

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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BOARD OF ZONING ADJUSTMENT

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REGULAR PUBLIC MEETING

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WEDNESDAY

JULY 6, 2022

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The Regular Public Meeting of the District of Columbia Board of Zoning Adjustment convened via Video-teleconference, pursuant to notice, at 9:39 a.m. EDT, Frederick L. Hill, Chairperson, presiding.

BOARD OF ZONING ADJUSTMENT MEMBERS PRESENT:

FREDERICK L. HILL, Chairperson
LORNA JOHN, Vice Chairperson
CARL BLAKE, Board Member

ZONING COMMISSION MEMBER[S] PRESENT:

PETER G. MAY, Commissioner (NPS)

OFFICE OF ZONING STAFF PRESENT:

MARK HAMALA, Zoning Specialist
PAUL YOUNG, Zoning Data Specialist

The transcript constitutes the minutes from the Regular Public Meeting held on July 6, 2022.

1 P-R-O-C-E-E-D-I-N-G-S

2 9:39 a.m.

3 MR. HAMALA: The only decision case today is an
4 expedited review, and it is Application No. 20754 of Michael
5 Templeman. This is a self-certified application for a
6 special exception pursuant to Subtitle E, Section 5201, and
7 Subtitle X, Section 901.2. It is relief from the lot
8 occupancy requirements of Subtitle E, Section 304.1.

9 The product is a first and second-floor deck at
10 the rear of an existing three-story semi-detached residential
11 building. The property is located in the RF-1 zone. The
12 address is 301 K Street, NE, Square 775, Lot 52.

13 CHAIRPERSON HILL: Okay, great. Thank you. All
14 right. Although this is actually a little bit bigger
15 sometimes than we normally do as far as an expedited meeting
16 -- not necessarily but, anyway, as far as decks go, I did
17 think it was pretty straightforward. I didn't really have
18 any issues in terms of how to run this meeting, the standard
19 for us to grant the review -- I'm sorry, for us to grant the
20 relief that's been requested.

21 I would also refer to the Office of Planning's
22 report where they have gone through their analysis, which I
23 would agree with, in terms of how this is meeting the
24 criteria. The ANC filed their report late in Exhibit 25
25 where they are also in support and that they do have the

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1 support of an adjacent property owners, as well as CHRS.
2 However, once again, I thought it looked pretty straight
3 forward to me and I'll be voting in favor. If I might go
4 around the table and start with you, Mr. Blake, if I could.

5 MEMBER BLAKE: Sure. I agree with you that it was
6 a fairly straight-forward application. I agree with the
7 Office of Planning analysis of how the Applicant met the
8 requirements for lot occupancy relief pursuant to 5201 and
9 X 901.2.

10 As you pointed out, this is a relatively small lot
11 and the addition of 125 square feet for the second-floor deck
12 will push the lot occupancy up to nearly 70 percent. Those
13 decks are consistent with the intent. They open to the sky
14 and should not significantly add to the bulk of the existing
15 building.

16 The closed decks would expand the existing
17 residential use. While the decks will reduce the rear yard
18 for seven-and-a-half feet, the remaining rear yard of 22.4
19 feet, which is above the 20-foot minimum, should provide
20 sufficient open space for the lot.

21 The closed deck should not tend to affect the
22 personal use of neighboring properties so I, too, give great
23 weight to the OP report. DDOT has no objection. Of course,
24 the ANC is in support with no conditions raised. We had the
25 adjacent property owner and CHRS in support. I will be

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1 voting in favor.

2 CHAIRPERSON HILL: Thank you, Mr. Blake.

3 Commissioner May.

4 COMMISSIONER MAY: I do not have anything to add.

5 CHAIRPERSON HILL: Thank you. Commissioner May,
6 you're kind of breaking up a little bit. We'll see. I don't
7 know. Maybe you just started to -- I don't know. You seemed
8 okay. I don't know. We'll see.

9 COMMISSIONER MAY: I don't know what to say. I'm
10 having regular microphone issues. I don't know what's going
11 on.

12 CHAIRPERSON HILL: No, it sounds pretty good. I
13 think you just said something -- you didn't say a lot so I
14 couldn't tell for sure. It seems to be going fine.

15 Vice Chair John, do you have anything to add?

16 VICE CHAIRPERSON JOHN: No. I'm in support of the
17 application but I would just make one small note about the
18 first-floor deck which does not need support so just a second
19 floor deck needs relief.

20 CHAIRPERSON HILL: Got it. Okay. Thank you, Ms.
21 John. Thank you for adding that.

22 I'm going to make a motion to approve Application
23 No. 20754 as captured and read by the secretary and ask for
24 a second.

25 Ms. John?

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1 VICE CHAIRPERSON JOHN: Second.

2 CHAIRPERSON HILL: The motion has been made and
3 seconded.

4 Mr. Hamala, if you could please take a roll call.

5 MR. HAMALA: When I call your name, please respond
6 with a yes, no, or abstain.

7 Chairman Hill.

8 CHAIRPERSON HILL: Yes.

9 MR. HAMALA: Vice Chair John.

10 VICE CHAIRPERSON JOHN: Yes.

11 MR. HAMALA: Mr. Blake.

12 Mr. May.

13 COMMISSIONER MAY: Yes.

14 MR. HAMALA: I believe we have one member not
15 present and not participating. The staff would record the
16 vote as 4-0-1 to approve the motion with the motion made by
17 Chairman Hill and seconded by Vice Chair John, supported by
18 members Blake and May in support of the motion.

19 CHAIRPERSON HILL: Okay, great. Thank you.

20 (Whereupon, the above-entitled matter went off the
21 record at 9:44 a.m.)

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C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Meeting

Before: DC BZA

Date: 07-06-22

Place: teleconference

was duly recorded and accurately transcribed under my direction; further, that said transcript is a true and accurate complete record of the proceedings.



Court Reporter

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