.