

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Board of Zoning Adjustment**



**Application No. 17682-A of Bill and Nicola Renison**, pursuant to 11 DCMR § 3104.1, for a special exception to allow a rear addition to an existing single-family dwelling under section 223, not meeting the rear yard (section 404) requirements in the R-1-B District at premises 3222 Stephenson Place, N.W. (Square S-2017, Lot 801).

**HEARING DATE:** November 20, 2007

**DECISION DATE:** November 20, 2007

**MODIFICATION DECISION DATE:** January 8, 2008

**MODIFICATION ORDER**

**SELF-CERTIFIED**

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR § 3113.2.

**BACKGROUND**

On December 4, 2007, the Applicant submitted a motion (letter) to the Board requesting a minor modification of the plans approved in BZA Order No. 17682, dated November 21, 2007. The request was made pursuant to subsection 3129.1 of the 11 DCMR Zoning Regulations. The modification plans slightly alters the fenestration of the originally approved addition. The Applicant proffered that the changes being made are in response to a neighbor's concerns. The modification involves the addition of two traditionally sized, colonial style windows on the second floor. The new windows create a change to the roofline. The Applicant served a copy of the motion for modification of plans on the parties in the original application. The Office of Zoning did not receive any responses from the parties to the Applicant's motion. The Board concludes that the modification sought is minor in nature and does not change the material facts that the Board relied upon in approving the application.

The Board further concludes that the requested modification can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board also concludes that granting the requested modification of plans will not tend to

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affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map.

Pursuant to 11 DCMR § 3101.6, the Board has determined to waive the requirement of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and conclusions of law. It is therefore **ORDERED** that this application (pursuant to Exhibit No. 25 – Revised Plans) be **GRANTED**.

**VOTE:** 4-0-1 (Ruthanne G. Miller, Marc D. Loud and Shane L. Dettman to approve, Gregory N. Jeffries to approve by absentee ballot. The third mayoral appointee not present, not voting.

**BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT**  
Each concurring member approved the issuance of this order.

ATTESTED BY:

  
**JERRILY R. KRESS, FAIA**  
Director, Office of Zoning

**FINAL DATE OF ORDER:** JAN 09 2008

UNDER 11 DCMR 3125.9, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE FOR THE BOARD OF ZONING ADJUSTMENT."

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSES OF SECURING A BUILDING PERMIT.

PURSUANT TO 11 DCMR § 3125 APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE, UNLESS THE BOARD ORDERS OTHERWISE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD.

D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ., (ACT) THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS ALSO PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS ALSO PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION. THE FAILURE OR REFUSAL OF THE APPLICANT TO COMPLY SHALL FURNISH GROUNDS FOR THE DENIAL OR, IF ISSUED, REVOCATION OF ANY BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER. RSN

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Board of Zoning Adjustment**



**BZA APPLICATION NO. 17682-A (MODIFICATION OF APPROVED PLANS)**

As Director of the Office of Zoning, I hereby certify and attest that on January 9, 2008, a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

Bill and Nicola Renison  
3222 Stephenson Place, N.W.  
Washington, D.C. 20015

Chairperson  
Advisory Neighborhood Commission 3G  
P.O. Box 6252  
Washington, D.C. 20015

Single Member District Commissioner 3G04  
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Mary Cheh, City Councilmember  
Ward Three  
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Matthew LeGrant, Acting Zoning Administrator  
Building and Land Regulation Administration  
Department of Consumer and Regulatory Affairs  
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941 N. Capitol Street, N.E.  
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rsn

**ATTESTED BY:**

  
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**JERRILY R. KRESS, FAIA**  
Director, Office of Zoning