HUNTON & WILLIAMS

HUNTON & WILLIAMS LLP
1900 K STREET, N.W.
WASHINGTON, D.C. 20006-1109

TEL 202 • 955 • 1500
FAX 202 • 778 • 2201

RICHARD L. AGUGLIA
DIRECT DIAL: 202-955-1634
EMAIL: raguglia@hunton.com

FILE NO: 64929.000002

February 10, 2004

By Hand Delivery

Board of Zoning Adjustment
c/o Geoffrey Griffis, Chair
441-4th Street, N.W.
Room 210
Washington, D.C. 20001

Re: February 24, 2004 Hearings:
BZA Application No. 17108
(Application of Folger Park North, LLC for a variance) and

BZA Application No. 17085
(Appeal of Larry and Louise Smith and Mary Ann Snow regarding building permit)

Dear Chairman Griffis and Fellow Board Members:

Please be advised of the following in these cases:

As stated to the Board on January 27, 2004, I am representing Folger Park North LLC ("Folger") in its request for an area variance in Case No. 17108 and in its opposition to the appeal filed in Case No. 17085. Written authorization is attached as Exhibit A. Both cases are scheduled for hearing on February 24, 2004 starting first with the application for an area variance.

STATEMENT OF THE CASE

A) Background

The subject properties are located at 206-208-210 D Street, S.E. and are zoned CAP/R-4 and face onto Folger Park. If the variance is granted, these properties will be the only row houses in the square (763) facing the park.

BZA
Case No. 17085
Exhibit No. 42

Board of Zoning Adjustment
District of Columbia
CASE NO. 17085
EXHIBIT NO. 42

B) Zoning

The R-4 zone requires, for row dwellings and flats, that lots be at least 1,800' in size with at least 18' widths, with certain exceptions. Section 401.3 of the Zoning Regulations. The maximum height is 40', no FAR limit is prescribed, and no side yard is required.

The Capitol Interest District (CAP) overlay was established for "controlling land use as well as height and bulk" in its district. Section 1200.3 and 1200.7 of the Zoning Regulations. With certain exceptions, height is limited to 40' and FAR to 1.8. Section 1203.1 and 1203.3.

C) Applicant's Position

Folger's primary position is that its construction of three row houses on the subject property was matter of right under zoning. Folger relied on a recorded plat for the subject property land indicating three (3) subdivided 800 lots (800-801-802). The lots were once improved with three residential houses (circa 1928) and later by a Pepco substation, all constructed prior to 1958, when the zoning regulations here in issue became effective.

When Folger applied for a building permit, the 800 lots were converted to record lots (26-27-28) as part of the subdivision process and approved by zoning for building purposes. Folger submits that lot 801 (27) was exempt from the lot size and width requirements of Chapter 4 by reference to Section 401.1.[1] Folger submits lots 800 and 802 (26 and 28) were likewise exempt under Section 401.2.[2]

---

[1] Except as provided in chapter 20 through 25 of this title, in the case of a building located, on May 12, 1958, on a lot area or width of lot, or both, less than is prescribed in§401.3 for the district in which it is located, the building may not be enlarged or replaced by a new building unless it complies with all other provisions of this title. (Emphasis supplied)

[2] Except as provided in§401.3, in the case of an unimproved lot in single ownership on November 1, 1957, which has an area or width of lot less than that specified in§401.3 for the district in which it is located and which does not adjoin another unimproved lot in the same ownership a structure may be erected on the lot if both the area and width of lot are at least eighty percent (80%) of the area and width of lot specified under§401.3; provided, that the structure shall comply with all other provisions of this title. (Emphasis supplied)

Assuming arguendo that the continued existence of the Pepco substation after 1958 on the subject lots (partially located on lots 800 and 802 (26 and 28) and fully on lot 801 (27)), required a variance, Folger contends that an area variance for the lot width (11% for each) and the lot area (15%, 15% and 17%) is justified since:

- **Practical Difficulty** - if the three (3) lots are combined into two (2) lots to meet the current zoning requirements of width and area, the resulting two (2) lots of approximately 2,252' each in size and 24' in width will be out of proportion with the neighboring row houses, many of which are less than 1,500' in size and around 16' in width. If Folger were to build two (2) row houses under current zoning regulations, they would have approximately 5,000 sq. ft. each or 10,000 sq. ft. of building area, greater than that which the 3 row houses combined will contain of approximately 9,000 sq. ft. Given the CAP overlay and historic district restrictions, it is doubtful that HPRB would agree to a design plan for two (2) row houses. See Exhibit J.

  By granting the variances, the subject 3 lots will be consistent with the lot size and width of surrounding row houses. See attached BZA cases, Exhibit K, L and M.

- **Exceptional Situation** - Zoning officials on numerous occasions advised Folger that construction of three row houses on the three 800 lots/three record lots was matter of right zoning without the need for a variance:

  > Pre-permit, during the initial application process, and multiple times during the building application process.

Indeed, zoning officials even advised HPRB staff independently that the project qualified for matter of right zoning, in the course of the HPRB approval process.

- **Hardship** - Denial of the variances requested will cause extreme hardship on Folger and possible bankruptcy for its investors, who have already expended $2.4 million under the impression that construction of the three row houses was matter of right zoning.

- **Public Good** - Further, granting the variance is not detrimental to the public good. In fact, the opposite is true. The project is consistent with the historic neighborhood in terms of lot and width size and architectural

design. DCRA's original approval of the project as a matter of right brought about the razing of an unsightly and out of character abandoned substation in the square.

Finally, granting the variance is not inconsistent with the general intent and purpose of the Zoning Regulations which is to foster low density residences in this district. Compare §1570.2(d) of the CHC District (Capitol Hill Commercial Overlay District) which seeks "appropriate incentives for new infill construction that is compatible with the Capitol Hill Historic District and its predominance of low scale row house structures."

1. In support of its application for an area variance, Folger intends to call the following witnesses:

   A. William J. Maiden, architect

   B. Fred Greene, zoning consultant

   C. Alger Stoneburner, a member of Capitol City Development, LLC which, in turn, is a member of Folger

   D. Denzil Noble, DCRA, Zoning Administrator's Office

   E. Toye Bello, formerly in the Zoning Administrator's Office.

2. In support of its application for an area variance, Folger intends to submit the following evidence:

   A. A copy of a plat for a building permit from the D.C. Surveyor's office dated April 25, 1942 indicating Lots 801-802-803 in Square 763 and the outline of the Pepco substation on those lots.

   B. A copy of the subdivision plat for 206-208-210 D Street, S.E., showing record lots 26-27-28 replacing lots 801-802-803 in Square 763 with a certification by the Zoning Administrator's office that the subdivision complies with requirements of the zoning regulations attached as Exhibit C.

   C. A copy of the Sanborn Fire Map of 1928 for Square 763 attached as Exhibit D.

D. Copies of the permit application and control batch sheet indicating zoning approval attached as Exhibit E.

E. Pictures of the former Pepco substation on the site, recent pictures of the site with improvements under construction, and final design plans attached as Exhibit F.

F. A letter from Fred Greene to Robert Kelly, then D.C. Zoning Administrator, regarding the subject site subdivision and zoning dated February 26, 2003, attached as Exhibit G.

G. A copy of the HPRB staff report and recommendation regarding the conceptual design review by the HPRB for the subject property, attached as Exhibit H, indicating that staff had confirmed with the Zoning Administrator that BZA approval was not required.

H. A copy of permits (raze, foundation and balance of building construction) issued to Folger for the subject property, attached as Exhibit I.

I. A copy of the ownership and land area records in Square 763 and summary chart indicating how the average land area for row and semi-detached houses in the Square (1,448') compared to the Subject Property (1,501') attached as Exhibit I.

J, K & L. Copies of BZA cases where area variances were granted under similar circumstances.

Sincerely,

Richard L. Aguglia

Richard L. Aguglia
RLA/csg

Attachments

cc: ANC 6B
Attn: Julie Olson, Chair

Richard Nettler, Esq

Jeanine Rustad, Esq.

Selig Solomon, Esq. (letter only)

Chris Doerfler

Alger Stoneburner

ANC 6B
Attn: David Sheldon, Esq., SMD

Joel Lawson
Office of Planning

A

February 9, 2004

Geoffrey Griffis, Chairman
Board of Zoning Adjustment
Room 210
441 4th Street, N.W.
Washington, D.C. 20001

Re: ***Case No. 17085 Appeal of Smith & Snow and***
Case No. 17108 Application for Variance by Folger Park North LLC

Dear Mr. Griffis:

This will authorize Richard L. Aguglia of the law firm of Hunton & Williams to represent Folger Park North LLC and bind it in proceedings in the above described cases before the Board of Zoning Adjustment of the District of Columbia.

MEMBER

Chris Doerfler, Member
Capitol City Development, LLC,
in turn a member in Folger Park North LLC

B

Form 001—B. D.

Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C., April 25, 19 42

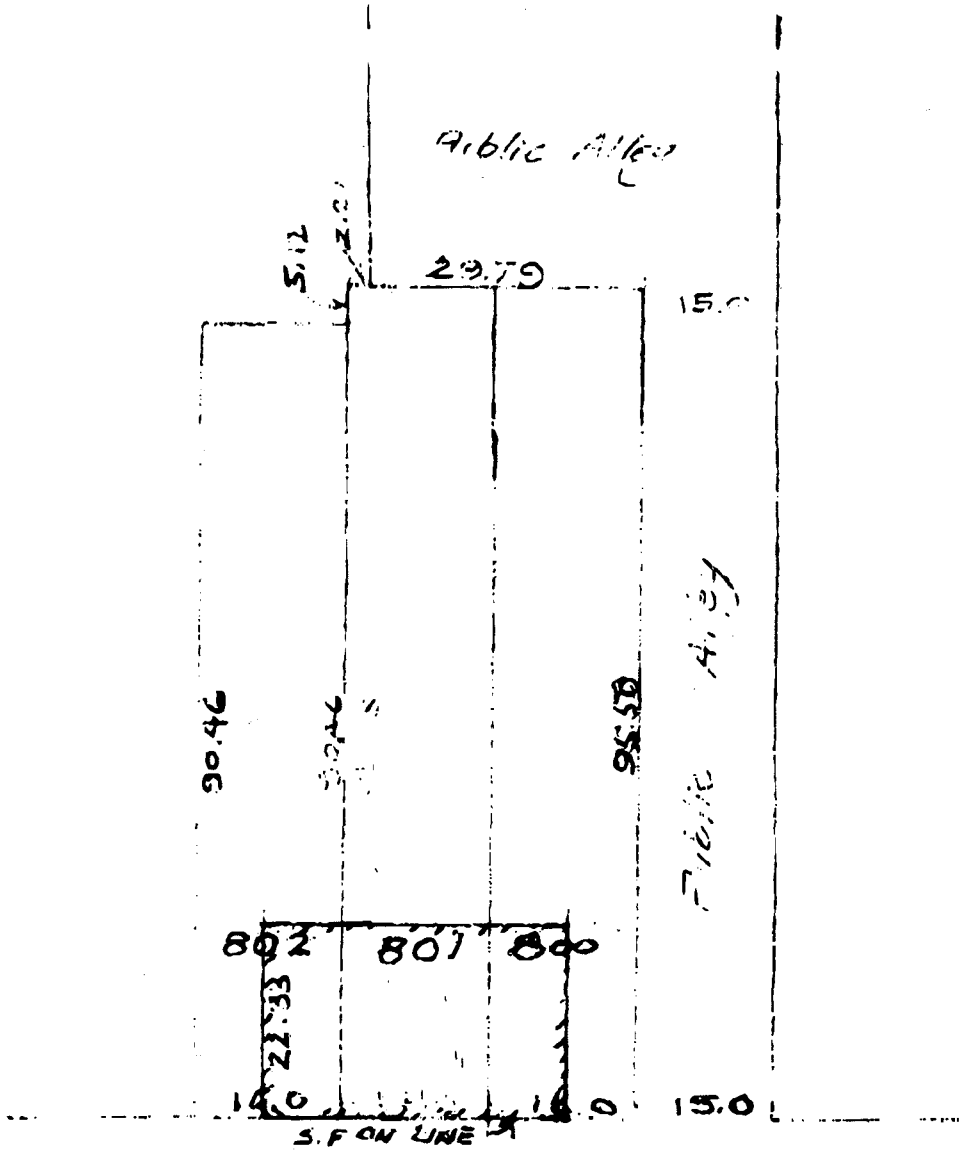
Plat, for Building Permit of Lots 801 and 802 Sq 763

Recorded in Book A.&.T. 76th page 763

Scale: 1 inch = 20 feet

S. O. 53301

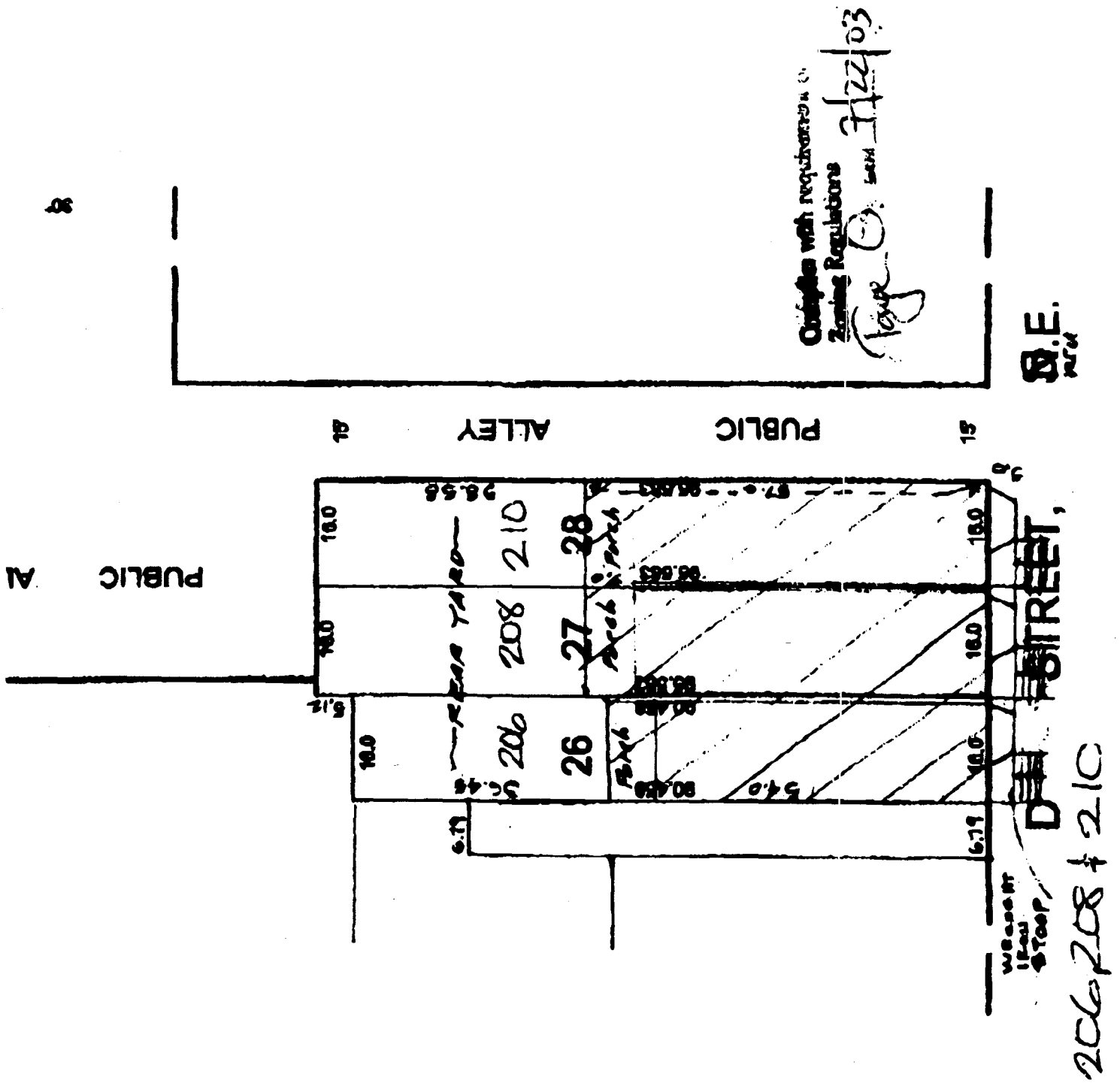
NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.



D STREET

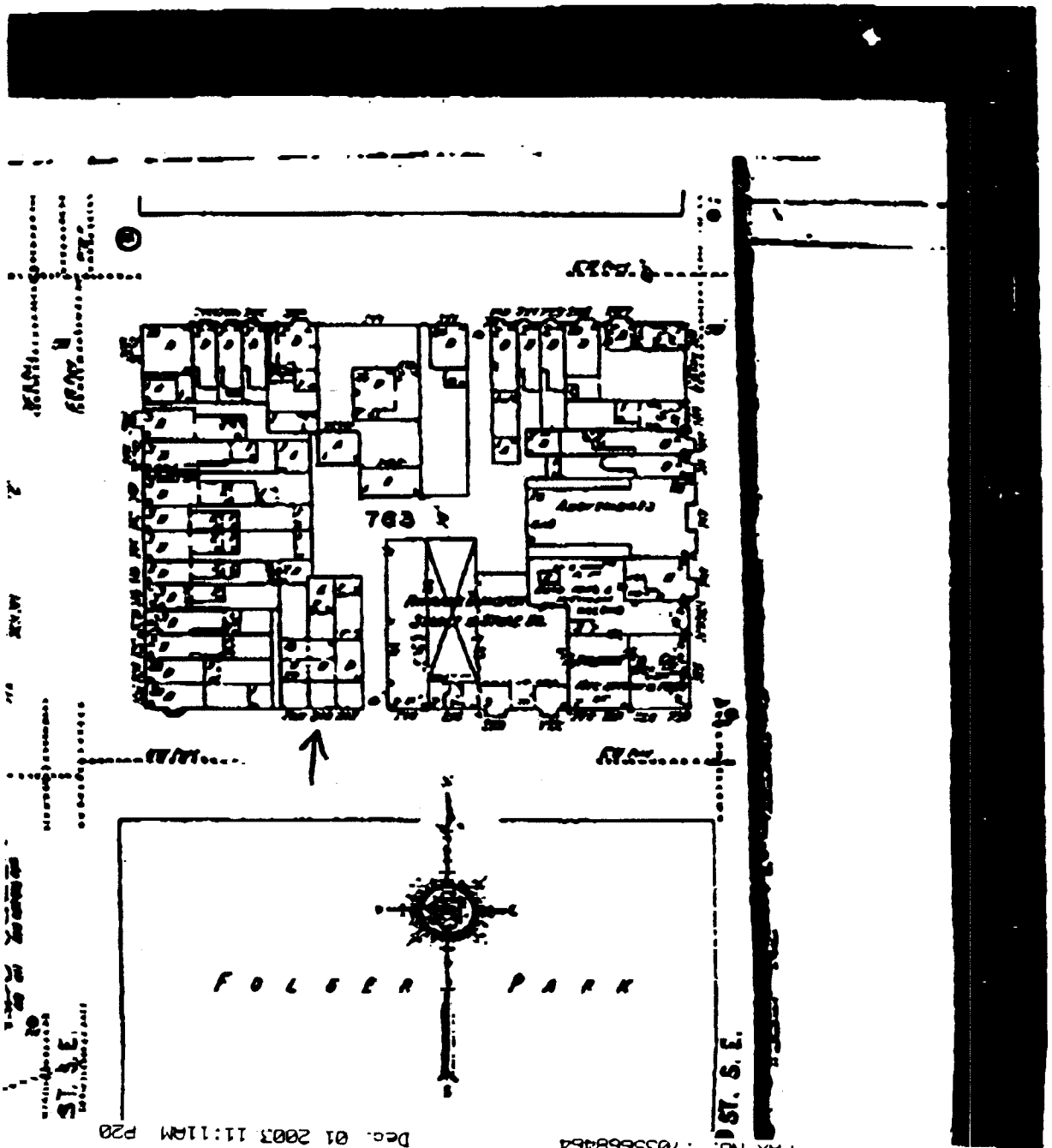
Dec. 01 2003 11:13AM P23
FAX NO. :7035668464

C


Complies with requirements of Zoning Regulations
PUBLIC ALLEY
PUBLIC
28
27
26
210
208
206
18.0
S.E.
STREET,
D
206, 208 & 210

D

SANBORN FIRE MAP, 1938



Dec. 01 2003 11:11AM P20
FAX NO. :7035668464
FROM :CAPITOL CITY DEVELOPMENT

E

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER	
No.:	O.G. No.:	CR/R-4			By:
No.:	S.L. No.:	Receipt No.:		Date:	Receipt No.:

★ ★ GOVERNMENT OF THE DISTRICT OF COLUMBIA

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION; PERMIT PROCESSING DIVISION (727-7050)

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY

(PRINT IN INK OR TYPE. DO NOT WRITE IN SHADED AREAS OR ON PAGE 4)

NCE TO FILE
Date

ERASING, CROSSING OUT, WHITING OUT, OR OTHERWISE ALTERING ANY ENTERED INFORMATION WILL VOID THIS APPLICATION

(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 27

1. of Proposed Work:	Suite No.:	2. Lot:	3. Square:	4. Application Date:
D STREET, SE		800, 801, 802	763	8-5-02

5. Building or Property:	6. Address: (include Zip)	7. Phone
LGER PARK NORTH, LLC		Work: 443-994-2048 Home:

8. for Owner: (if applicable)	9. Address: (include Zip)	10. Phone:
J. J. MAIDEN	8030 GA. AVE. SILVER SPRING, MD 20910	301 Work: 608.0988 Home:

Proposed Work (check all applicable boxes):

- New Building
- Addition
- Alteration and Repair
- Raze Building
- Retaining Wall
- Fence
- Shed
- Awning
- Garage
- Sign
- Other (Specify)

The making of false statements on this application may lead to the revocation of the applicant's [license, certificate of occupancy or permit] and may subject the applicant to criminal penalties, including a fine not more than $1,000 or imprisonment for not more than 180 days or both

Description of Proposed Work:

3 - PROPOSED NEW ROWHOUSES AND RAZING OF EXISTING STORAGE BUILDING.

12. Present Use(s) of Building or Property	13. Est. No. of Stories of Bldg.	14. Est. No. of Dwelling Units	Official Use Only: Miscellaneous FEE
VACANT			$
15. Proposed Use(s) of Building or Property	16. Prop. No. of Stories of Bldg.	17. Prop. No. of Dwelling Units	By: Date:
TWO FAMILY FLAT - ROWHOUSES	3 + BSM'T	2	

18. Date Work to Start	19. Estimated Date of Completion	20. Method of Excavation/Construction Debris Removal	21. Does the proposed work involve disturbing the earth or razing a building?
ASAP	ASAP	✓ Packer Truck Dumpster Other (specify)	✓ Yes, answer q. 23 No, SKIP q. 23-27

22. Area of disturbed (more than 50 sq. ft.)? Yes, answer q. 24-25 No, SKIP q. 24-25	24. Soil Erosion Control Measures:	25. Area of Offsite Drainage:	26. No. of Footings or Columns:	27. Size of Footings or Columns:
	SEE SHEET		0	0

ALWAYS SIGN THE APPLICATION ON PAGE 3 (SECTION I).

- Section B if the proposed work is a new building, addition or alteration. (Page 2)
- Section C if the proposed work is razing a building. (Page 2)
- Section D if the proposed work is a retaining wall. (Page 2)
- Section E if the proposed work is a fence. (Page 3)
- Section F if the proposed work is a shed/garage. (Page 3)
- Section G if the proposed work is an awning. (Page 3)
- Section H if the proposed work is a sign. (Page 3)

OFFICIAL USE ONLY					
	R	R	H	A	
M					
P					
E					W: ☐ Yes ☐ No
F					PLANS:
G					☐ No: ☐ Sm: ☐ Lg:

See Ms Washington

C 1-4

(E) FENCE (COMPLETE ITEMS 94 THRU 102)

The fence will not obstruct any accessible parking required by D.C. Zoning Regulations.

Material and type:	95. Height: ft	96 Color:	97. Location: ☐ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land *

* If party fence, the owner of the adjoining property must agree to the erection of the fence and this application.

Signature of Adjoining Owner	99. Phone: Work / Home:	OFFICIAL USE ONLY: FEE $ By: Date:
Address of Adjoining Owner	101 Lot 102 Square	

(F) SHED OR GARAGE (COMPLETE ITEMS 103 THRU 113)

Number	104 Length: ft	105 Width: ft	106 Area: sq. ft	107 Height: ft	108. Volume: cu. ft	109 Estimated Cost of Work: $	OFFICIAL USE ONLY: FEE $ By: Date:
Material of Roof:	111. Material of Sides	112 Wall thickness: ☐ External ( ) inches ☐ Party ( ) inches				113 Color:	

(G) AWNING (COMPLETE ITEMS 114 THRU 123)

Number	115 Color	116. Type: ☐ Folding ☐ Fixed	117 Projections: Beyond bldg. line ___ ft Beyond st. projection ___ ft	118 Height of lowest part of awning: (a) ___ ft above sidewalk (b) ___ ft above parking (c) ___ ft above grade	OFFICIAL USE ONLY: FEE $ By: Date:
Material of Frame	120. Material of Covering	121 Lettering on Awning? ☐ Yes ☐ No	122 Fixed posts? ☐ Yes ☐ No	123 Over sidewalk curb? ☐ Yes ☐ No	

(H) SIGN (COMPLETE ITEMS 124 THRU 144)

Number	125. Electric Sign? ☐ Yes, Amps: q. 126-132 ☐ No, Dist: q. 126-132	126 Type: ☐ Wall ☐ Roof ☐ Projecting	127 Power: VA	128. Electrical Contractor:

Material of Sign	Type of Sign	Color
Width: ft Thickness: in	Area of Sign: sq. ft	Width of Structure: ft

OFFICIAL USE ONLY					
Sign Fee: $	By: Date:	Elect. Fee: $	By: Date:	Total Fee: $	By: Date:

(I) APPLICANT'S SIGNATURE:

OWNER: I hereby certify that I am the owner of the property, that the statements and plans are complete and correct to the best of my knowledge and belief, I desire to perform the work listed, the construction will conform to the [illegible] Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

AGENT: I hereby certify that I have the authority of the owner to make this application. I further state that the application and plans are complete and correct to the best of my knowledge. The owner has agreed me that a Permit or Permits is issued the construction will conform to the D.C. Construction Codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature of Agent: W.J. MAIDEN Address: 8030 GA AVE SILVER SPG MD 20910 Date: 8-5-02

C-2-4

(B) NEW BUILDING, ADDITION, & ALTERATION (COMPLETE ITEMS 28 THRU 60)

Architect's Name:	29. Lic. No.:	30. Architect's Address: (include Zip)	31. Phone:
Engineer's Name:	33. Lic. No.:	34. Engineer's Address: (include Zip)	35. Phone:
Building Contractor's Name:	36A Lic. No.:	37. Contractor's Address:	38. Phone:

Type of Construction	40. Fire Suppression:	41. Booster Pump:	42. Total Lot Area	43. Breakdown of Lot Area (= 100%):
Masonry ☐ Steel Wood ☐ Other: Concrete	☐ Fully Sprinklered ☐ Standpipe System ☐ Partially Sprinklered ☐ None ☐ Other:	☐ New ☐ Existing ☐ None	sq. ft.	a. Building % b. Paved Area: % c. Greenery %

44. Present Gross Floor Area of Bldg.	45. Proposed Gross Floor Area of Bldg:	46. Floors involved in this permit:	47. Projection beyond building line?
sq. ft.	sq. ft.	☐ All ☐ Floors	☐ Yes, answer q. 48-52 ☐ No, SKIP q. 48-52

48. Number and type of projection:	49. Distance of projection:	50. Width of projection:	51. Width of building frontage	52. Signature of Owner (projection only):
			ft.	

53. Water or Sewer Excavation?	54. Driveway Construction?	55. Shoring/Shoring Necessary?	56. Elevators involved?	57. No. and type of elev.	58. Plans Certified by Engineer?
☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes, answer q. 57 ☐ No, SKIP q. 57		☐ Yes, cert. is attached ☐ No

59. Estimated Cost of Work
New/Add: $ 100,000.
Alt/Rep: $
Total: $ 500,000.

60. Volume of New Bldg. or Addition:
cubic ft.

OFFICIAL USE ONLY

Alter/Repair FEE	New Const. FEE	Filing Fee	TOTAL PERMIT FEE
$	$	$	$
By: Date:	By: Date:	By: Date:	By: Date:

(C) RAZING A BUILDING (COMPLETE ITEMS 61 THRU 83)

61. Raze Contractor's Name: Edgar Park North	62. Contractor's Address: (include Zip)	63. Phone:
Insurance Company	Policy or Cert. No.	Date

Building Material	67. Raze Method:	68. Building Condemned?	69. Building Vacant?	70. Public Safety?	71. Disconnect Water and/or Sewer?	72. Size of Water connection:
BRICK	Back hoe & Dump Truck	✓ Yes ☐ No	✓ Yes ☐ No	☐ Yes ☐ No	✓ Yes ☐ No	

WJM for Edgar Stanbery
WJM for Edgar Stanbery

OFFICIAL USE ONLY

FEE	By:	Date:
$		

(D) RETAINING WALL (COMPLETE ITEMS 84 THRU 93)

This retaining wall will not obstruct any accessible parking required by D.C. Zoning Regulations

84. Kind of Work	85. Material:	86. Height:	87. Date:	88. Location:
				☐ Owned by an Owner - Type ☐ Party wall with Adjacent Property Owner

89. Signature of Adjoining Owner:

90. Address of Adjoining Owner:

91. Square: 92. Lot:

OFFICIAL USE ONLY

FEE	By:	Date:

C 3 - 4

A. PERMIT CONTROL

- [redacted] ARC by: _____ Date: _____
- Historic by: _____ Date: _____
- PADC by: _____ Date: _____
- Cas. Gateway by: _____ Date: _____
- W.M.I Cas. Preserv. by: _____ Date: _____
- Flood Control by: _____ Date: _____
- WMATA by: _____ Date: _____
- Condem. by: _____ Date: _____
- RLA by: _____ Date: _____
- Rental Accom. by: _____ Date: _____
- Chinatown Distr. by: _____ Date: _____
- Utility Clearance by: _____ Date: _____
- General Liability Ins. Policy Clearance by: _____ Date: _____

B. CLEARANCE TO FILE PLANS

1. Zoning by: _____ Date: _____
2. DPW – Permit and Records Division
   Access to Parking Street ☐ Street ☐ Alley
   Cleared by: _____ Date: _____
3. DPW - Consumer Engineer
   Cleared by: _____ Date: _____
4. ERA - Erosion Control
   Cleared by: _____ Date: _____

restrictions of this Permit:

[redacted] FOR 5:15 4/3/02

Hold for Water in Approval 8.7.02

C. PLANS AND APPLICATION APPROVAL

1. Information Counter by: CRD Date: [redacted]
2. ☐ Information Center by: _____ Date: _____
   - ☐ (a) ABC Board by: _____ Date: _____
   - ☐ (b) Noise Control by: _____ Date: _____
   - ☐ (c) Industrial Safety by: _____ Date: _____
   - ☐ (d) Vector Control by: _____ Date: _____
   - ☐ (e) D.C. Animal by: _____ Date: _____
   - ☐ (f) Police Dept. by: _____ Date: _____
3. ☑ Zoning by: [redacted] Date: [redacted]
   Zoning Update by: _____ Date: _____
4. ☑ DPW - Permit and Records Division/Deposit #
   Sidewalk Deposit $_____ Driveway Deposit $_____
   by _____ Date: _____
5. ☑ Water/Sewer Design Branch
   Consumer Eng. by: _____ Date: _____
6. ☑ Environmental Regulation Administration
   - ☐ Environmental Policy Review
     Control No.: _____
     by _____ Date: _____
   - ☑ Erosion Control by: [redacted] Date: [redacted]
   - ☐ Storm Water Mgmt. by: _____ Date: _____
     Plan No. _____
7. ☑ Mechanical Eng. Review by: [redacted] Date: [redacted]
8. ☑ Plumbing Eng. Review by: _____ Date: _____
9. ☑ Electrical Eng. Review by: [redacted] Date: [redacted]
10. Health Plan Review
    - ☐ Food Service Plan Review by: _____ Date: _____
    - ☐ Medical Waste Plan Review by: _____ Date: _____
11. ☑ D.C. Fire Dept. (Fire Prevention Plan Review Section) by: _____ Date: _____
12. Elevator Plan Rev. Sec. by: _____ Date: _____
13. Plumbing Insp. Div. by: _____ Date: _____
14. Construction Insp. Branch (Field Check) by: _____ Date: _____
15. Historic Pres. Div. by: _____ Date: _____
16. Structural Eng. by: _____ Date: _____
17. Bond and Construction Insurance Committee: _____ Date: _____

TO REPORT WASTE, FRAUD, OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639

Issued by: [redacted] Date: 4/3/02

ZONING

- Number: _____
- Date: _____
- New bldg. P.U.D. Plan in Comm. Dev.
- Case No.: _____
- PUD Order No.: _____

File Only

DPW – PUBLIC SPACE

- Street Name: _____
- Street Width: _____
- Alley Width: _____
- Sidewalk Width: _____
- Parking: _____
- Restrictions: _____

C 4-4

PERMIT RCVD 8/25/03

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER
P.A.D.C. No.:	O.G. No.:			
H.P.A. No.:	S.L. No.:	Case No.:	Receipt No.:	Receipt No.:

CAP 10 X

1004-C

★ ★ ★ GOVERNMENT OF THE DISTRICT OF COLUMBIA

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION; PERMIT PROCESSING DIVISION (727-703

SLRA-33 (Rev. 10/91)

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY

(PRINT IN INK OR TYPE. DO NOT WRITE IN SHADED AREAS OR ON PAGE 4)

CLEARANCE TO FILE
By: Date:

ERASING, CROSSING OUT, WHITING OUT, OR OTHERWISE ALTERING ANY ENTERED INFORMATION WILL VOID THIS APPLICATION

(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 27

1. Address of Proposed Work:	Suite No.:	2. Lot:	3. Square:	4. Application Date:
206 D ST. SE		26	763	4-2-03

5. Owner of Building or Property:	6. Address: (include Zip)	7. Phone:
FOLGER PARK NORTH, LLC	206 D ST., SE	Work: 443 Home: 994-2318
8. Agent for Owner: (if applicable)	9. Address: (include Zip)	10. Phone:
Elizabeth Johnson	7030 Sea Ave Silver Spring MD 20910	Work: 301 919 Home: 8393

11. Type of Proposed Work: (check all applicable boxes)

- ☑ New Building
- ☐ Addition
- ☐ Alteration and Repair
- ☐ Raze Building
- ☐ Retaining Wall
- ☑ Fence
- ☐ Shed
- ☐ Awning
- ☐ Garage
- ☐ Sign
- ☐ Other (Specify)

12. Description of Proposed Work:

NEW ROWHOUSE
AS PER PLANS.

PROJ

13. Existing Use(s) of Building or Property:	14. Ex. No. of Stories of Bldg.:	15. Ex. No. of Dwelling Units:	Official Use Only: Miscellaneous FEE $ 130.00 By: Date: 8/22/03
VACANT	0	0	
16. Proposed Use(s) of Building or Property:	17. Prop. No. of Stories of Bldg.:	18. Prop. No. of Dwelling Units:	
TWO-FAMILY FLAT-ROWHOUSE	3+BSM'T	2	

19. Starting Date of Work:	20. Completion Date of Work:	21. Method of Removing Construction Debris:	22. Does the proposed work involve disturbing the earth or razing a building?
5-1-03	10.1-03	☑ Pick-up Truck ☑ Dumpster ☐ Other (specify)	☐ Yes, answer q. 23 ☐ No, SKIP q. 23-27

23. Is the area of disturbed earth more than 50 sq. ft.?	24. Soil Erosion Control Methods.	25. Area of Offsite Drainage:	26. No. of Footings or Columns:	27. Size of Footings of Columns:
☐ Yes, answer q. 24-25 ☐ No, SKIP q. 24-25		sq. ft.	1-step	280 sq. ft.

ALWAYS SIGN THE APPLICATION ON PAGE 3 (SECTION I).

Complete Section B if the proposed work is **new building, addition or alteration.** (Page 2)
Complete Section C if the proposed work is **razing a building.** (Page 2)
Complete Section D if the proposed work is a **retaining wall.** (Page 2)
Complete Section E if the proposed work is a **fence.** (Page 3)
Complete Section F if the proposed work is a **shed/garage.** (Page 3)
Complete Section G if the proposed work is an **awning.** (Page 3)
Complete Section H if the proposed work is a **sign.** (Page 3)

20307 sd-375

OFFICIAL USE ONLY

	R	PF	H	A	
M					
P					
E					☐ Yes ☐ No
F					PLANS
S					☐ Sm ☐ Lg

1004-C

A 1-4

(B) NEW BUILDING, ADDITION, & ALTERATION (COMPLETE ITEMS 28 THRU 60)

28. Architect's Name:	29. Lic. No.:	30. Architect's Address: *(include Zip)*	31. Phone:
W.J. MAIDEN	3656	8034 51st AVE. Sil. Spg. MD 20910	301 608.0988
32. Engineer's Name:	33. Lic. No.:	34. Engineer's Address: *(include Zip)*	35. Phone:
36. Building Contractor's Name:	36A. Lic. No.:	37. Contractor's Address:	38. Phone:

39. Type of Construction	40. Fire Suppression:	41. Booster Pump:	42. Total Lot Area:	43. Breakdown of Lot Area (= 100%
☒ Masonry ☐ Steel ☒ Wood ☐ Other: ☐ Concrete	☒ Fully Sprinklered ☐ Standpipe System ☐ Partially Sprinklered ☐ None ☐ Other:	☐ New ☐ Existing ☒ None	1528 sq. ft.	a. Building: 60 b. Paved Area: 10 c. Greenery: 30

44. Present Gross Floor Area of Bldg.:	45. Proposed Gross Floor Area of Bldg:	46. Floors involved in this permit:	47. Projection beyond building line
0 sq. ft.	3,648 sq. ft.	☒ All ☐ Floors	☐ Yes, answer q. 48-52 ☐ No, SKIP q. 48-52

48. Number and type of projection:	49. Distance of projection:	50. Width of projection:	51. Width of building frontage:	52. Signature of Owner (projection only):
ONE Entry Stoop & Bay Window	3'	16'	16	for Olga Stankunas

53. Water or Sewer Excavation?	54. Driveway Construction?	55. Sheeting/Shoring Necessary?	56. Elevators involved?	57. No. and type of elev.:	58. Plans Certified by Engineer?
☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	☒ Yes, answer q. 57 ☐ No, SKIP q. 57.	1 Hydraulic	☐ Yes, cert. is attache ☐ No

59. Estimated Cost of Work:
(a) New/Add.: $ 200,000.
(b) Alt/Rep.: $
Total: $ 200,000.

60. Volume of New Bldg. or Addition: 27,400± cubic ft.

OFFICIAL USE ONLY

Alter/Repair FEE	New Const. FEE	Filing Fee	TOTAL PERMIT FEE
$	$ 1053.36	$ 200	$ 853.36
By: Date:	By: Date: 8/23/07	By: Date: 8/23/07	By: Date: 8/23/07

(C) RAZING A BUILDING (COMPLETE ITEMS 61 THRU 83)

61. Raze Contractor's Name:	62. Contractor's Address: *(include Zip)*	63. Phone:

64. Insurance Company:	65. Policy or Certif. No.:	66. Expir. Date:	67. Raze Method:

68. Building Material:	69. Raze Entire Building?	70. Building Condemned?	70A. Building Vacant?	71. Public Space Vault?	72. Disconnect Water and/or Sewer?	73. Size of Wa Connectio
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	in.

74. Plumber's Name:	75. Lic. No.	76. Length:	77. Width:	78. Height:	79. Volume:	80. Party Wall?
		ft.	ft.	ft.	cu. ft.	☐ Yes ☐ No

81. Asbestos in the Building?	82. Raze Contractor Signature:	OFFICIAL USE ONLY		
☐ No ☐ Yes, Location		FEE	By:	Date:
	83. Owner's Signature:	$		

(D) RETAINING WALL (COMPLETE ITEMS 84 THRU 93)

The retaining wall will not obstruct any accessible parking required by D.C. Zoning Regulations.

84. Cost of Work	85. Material:	86. Height:	87. Color:	88. Location
$		ft.		☐ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land*

* If party wall, the owner of the adjoining property must agree to the erection of the retaining wall and this application.

89. Signature of Adjoining Owner:	90. Phone: Work / Home	OFFICIAL USE ONLY		
		FEE	By:	Date:
91. Address of Adjoining Owner:	92. Lot: / 93. Square:	$		

4 2-4

(E) FENCE (COMPLETE ITEMS 94 THRU 102)

The fence will not obstruct any accessible parking required by D.C. Zoning Regulations

94. Material and type:	95. Height:	96. Color:	97. Location:
WROUGHT IRON	7' ft.	Black	☑ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land

* If party fence, the owner of the adjoining property must agree to the erection of the fence and this application.

98. Signature of Adjoining Owner:	99. Phone: Work / Home	OFFICIAL USE ONLY: FEE $ 23 — By: — Date: 4/2/03
100. Address of Adjoining Owner:	101. Lot:	102. Square:

(F) SHED OR GARAGE (COMPLETE ITEMS 103.THRU 113)

103. Number:	104. Length: ft.	105. Width: ft.	106. Area: sq. ft	107. Height: ft.	108. Volume: cu. ft.	109. Estimated Cost of Work: $	OFFICIAL USE ONLY: FEE $ — By: — Date:
110. Material of Roof:	111. Material of Sides:	112. Wall thickness: ☐ External ( ) inches ☐ Party ( ) inches				113. Color:	

(G) AWNING (COMPLETE ITEMS 114 THRU 123)

114. Number:	115. Color:	116. Type: ☐ Folding ☐ Fixed	117. Projections: Beyond bldg. line ____ in. Beyond pt. of attachm. ____ in.	118. Height of lowest part of awning: (a) ____ ft above sidewalk (b) ____ ft above parking (c) ____ ft above grade	OFFICIAL USE ONLY: FEE $ — By: — Date:

119. Material of Frame:	120. Material of Covering:	121. Lettering on Awning? ☐ Yes ☐ No	122. Fixed posts? ☐ Yes ☐ No	123. Over sidewalk cafe? ☐ Yes ☐ No

(H) SIGN (COMPLETE ITEMS 124 THRU 144)

124. Number:	125. Electric Signs? ☐ Yes, answer q. 126-132 ☐ No. SKIP q. 126-132	126. Type: ☐ Incandes. ☐ Fluoresc. ☐ Neon	127. Power ____ VA	128. Electrical Contractor: Lic. No.:

129. Address of Electrical Contractor *(include Zip)*	130. Signature of Licensed Electrician:	131. Phone:	132. License No.

133. Height relative to building and ground:	134. Material of Sign:	135. Type of Sign:	136. Color:
(a) ____ ft ____ in above sidewalk (b) ____ ft ____ in above roof (c) ____ ft ____ in is bldg height (d) ____ ft ____ in above projection or window (e) ____ ft ____ in from roof to sign's bottom			

137. Width: ft.	138. Length: ft	139. Area of Sign: sq. ft	140. Width of Business Frontage: ft.

141. C of O Number for Building:	142. Sign Contractor: Lic. No.	OFFICIAL USE ONLY: Sign FEE $ — By: — Date: / Elect. FEE $ — By: — Date: / Total FEE $ — BY: — Date:
143. Sign Contractor's Address:	144. Phone:	

(I) APPLICANT'S SIGNATURE

A. **OWNER:** I hereby certify that I am the owner of the property; that the application and plans are complete and correct to the best of my knowledge; and that if a permit (or permits) is issued, the construction will conform to the D.C. Construction Codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature of Owner: _____ Address: _____ Date: _____

B. **AGENT:** I hereby certify that I have the authority of the owner to make this application. I declare that the application and plans are complete and correct to the best of my knowledge. The owner has assured me that if a permit (or permits) is issued, the construction will conform to the D.C. Construction Codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature of Agent: _____ Address: 8630 GA. AVE. SIL. SPG., MD 20910 Date: 4/2/03

A 3-4

(J) APPROVALS (DO NOT WRITE ON THIS PAGE; OFFICIAL USE ONLY):

A. PERMIT CONTROL

- ☐ 1. Fine Arts by: _____ Date: _____
- ☒ 2. Historic by: Cynthia Pla Date: 5/27/03
- ☐ 3. PADC by: _____ Date: _____
- ☐ 4. Cap. Gateway by: _____ Date: _____
- ☐ 5. W.H./ Obs. Precinct by: _____ Date: _____
- ☐ 6. Flood Control by: _____ Date: _____
- ☐ 7. WMATA by: _____ Date: _____
- ☐ 8. Condem. by: _____ Date: _____
- ☐ 9. RLA by: _____ Date: _____
- ☐ 10. Rental Accom. by: _____ Date: _____
- ☐ 11. Chinatown Distr. by: _____ Date: _____
- ☐ 12. Utility Clearance by: _____ Date: _____
- ☐ 13. General Liability Ins. Policy Clearance by: _____ Date: _____

B. CLEARANCE TO FILE PLANS

- ☐ 1. Zoning by: _____ Date: _____
- ☐ 2. DPW — Permit and Records Division
  Access to Parking Street ☐ Street ☐ Alley
  Cleared by: _____ Date: _____
- ☐ 3. DPW - Consumer Engineer
  Cleared by: _____ Date: _____
- ☐ 4. ERA - Erosion Control
  Cleared by: _____ Date: _____

Restrictions of the Permit:
APPROVED AS PER STAMPED PLANS. FINAL APPROVAL REQUIRED PRIOR TO ERECTION OF TURRETS.

FINAL MATERIALS SELECTION TO BE COORDINATED WITH HISTORIC PRESERVATION OFFICE, PRIOR TO PURCHASE OF MATERIAL 5-25-03

CLEARED FOR C of O wmf

TO REPORT WASTE, FRAUD, OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639

C. PLANS AND APPLICATION APPROVAL

- ☐ 1. Information Counter by: _____ Date: _____
- ☐ 2. Information Center by: _____ Date: _____
  - ☐ (a) ABC Board by: _____ Date: _____
  - ☐ (b) Noise Control by: _____ Date: _____
  - ☐ (c) Industrial Safety by: _____ Date: _____
  - ☐ (d) Vector Control by: _____ Date: _____
  - ☐ (e) D.C. Animal by: _____ Date: _____
  - ☐ (f) Police Dept by: _____ Date: _____
- ☑ 3. Zoning by: Faye O. Date: 7/22/
  Zoning Update by: _____ Date: _____
- ☑ 4. DPW - Permit and Records Division/Deposit #
  Sidewalk Deposit $_____ Driveway Deposit $_____
  by: _____ Date: _____
- ☑ 5. Water/Sewer Design Branch
  Consumer Eng. by: _____ Date: 8/18/03
- ☑ 6. Environmental Regulation Administration
  - ☐ Environmental Policy Review
    Control No.: _____
    by: _____ Date: 6/19/
  - ☐ Erosion Control by: _____ Date: _____
  - ☐ Storm Water Mgmt. by: _____ Date: _____
    Plan No. _____
- ☑ 7. Mechanical Eng. Review by: _____ Date: 5/20/03
- ☑ 8. Plumbing Eng. Review by: _____ Date: 8/19/03
- ☑ 9. Electrical Eng. Review by: _____ Date: 8/19/03
- ☐ 10. Health Plan Review
  - ☐ (a) Food Plan Review by: _____ Date: _____
  - ☐ (b) Medical X-ray Plan Rev. by: _____ Date: _____
- ☑ 11. D.C. Fire Dept. (Fire Prevention Plan Review Section) by: _____ Date: 5/9/03
- ☑ 12. Elevator Plan Rev. Sec. by: _____ Date: _____
- ☐ 13. Plumbing Insp. Rev. by: _____ Date: _____
- ☐ 14. Construction Insp. Branch (Field Check) by: _____ Date: _____
- ☐ 15. Historic Pres. Div. by: _____ Date: _____
- ☑ 16. Structural Eng. by: _____ Date: 8/23/03
- ☐ 17. Permit and Certificate Issuance Counter By: _____ Date: _____
- ☑ 18. O.C. By: wmf Date: 5-25-03

ZONING

SEPARATE ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATION PERMITS ARE REQUIRED

C of O Number _____ Date _____

Existing Use(s) _____

New 2 family Dwelling

- ☐ New bldg.
- ☐ P.O.D.
- ☐ File in room 329

Job No.: | BZA Case No.: | PUD Order No.:

P.O.D

DPW — PUBLIC SPACE

Street Name: D ST.
Street Width: 72'
Road Width: _____
Sidewalk Width: 12' both sides.
Parking: 8' N. Side 0' South Side
Restrictions: None

2:0307-4 wd:375

A 4 -4

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER	
P.A.D.C. No.:	O.G. No.: CAP/R-4				By:
H.P.A. No.:	S.L. No.:	Ward No.: 6	Receipt No.:	Date:	Receipt No.:

★ ★ ★ GOVERNMENT OF THE DISTRICT OF COLUMBIA

BLRA-33 (Rev. 10/01)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION: PERMIT PROCESSING DIVISION (727-7050)

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY

$3-04104

(PRINT IN INK OR TYPE; DO NOT WRITE IN SHADED AREAS OR ON PAGE 4)

ERASING, CROSSING OUT, WHITING OUT, OR OTHERWISE ALTERING ANY ENTERED INFORMATION WILL VOID THIS APPLICATION

CLEARANCE TO FILE
BY: DATE:

(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 27

1. Address of Proposed Work:	Suite No.:	2. Lot:	3. Square:	4. Application Date:
206 - 'D' St. S E		26	763	4/29/03

5. Owner of Building or Property:	6. Address: (include Zip)	7. Phone:
Chris Doeffler	210 - D St. SE 20003	Work: 703 Home: 608-3339

8. Agent for Owner: (If applicable)	9. Address: (include Zip)	10. Phone:
Elizabeth Labun	9330 99 Ave Silver Spring MD. 20910	Work: 301 Home: 365-4375

11. Type of Proposed Work: (check all applicable boxes):

- ☑ New Building
- ☐ Addition
- ☐ Alteration and Repair
- ☐ Raze Building
- ☐ Retaining Wall
- ☐ Fence
- ☐ Shed
- ☐ Awning
- ☐ Garage
- ☐ Sign
- ☐ Other (Specify) foundation

12. Description of Proposed Work:

Construct new foundations only as per plans. (No utilities)

The building superstructure shall be under a separate permit.

13. Existing Use(s) of Building or Property:	14. Ex. No. of Stories of Bldg.:	15. Ex. No. of Dwelling Units:	Official Use Only Miscellaneous FEE
Vacant	0	0	$ 130.00

16. Proposed Use(s) of Building or Property:	17. Prop. No. of Stories of Bldg.:	18. Prop. No. of Dwelling Units:	By: Date:
Two-family flat/Rowhouse	3 + basement	2	

19. Starting Date of Work:	20. Completion Date of Work:	21. Method of Removing Construction Debris:	22. Does the proposed work involve disturbing the earth or razing a building?
ASAP	ASAP	☑ Pick-up Truck ☐ Dumpster ☐ Other (specify):	☑ Yes, answer q. 23 ☐ No, SKIP q. 23-27

23. Is the area of disturbed earth more than 50 sq. ft.?	24. Soil Erosion Control Methods:	25. Area of Offsite Drainage:	26. No. of Footings or Columns:	27. Size of Footings of Columns:
☑ Yes, answer q. 24-25 ☐ No, SKIP q. 24-25	See Plan	4250 sq. ft.	1 - strip	336 sq. ft.

ALWAYS SIGN THE APPLICATION ON PAGE 3 (SECTION I).

Complete Section B if the proposed work is new building, addition or alteration. (Page 2)
Complete Section C if the proposed work is razing a building. (Page 2)
Complete Section D if the proposed work is a retaining wall. (Page 2)
Complete Section E if the proposed work is a fence. (Page 3)
Complete Section F if the proposed work is a shed/garage. (Page 3)
Complete Section G if the proposed work is an awning. (Page 3)
Complete Section H if the proposed work is a sign. (Page 3)

OFFICIAL USE ONLY				
	R	F	H	A
M				
P				
E				W: ☐ Yes ☐ No
F				PLANS:
S				☐ Non ☐ Simp ☐ Pac

B 1 - 4

(B) NEW BUILDING, ADDITION, & ALTERATION (COMPLETE ITEMS 28 THRU 60)

28. Architect's Name:	29. Lic. No.:	30. Architect's Address: (Include Zip)	31. Phone:
R. J. MAIDEN	3656	8530 Georgia Ave. Silver Spring MD 20910	608-0988
32. Engineer's Name:	33. Lic. No.:	34. Engineer's Address: (Include Zip)	35. Phone:
36. Building Contractor's Name:	36A. Lic. No.:	37. Contractor's Address:	38. Phone:

39. Type of Construction	40. Fire Suppression:	41. Booster Pump:	42. Total Lot Area:	43. Breakdown of Lot Area (= 100%):
☒ Masonry ☐ Steel ☐ Wood ☐ Other: ☐ Concrete	☐ Fully Sprinklered ☐ Standpipe System ☐ Partially Sprinklered ☐ None ☐ Other:	☐ New ☐ Existing ☐ None	sq. ft.	a. Building: 60 % b. Paved Area: 20 % c. Greenery: 20 %

44. Present Gross Floor Area of Bldg.:	45. Proposed Gross Floor Area of Bldg:	46. Floors involved in this permit	47. Projection beyond building line?
0 sq. ft.	2736 sq. ft.	☐ All ☐ Floors Foundation	☑ Yes, answer q. 48-52 ☐ No, SKIP q. 48-52

48. Number and type of projection:	49. Distance of projection:	50. Width of projection:	51. Width of building frontage: ft.
			52. Signature of Owner (projection only):

53. Water or Sewer Excavation?	54. Driveway Construction?	55. Sheeting/Shoring Necessary?	56. Elevators involved?	57. No. and type of elev.:	58. Plans Certified by Engineer?
☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes, answer q. 57 ☒ No, SKIP q. 57		☑ Yes, cert. is attached ☐ No

59. Estimated Cost of Work:
(a) New/Add.: $ 30,000
(b) Alt/Rep.: $
Total: $ 30,000

60. Volume of New Bldg. or Addition: 27,360 cubic ft.

OFFICIAL USE ONLY:

Alter/Repair FEE	New Const. FEE	Filing Fee	TOTAL PERMIT FEE
$	$	$	$
By: Date:	By: Date:	By: Date:	By: Date:

(C) RAZING A BUILDING (COMPLETE ITEMS 61 THRU 83)

61. Raze Contractor's Name:	62. Contractor's Address: (include Zip)	63. Phone:

64. Insurance Company:	65. Policy or Certif. No.:	66. Expir. Date:	67. Raze Method:

68. Building Material:	69. Raze Entire Building?	70. Building Condemned?	70A. Building Vacant?	71. Public Space Vault?	72. Disconnect Water and/or Sewer?	73. Size of Water Connection:
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	in

74. Plumber's Name:	75. Lic. No.	76. Length:	77. Width:	78. Height:	79. Volume:	80. Party Wall?
		ft.	ft.	ft.	cu. ft.	☐ Yes ☐ No

81. Asbestos in the Building?	82. Raze Contractor Signature:	OFFICIAL USE ONLY		
☐ No ☐ Yes, Location		FEE	By:	Date:
	83. Owner's Signature:	$		

(D) RETAINING WALL (COMPLETE ITEMS 84 THRU 93)

The retaining wall will not obstruct any accessible parking required by D.C. Zoning Regulations.

84. Cost of Work:	85. Material:	86. Height:	87. Color:	88. Location:
$		ft.		☐ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land*

* If party wall, the owner of the adjoining property must agree to the erection of the retaining wall and this application.

89. Signature of Adjoining Owner:	90. Phone: Work / Home	OFFICIAL USE ONLY		
		FEE	By:	Date:
91. Address of Adjoining Owner:	92. Lot:	93. Square:		

B 2 -4

(E) FENCE (COMPLETE ITEMS 94 THRU 102)

The fence will not obstruct any accessible parking required by D.C. Zoning Regulations

94. Material and type:	95. Height:	96. Color:	97. Location:
	ft.		☐ Entirety on Owner's Land ☐ Party Line with Adjacent Neighboring Land*

* If party fence, the owner of the adjoining property must agree to the erection of the fence and this application.

98. Signature of Adjoining Owner:	99. Phone: Work Home	OFFICIAL USE ONLY: FEE $
100. Address of Adjoining Owner:	101. Lot: / 102. Square:	BY: Date:

(F) SHED OR GARAGE (COMPLETE ITEMS 103 THRU 113)

103. Number:	104. Length:	105. Width:	106. Area:	107. Height:	108. Volume:	109. Estimated Cost of Work:	OFFICIAL USE ONLY: FEE $
	ft.	ft.	sq. ft.	ft.	cu. ft.	$	BY: Date:

110. Material of Roof:	111. Material of Sides:	112. Wall thickness:: ☐ External ( ) inches ☐ Party ( ) inches	113. Color:

(G) AWNING (COMPLETE ITEMS 114 THRU 123)

114. Number:	115. Color:	116. Type: ☐ Folding ☐ Fixed	117. Projections: Beyond bldg. line ____ in. Beyond pt. of attachm. ____ in.	118. Height of lowest part of awning: (a) ____ ft above sidewalk (b) ____ ft above parking (c) ____ ft above grade	OFFICIAL USE ONLY: FEE $ BY: Date:

119. Material of Frame:	120. Material of Covering:	121. Lettering on Awning? ☐ Yes ☐ No	122. Fixed posts? ☐ Yes ☐ No	123. Over sidewalk cafe? ☐ Yes ☐ No

(H) SIGN (COMPLETE ITEMS 124 THRU 144)

124. Number:	125. Electric Signs? ☐ Yes, answer q. 126-132 ☐ No, SKIP q. 126-132	126. Type: ☐ Incandes. ☐ Fluoresc. ☐ Neon	127. Power ____ VA	128. Electrical Contractor: Lic. No.:

129. Address of Electrical Contractor *(include Zip)*	130. Signature of Licensed Electrician:	131. Phone:	132. License No.:

133. Height relative to building and ground:
(a) ____ ft ____ in above sidewalk
(b) ____ ft ____ in above roof
(c) ____ ft ____ in is bldg height
(d) ____ ft ____ in above projection or window
(e) ____ ft ____ in from roof to sign's bottom

134. Material of Sign:	135. Type of Sign:	136. Color:

137. Width:	138. Length:	139. Area of Sign:	140. Width of Business Frontage:
ft.	ft.	sq. ft.	ft.

141. C of O Number for Building:	142. Sign Contractor Lic. No.:	143. Sign Contractor's Address:	144. Phone:

OFFICIAL USE ONLY

Sign FEE		Elect. FEE		Total FEE	
$		$		$	
BY:	Date:	BY:	Date:	BY:	Date:

(I) APPLICANT'S SIGNATURE

A. OWNER: I hereby certify that I am the owner of the property; that the application and plans are complete and correct to the best of my knowledge; and that if a permit (or permits) is issued, the construction will conform to the D.C. Construction Codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature of Owner: _____ Address: _____ Date: _____

B. AGENT: I hereby certify that I have the authority of the owner to make this application. I declare that the application and plans are complete and correct to the best of my knowledge. The owner has assured me that if a permit (or permits) is issued, the construction will conform to the D.C. Construction Codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature of Agent: Elizabeth Colburn Address: 8030 Georgia Ave Silver Spring MD Date: 04/30/03

B 3-4

(J) APPROVALS (DO NOT WRITE ON THIS PAGE; OFFICIAL USE ONLY):

A. PERMIT CONTROL

Not CFA

- [x] 1. Fine Arts by: [signature] Date: 4/30/03
- [x] 2. Historic by [signature] Date: 4/30/03
- [ ] 3. PADC by: _____ Date: _____
- [ ] 4. Cap. Gateway by: _____ Date: _____
- [ ] 5. W.H./ Obs. Precinct by: _____ Date: _____
- [ ] 6. Flood Control by: _____ Date: _____
- [ ] 7. WMATA by: _____ Date: _____
- [ ] 8. Condem. by: _____ Date: _____
- [ ] 9. RLA by: _____ Date: _____
- [ ] 10. Rental Accom. by: _____ Date: _____
- [ ] 11. Chinatown Distr. by: _____ Date: _____
- [ ] 12. Utility Clearance by: _____ Date: _____
- [ ] 13. General Liability Ins. Policy Clearance by: _____ Date: _____

B. CLEARANCE TO FILE PLANS

- [ ] 1. Zoning by: _____ Date: _____
- [ ] 2. DPW — Permit and Records Division
  Access to Parking Street [ ] Street [ ] Alley
  Cleared by: _____ Date: _____
- [ ] 3. DPW - Consumer Engineer
  Cleared by: _____ Date: _____
- [ ] 4. ERA - Erosion Control
  Cleared by: RAC Date: 5/8/03

Restrictions of the Permit:

APPROVED FOR FOUNDATION ONLY.

TO REPORT WASTE, FRAUD, OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639

C. PLANS AND APPLICATION APPROVAL

- [ ] 1. Information Counter by: TD Date: 5/6/03
- [ ] 2. Information Center by: _____ Date: _____
  - [ ] (a) ABC Board by: _____ Date: _____
  - [ ] (b) Noise Control by: _____ Date: _____
  - [ ] (c) Industrial Safety by: _____ Date: _____
  - [ ] (d) Vector Control by: _____ Date: _____
  - [ ] (e) D.C. Animal by: _____ Date: _____
  - [ ] (f) Police Dept. by: _____ Date: _____
- [x] 3. Zoning by: [signature] Date: 5/20/03
  Zoning Update by: _____ Date: _____
- [ ] 4. DPW - Permit and Records Division/Deposit #
  Sidewalk Deposit $_____ Driveway Deposit $_____
  by: Michelle Mosley Date: 5-6-03
- [ ] 5. Water/Sewer Design Branch
  Consumer Eng. by: [signature] Date: 5/21/03
- [ ] 6. Environmental Regulation Administration
  - [ ] Environmental Policy Review
    Control No.: _____
    By: _____ Date: _____
  - [x] Erosion Control by: VE Date: 5/20/03
  - [ ] Storm Water Mgmt. by: _____ Date: _____
    Plan No. _____
- [ ] 7. Mechanical Eng. Review by: _____ Date: _____
- [ ] 8. Plumbing Eng. Review by: _____ Date: _____
- [ ] 9. Electrical Eng. Review by: _____ Date: _____
- [ ] 10. Health Plan Review
  - [ ] (a) Food Plan Review by: _____ Date: _____
  - [ ] (b) Medical X-ray Plan Rev. by: _____ Date: _____
- [ ] 11. D.C. Fire Dept. (Fire Prevention Plan Review Section) by: _____ Date: _____
- [ ] 12. Elevator Plan Rev. Sec. by: _____ Date: _____
- [ ] 13. Plumbing Insp. Rev. by: _____ Date: _____
- [x] 14. Construction Insp. Branch (Field Check) by: _____ Date: _____
- [ ] 15. Historic Pres. Div. by: _____ Date: _____
- [ ] 16. Structural Eng. by: _____ Date: 5/23/03
- [ ] 17. Permit and Certificate Issuance Counter By: _____ Date: _____
- [ ] 18. O.C. By: _____ Date: _____

ZONING

C of O Number _____ Date _____
Existing Use(s) _____

- [ ] New bldg.
- [ ] P.O.D.
- [ ] File in room 329

Job No.: | BZA Case No.: | PUD Order No.:

DPW — PUBLIC SPACE

Street Name: _____
Street Width: _____
Road Width: _____
Sidewalk Width: _____
Parking: _____
Restrictions: _____

2-03D7-4 wd.375

B 4-4

F.6

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
PERMIT SERVICE CENTER

BUILDING PERMIT CONTROL BATCH SHEET

Date: / /03 Intake Time: ☐AM ☐PM	LOG NO. **03 -** 1004-C Time At Engr's. Counter: ☐AM ☐PM	Review Completion Due: ☐AM ☐PM Time Review Completed: ☐AM ☐PM

Address: 206 D ST DE.

REQUIRED REVIEWS (Checked boxes only)	REVIEWER	TIME	REVIEW STATUS
☐ PUBLIC SPACE		IN ☐AM ☐PM OUT ☐AM ☐PM	☐ Approved ☐ HFC ☐ Ref. to DPW ☐ Conf. w/ Applicant
☐ ZONING COMMENT BELOW	6/28/03 FAYE O.	IN ☐AM ☐PM OUT 5/23/03 7/22/03 ☐AM ☐PM	☐ Approved ☐ HFC ☐ Ref. to BZA ☐ Ref. to Zoning Administrator. ☐ Conf. w/ Applicant
☐ SOIL EROSION ☐ STORMWATER MGMT	[illegible]	IN ☐AM ☐PM OUT ☐AM ☐PM	☐ Approved ☐ HFC ☐ Ref. to DOH ☐ Conf. w/ Applicant
☐ AIR QUALITY ☐ EIS		IN ☐AM ☐PM OUT ☐AM ☐PM	☐ Approved ☐ HFC ☐ Ref. to DOH ☐ Conf. w/ Applicant
☐ WATER AND SEWER	[illegible]	IN ☐AM ☐PM OUT ☐AM ☐PM	☐ Approved ☐ HFC ☐ Ref. to WASA ☐ Conf. w/ Applicant ☐ WASA Deposit Required
☐ MECHANICAL/PLUMBING	[illegible]	IN ☐AM ☐PM OUT 5/25/03 7/30/03 ☐AM ☐PM	☐ Approved ☐ HFC ☐ Conf. w/ Applicant
☐ HEALTH (Food & Medical)		IN ☐AM ☐PM OUT ☐AM ☐PM	☐ Approved ☐ HFC ☐ Conf. w/ Applicant
☐ ELECTRICAL	[illegible]	IN ☐AM ☐PM OUT 8/28 ☐AM ☐PM	☐ Approved ☐ HFC ☐ Conf. w/ Applicant
☐ ELEVATOR		IN ☐AM ☐PM OUT ☐AM ☐PM	☐ Approved ☐ HFC ☐ Conf. w/ Applicant
☐ FIRE PROTECTION	MTO	IN ☐AM ☐PM OUT 6/9/03 ☐AM ☐PM	☐ Approved ☐ HFC ☐ Conf. w/ Applicant
☐ STRUCTURAL		IN ☐AM ☐PM OUT ☐AM ☐PM	☐ Approved ☐ HFC ☐ Conf. w/ Applicant

FINE ARTS If above $10,000 notify branch Chief.
LANDMARK AIA.

- This BLS was posted in TILS on 5/27/03.

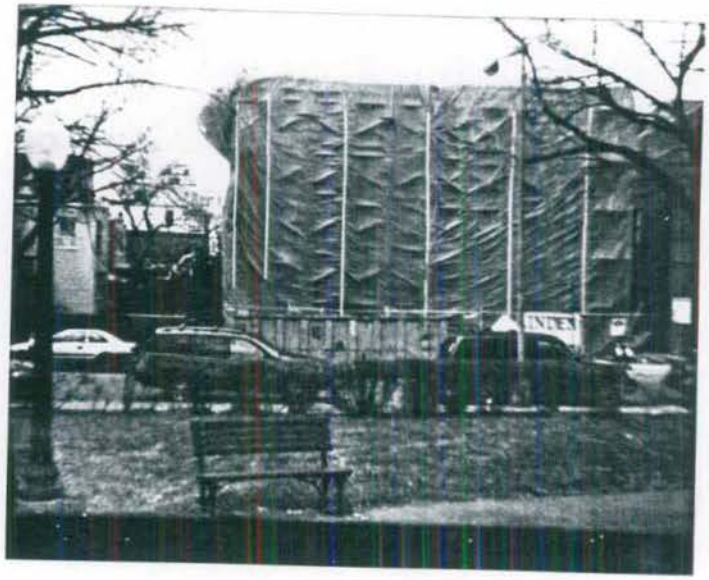
ZONING 6/28/03 — ZONING ISSUES HAVE NOT BEEN ADDRESSED. PLAT NOT INCLUDED.

BLRA 82A - Rev. 4 - 1/03

FROM :CAPITOL CITY DEVELOPMENT FAX NO. :7035668464 Feb. 06 2004 03:57PM P14

F









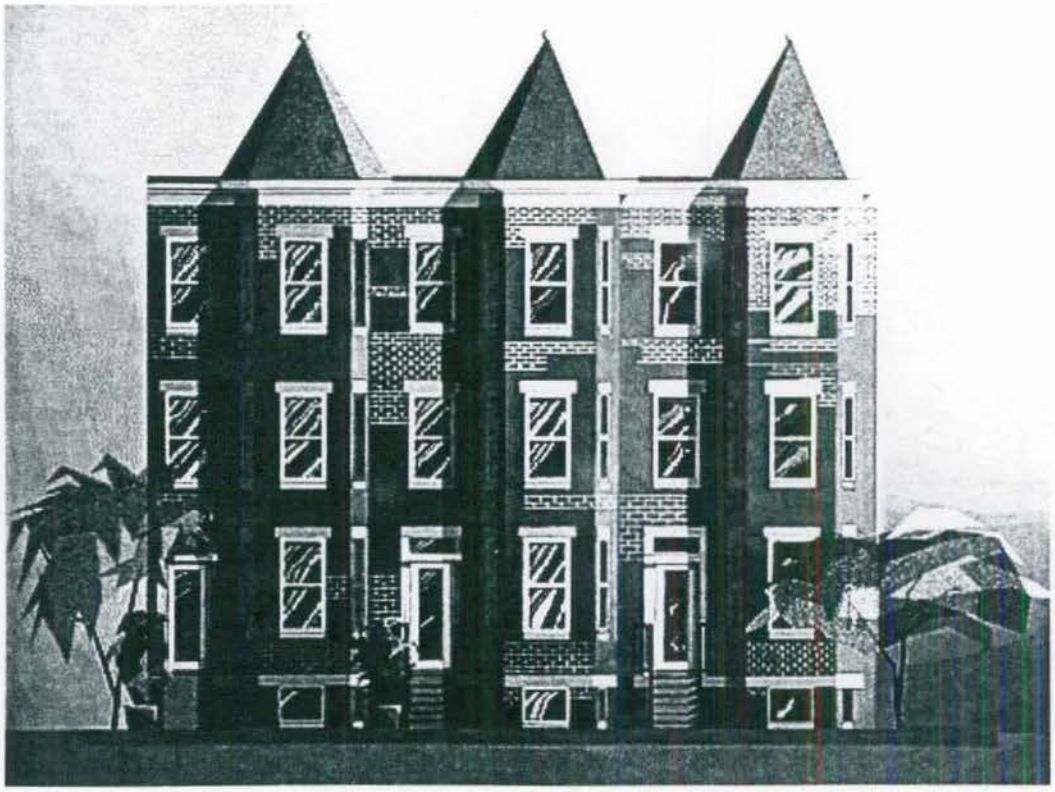
210 D St SE / Folger

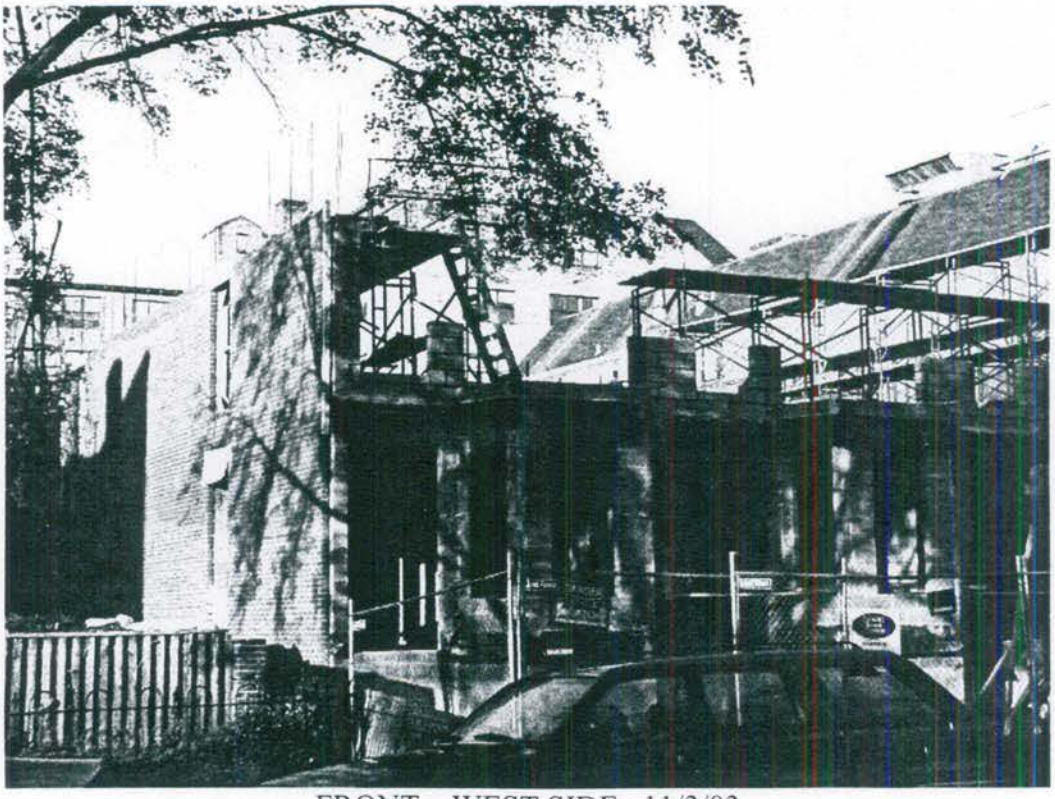




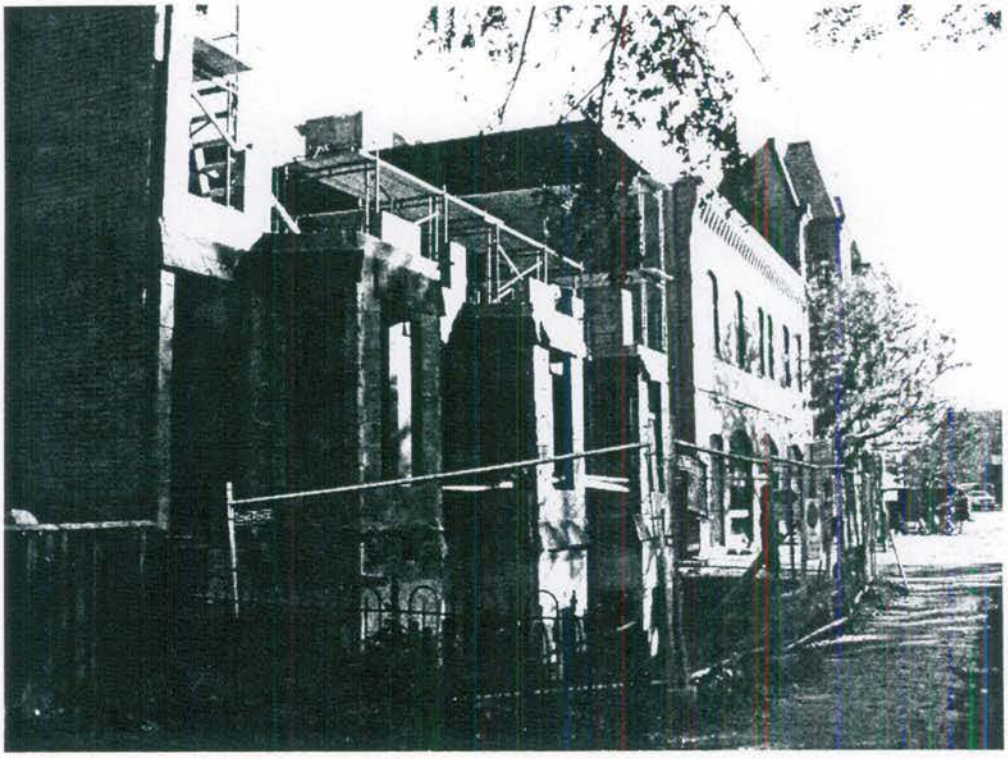


ARTIST'S DEPICTION OF NEW HOMES AT FOLGER PARK NORTH

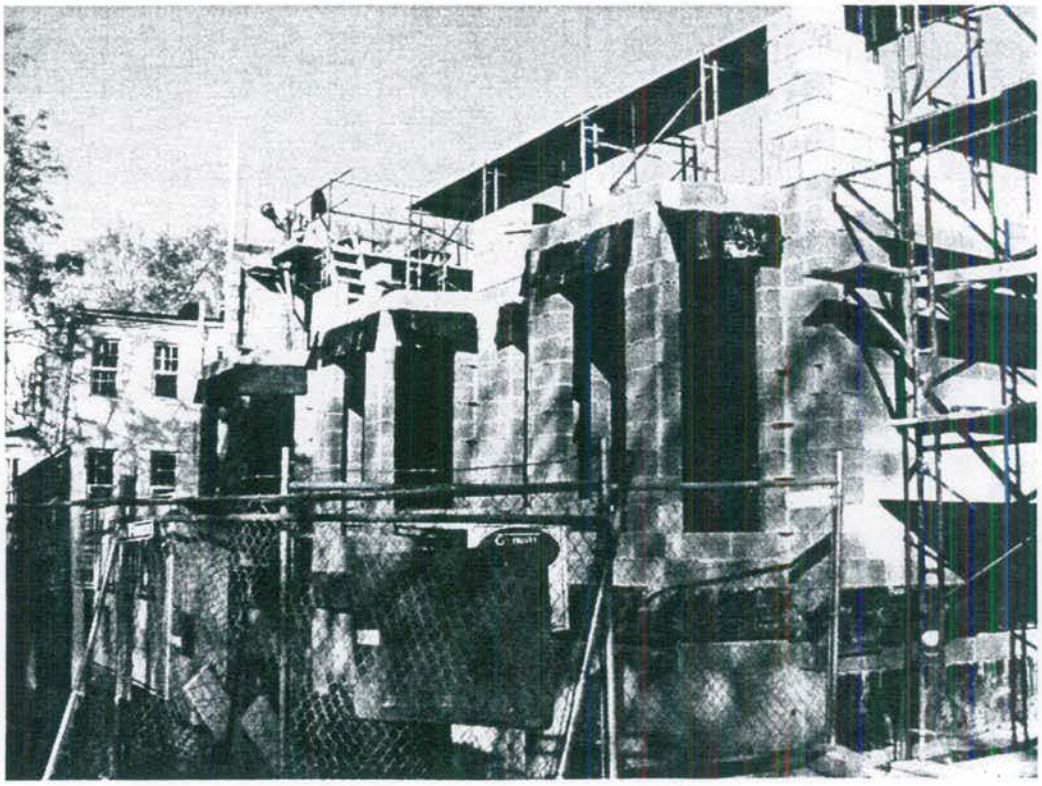




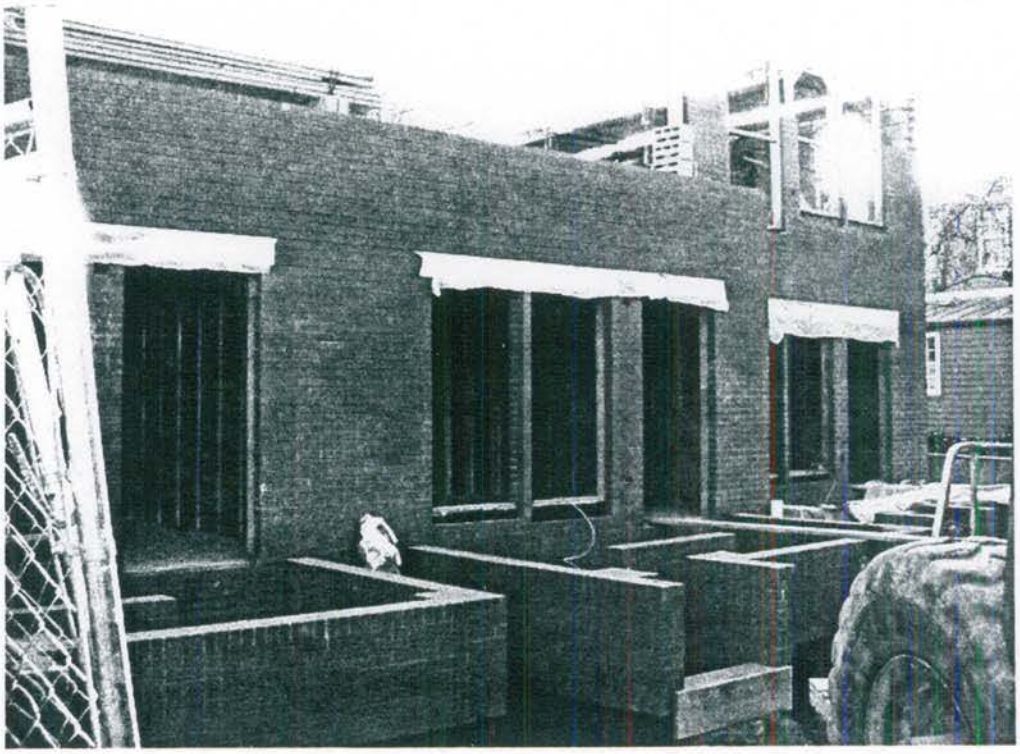
FRONT – WEST SIDE 11/3/03



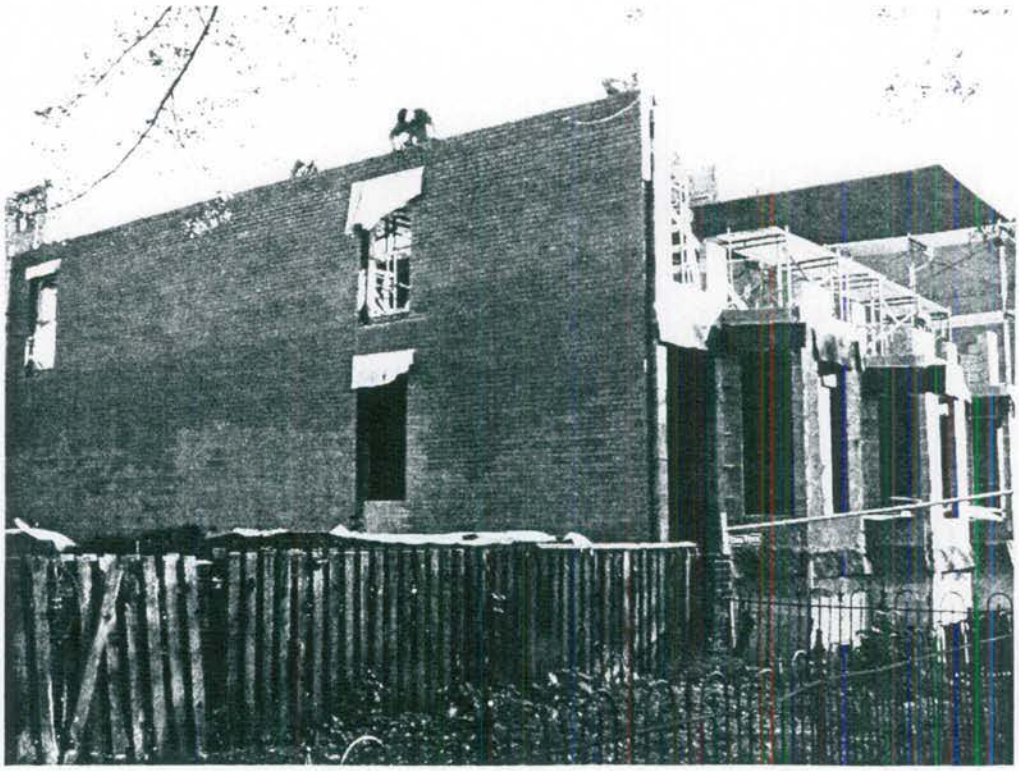
FRONT 11/4/03 (WASHINGTON SPORTS CLUB TO RIGHT OF HOMES)



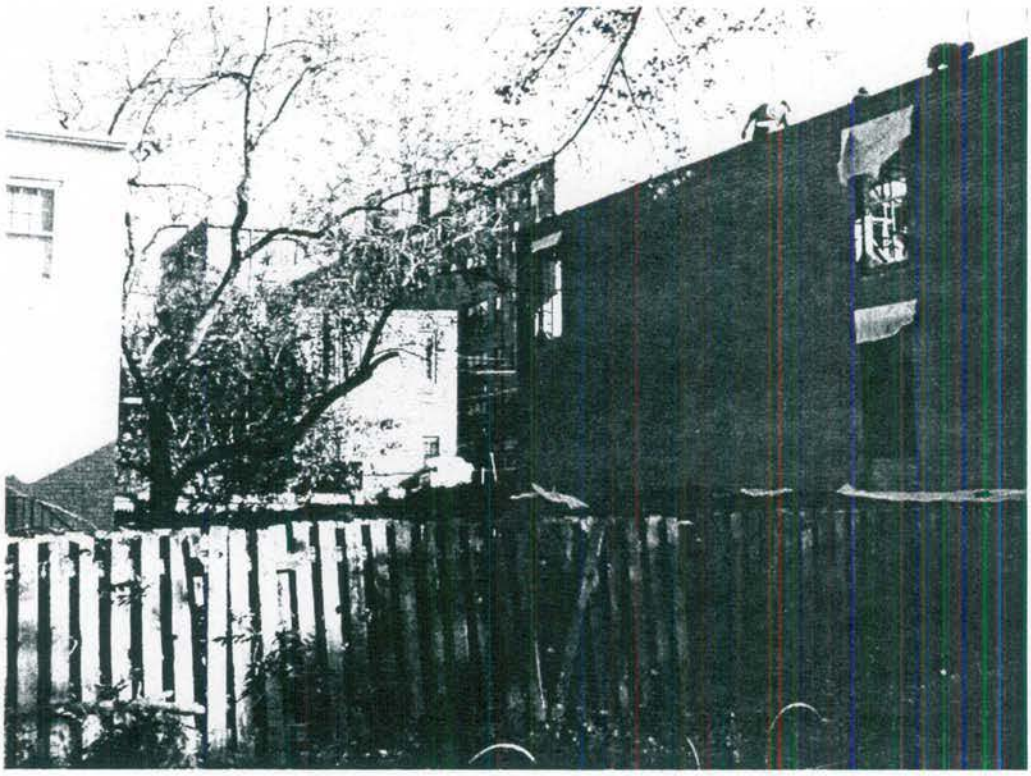
FRONT – EAST SIDE 11/4/03



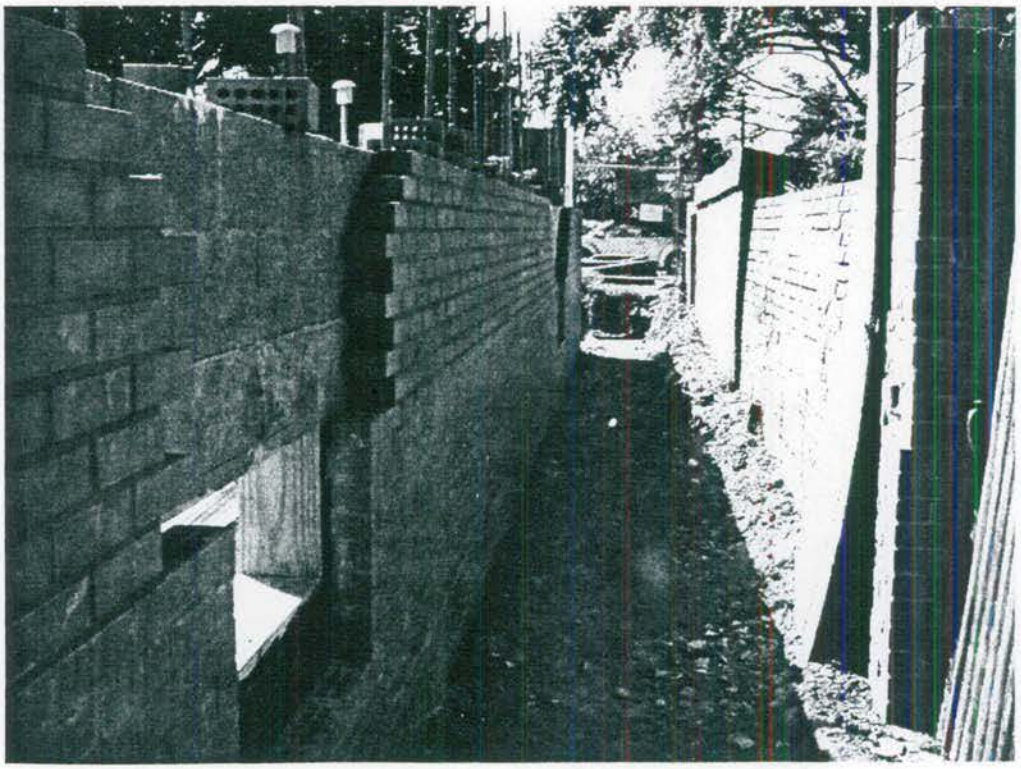
REAR 11/3/03



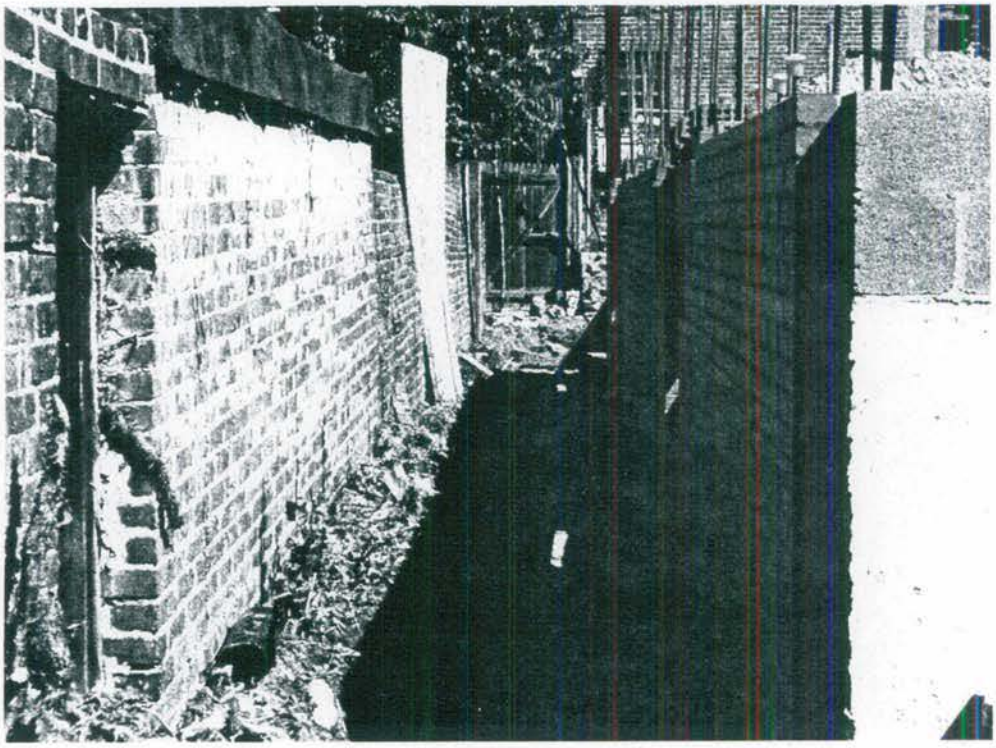
SIDE – WESTERN WALL 11/4/03



SIDE ELEVATION SHOWING SEPARATION FROM HOMES ON 2ND STREET

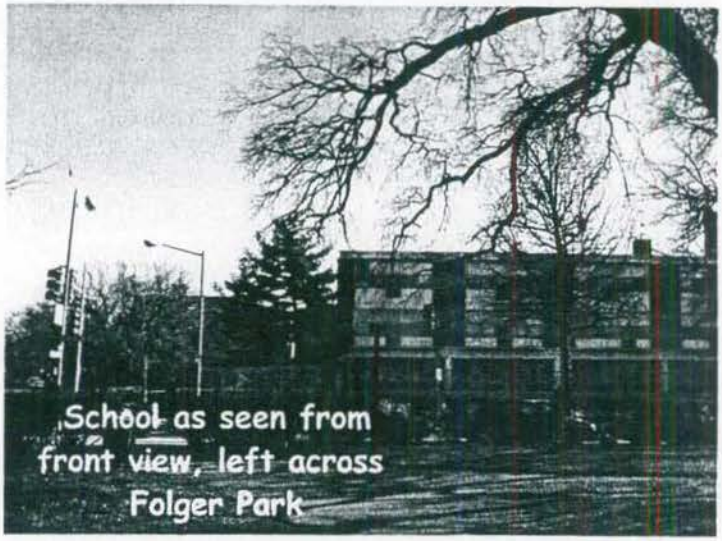


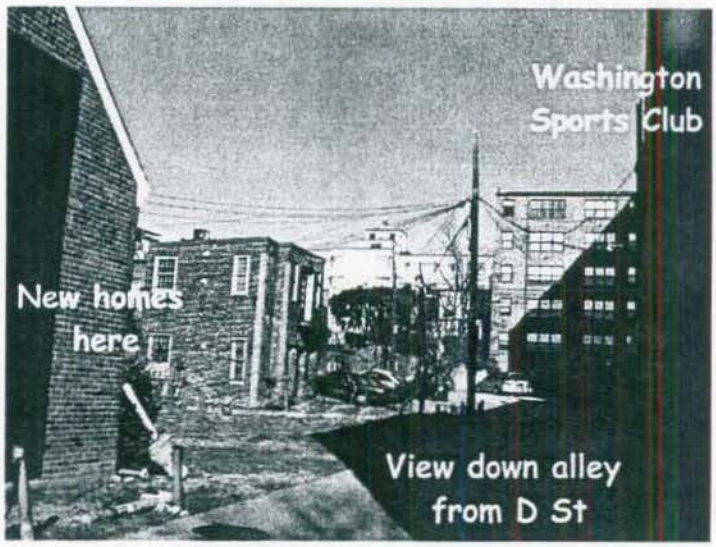
WESTERN BOUNDARY OF HOMES – VIEW TOWARD D STREET 9/8/03



WESTERN BOUNDARY WALL VIEW FROM D STREET 9/8/03


35'
40'
Similar Homes on
100 Block of D St, SE

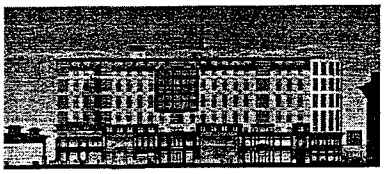

School as seen from
front view, left across
Folger Park


Washington
Sports Club
New homes
here
View down alley
from D St

G

FLGA, LLC

REAL ESTATE DEVELOPMENT GROUP



Gallery Place

Co-Developer: Gallery Place

Zoning Division
February 26, 2003

Mr. Robert Kelly
DC Zoning Administrator
941 North Capitol Street, NE
Suite 2000
Washington, DC 20002

Re: 210 D Street, SE

Dear Mr. Kelly:

As a follow-up to our telephone conversation this afternoon with you, Mr. Denzell Noble and Ms. Faye Agunney, I am enclosing a subdivision plat and related material that demonstrate that the above referenced property was subdivided and had, and continues to have, a building on its premises prior to 1958 or the date in which the new zoning regulations took effect. Our objective is to demolish the existing building, and to build three townhouses within the boundaries of the three platted lots. We have obtained a permit to demolish the building. Additionally, we have the approval of the ANC, the Fine Arts Commission, and the Capitol Hill Restoration Society.

We are scheduled to appear before the HPRB tomorrow night. It is our understanding that the staff report is favorable.

Should you have any questions, please feel free to call me on 202-965-1411. Thanks.

Kind regards,

Fred L. Greene

Enclosure

3524 K STREET, NW • GEORGETOWN • WASHINGTON, DC • 20007
PHONE: 202-965-1411 • FAX: 202-965-5745
E-MAIL: FLAG4@MSN.COM
WEB ADDRESS: FLGALLC.COM

H

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**210 D Street, SE**	X	Agenda
Landmark/District:	**Capitol Hill Historic District**		Consent Calendar
		X	Concept Review
Meeting Date:	**February 27, 2003**		Alteration
H.P.A. Number:	**03-150**	X	New Construction
Staff Reviewer:	**Emily Paulus**		Demolition
			Subdivision

The applicant, architect Willie James Maiden for the owner, Alger Stoneburner of Capital City Development Corporation, seeks conceptual design review for the construction of three new three-story rowhouses on a now vacant site in the Capitol Hill Historic District [the demolition of the 1940s brick substation that currently stands on the site was approved by the HPRB in September 2001]. The site is comprised of three unusually narrow 16-foot wide lots, which are typically considered non-conforming, thus requiring BZA approval. However, the applicant has represented, and staff has confirmed with the Zoning Administrator, that BZA approval is not required in this instance due to the fact that the lots were subdivided prior to 1958 [as stipulated in Section 401.1 of the DC Zoning Regulations]. The immediate area, while predominantly residential, is composed of a mix of building types and uses, including rowhouses and apartment buildings to the north and southwest and the Washington Sports Club and American Legion Club to the east. The site bounds Folger Park, which is located directly to the south.

The proposal calls for a bay-fronted rowhouse form, with three primary levels above a partially raised basement. The canted bays would be surmounted by steeply-pitched, hexagonal turrets. The buildings would be completely clad in brick, including the base and bays. Fenestration would include large double-hung windows topped by transoms and jack arches.

Conceptually, the general form and massing are compatible with the character of the historic district. The architect should continue to refine the design, paying particular attention to such things as windows and window details, as the computer-generated plans do not provide a clear or accurate depiction of what such details would truly look like. One aspect of the design that may require further study is the narrow, very vertical emphasis created by the 16-foot wide lots and narrow bays. While this form is certainly representative of Victorian rowhouses and follows the example of the rows in the surrounding area (such as those on the 100 block of D Street, SE), it is perhaps more common for a two-story building, as the three-story variant often features either a setback at the top floor or a lowered roof treated as a mansard. In an effort to improve the proportions, the architect may want to study those examples more closely. The design could also be improved by taking better advantage of the side alley elevation, which is a wonderful opportunity to introduce natural light into the end unit. Finally, the area

indicated on the plans as a "mezzanine" should be eliminated, as it clearly reads and functions as a partial fourth floor.

The staff recommends that the Review Board support the overall scale and massing with direction to the applicant to study the treatment of the third story and to continue to develop details, including windows and window details, and rear and side elevations.



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Form BLRA-14
(Rev. 4/98)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

PERMIT NO. B424724

BUILDING PERMIT/RAZE

LOT	SQUARE
800,801,802	0763

PERMIT

OWNER: FOLGER PARK NORTH, LLC
ADDRESS: 210 D STREET S.E.
[redacted]:
[redacted]:
[redacted]:

11/13/02

PERMIT FEE
$ 48.00

RAZE ANCILLARY STORAGE BUILDING. NO ELECTRIC OR PLUMBING UTILITIES.
CLEARED FOR EIS.
ZONE: CAP/R-4 VACANT
OWNER'S ADDRESS: 5000 GARDNER DR ALEX., VA 22304

to perform the work described herein at the address shown above under the conditions stated on BOTH sides of this permit. Authorized work and conditions of performance thereof:

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT ADDRESS OF WORK UNTIL WORK IS COMPLETED.

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
FOR INSPECTIONS CALL [redacted]
442-4641

D CLARK
DIRECTOR

Chief, Permit Issuance Branch

By: [signature]
Permit Clerk

D.C. GOVERNMENT
OTR/BORA CASHIERS OFFICE
941 N. CAPITOL STREET NE
WASHINGTON, DC 20002
202-727-1000

Store # 0001 Receipt # 291572
Reg # 0 11/13/02 at 14:09
Cash In Clk# 11 Sale Clk# 11

EN22001215 BUILD.STRUCTURE & EQUIP
0 1 0 $ 48.00 $ 48.00

Sub-Total $ 48.00
Tax $ 0.00
Total Sale $ 48.00

Cash Amount $ 48.00
Change Due $ 0.00

THANK YOU AND HAVE A NICE DAY

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Form BLRA-15
(Rev. 9/30/91

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. B451617

PERMIT

Date 5/23/03 (Type) NEW BLDG.
Address of work 210 "D" ST. S.E.
Permission is hereby granted to
CHRIS DOEFLER
who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit.
Authorized work and conditions of performance thereof:

Lot 28 **Square** 763
TOTAL PERMIT FEE $
(Owner) **FILING FEE** $
NO. **DATE**
FEE PAYABLE $ 130.00
FOR INSPECTIONS CALL 442-4641

APPROVED FOR ONE NEW FOUNDATION ONLY.

Builder—
Width of Bldgs. **Length** **Height** **Value $** **No. of Bldgs.**
Zone **No. of Stories** : 3 W/ BSMT.
Height of terrace above grade **To be occupied as** TWO FAMILY FLAT.
Address of owner SAME **Projections:**
Deposit No. **Amount $**
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Chief, Permit Issuance Branch
By: Permit Clerk

D. CLARK 32301
DIRECTOR

P D.C. GOVERNMENT
OTR/DCRA CASHIER OFFICE
941 N. CAPITOL ST. NE
WASHINGTON, DC 20002
202-727-1000

Store # 0001 Receipt # 005204
Reg. # 0 05/23/03 at 12:19
Cash In Clk# 11 Sale Clk# 11

EB22001215	BUILD.STRUCTURE & EQUIP	
0 1 @ $	130.00	$ 130.00
EB22001215	BUILD.STRUCTURE & EQUIP	
0 1 @ $	130.00	$ 130.00
EB22001215	BUILD.STRUCTURE & EQUIP	
0 1 @ $	130.00	$ 130.00
Sub-Total $		390.00
Tax $		0.00
Total Sale $		390.00
Check Amount $		390.00
Change Due $		0.00

THANK YOU AND HAVE A NICE DAY

FROM :CAPITOL CITY DEVELOPMENT FAX NO. :7035668464 Feb. 06 2004 02:29PM P1

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Form BLRA-15
(Rev. 9/30/91)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. B451616

PERMIT

Date 5/23/03 (Type) MISC.
Address of work 206 "D" STREET S.E.
Permission is hereby granted to CHRIS DOEFLER
who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit.
Authorized work and conditions of performance thereof:

APPROVED FOR FOUNDATION ONLY.

Lot 26 Square 763
TOTAL PERMIT FEE $
(Owner) FILING FEE $
NO. DATE
FEE PAYABLE $ 130.00
FOR INSPECTIONS CALL [redacted] 442-4641

Builder—
Width of Bldgs. Length Height
Zone CAP/ R-4
Height of terrace above grade
Address of owner 210 D ST. S.E.
Deposit No. Amount $
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Value $ No. of Bldgs.
No. of Stories 3 W/BASEMENT
To be occupied as 2 FAMILY FLAT. (ROW HOUSE)
Projections:

Chief, Permit Issuance Branch
By _____ Permit Clerk

D. CLARK 32301
DIRECTOR

FOLGER PARK NORTH, LLC
5000 GARDNER DR. ALEXANDRIA, VA 22304

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Form BLRA-15
(Rev. 9/30/91)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. B451615

PERMIT

Date 5/23/03 (Type) MISC.
Address of work 208 "D" ST. S.E.
Permission is hereby granted to CHRIS DOEFLER
who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit.
Authorized work and conditions of performance thereof:

APPROVED FOR FOUNDATION ONLY.

Lot 27 Square 763
TOTAL PERMIT FEE $
(Owner) FILING FEE $
NO. DATE
FEE PAYABLE $ 130.00
FOR INSPECTIONS CALL [redacted] 442-4641

Builder—
Width of Bldgs. Length Height
Zone
Height of terrace above grade
Address of owner 201 D ST. S.E.
Deposit No. Amount $
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Value $ No. of Bldgs.
No. of Stories 3 W/BSMT.
To be occupied as TWO FAMILY FLAT. (ROWHOUSE)
Projections:

Chief, Permit Issuance Branch
By _____ Permit Clerk

D. CLARK 32301
DIRECTOR

FROM :CAPITOL CITY DEVELOPMENT FAX NO. :7035668464 Feb. 06 2004 02:30PM P2

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Form: BLRA-15
(Rev. 9/30/91

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT PERMIT NO. B454261

PERMIT

Date 8/25/03 (Type) NEW CONST./MISC./FENCE

Lot 0028 Square 0763

Address of work 210 D ST S.E.

Permission is hereby granted to

(Owner) FOLGER PARK NORTH LLC

who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit.

Authorized work and conditions of performance thereof:

NO.

TOTAL PERMIT FEE $

FILING FEE $

DATE

FEE PAYABLE $ 1,016.36

FOR INSPECTIONS CALL [redacted] 442-4641

NEW ROWHOUSE AS PER PLANS. APPROVED AS PER STAMPED PLANS. FINAL APPROVAL REQUI PRIOR TO ERECTION OF TURRETS. FINAL MATERIALS SELCETION TO BE CORRDINATED WITH HISTORIC PRESERVATION OFFICE, PRIOR TO PURCHASE OF MATERIAL. CLEARED FOR EIS.

Builder— Value $ No. of Bldgs.

Width of Bldgs. Length Height No. of Stories 3 + BASEMENT

Zone CAP/R4 To be occupied as 2-FAMILY FLAT-ROWHOUSE

Height of terrace above grade Projections:

Address of owner SAME AS ABOVE

Deposit No. Amount $

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

D CLARK 32301

DIRECTOR

Chief, Permit Issuance Branch

By

Permit Clerk

P D.C. GOVERNMENT
OTR/DCRA CASHIER OFFICE
941 N. CAPITOL ST. NE
WASHINGTON, DC 20002
202-727-1000

Store # 0001 Receipt # 029403
Reg. # 2 08/25/03 at 15:43
Cash In Clk# 10 Sale Clk# 10

EB22001215	BUILD.STRUCTURE & EQUIP		
0	1 @ $ 1,016.36	$ 1,016.36	
EB22001215	BUILD.STRUCTURE & EQUIP		
0	1 @ $ 1,016.36	$ 1,016.36	
EB22001215	BUILD.STRUCTURE & EQUIP		
0	1 @ $ 1,016.36	$ 1,016.36	
	Sub-Total $	3,049.08	
	Tax $	0.00	
	Total Sale $	3,049.08	
	Check Amount $	3,049.08	
	Change Due $	0.00	

ACCT. # 0540015475162196229001056
CHECK # 001056

THANK YOU AND HAVE A NICE DAY

PERMIT

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Form BLRA-15
(Rev. 9/30/91

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT PERMIT NO. B454260

Date 8/25/03 (Type) NEW CONST./MISC./FENCE Lot 0026 Square 0763

Address of work 206 D ST S.E.

Permission is hereby granted to (Owner)
FOLGER PARK NORTH LLC
who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit.

Authorized work and conditions of performance thereof:

NO.
DATE
TOTAL PERMIT FEE $
FILING FEE $
FEE PAYABLE $ 1,016.36

FOR INSPECTIONS CALL [redacted] 442-4641

NEW ROWHOUSE AS PER PLANS. APPROVED AS PER STAMPED PLANS. FINAL APPROVAL REQUIR PRIOR TO ERECTION OF TURRETS. FINAL MATERIALS SELECTION TO BE CORDINATED WITH HISTORIC PRESERVATION OFFICE, PRIOR TO PURCHASE OF MATERIAL. CLEARED FOR EIS.

Builder— Value $ No. of Bldgs.
Width of Bldgs. Length Height No. of Stories 3 + BASEMENT
Zone CAP/R4 To be occupied as 2-FAMILY FLAT-ROWHOUSE
Height of terrace above grade Projections:
Address of owner SAME AS ABOVE
Deposit No. Amount $

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

D CLARK 32301

DIRECTOR

Chief, Permit Issuance Branch

By _____ Permit Clerk

PERMIT

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Form BLRA-15
(Rev. 9/30/91

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT PERMIT NO. B454262

Date 8/25/03 (Type) NEW CONST./MISC./FENCE Lot 0027 Square 0763

Address of work 208 D ST S.E.

Permission is hereby granted to (Owner)
FOLGER PARK NORTH, LLC
who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit.

Authorized work and conditions of performance thereof:

NO.
DATE
TOTAL PERMIT FEE $
FILING FEE $
FEE PAYABLE $ 1,016.36

FOR INSPECTIONS CALL [redacted] 442-4641

NEW ROWHOUSE AS PER PLANS. APPROVED AS PER STAMPED PLANS. FINAL APPROVAL REQUIR PRIOR TO ERECTION OF TURRETS. FINAL MATERIALS SELECTION TO BE COORDINTAED WITH HISTORIC PRESERVATION OFFICE, PRIOR TO PURCHASE OF MATERIAL. CLEARED FOR EIS.

Builder— Value $ No. of Bldgs.
Width of Bldgs. Length Height No. of Stories 3 + BASEMENT
Zone CAP/R4 To be occupied as 2-FAMILY FLAT-ROWHOUSE
Height of terrace above grade Projections:
Address of owner SAME AS ABOVE
Deposit No. Amount $

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

D CLARK 32301

DIRECTOR

Chief, Permit Issuance Branch

By _____ Permit Clerk

J

SQUARE 763

S.E. Address	Lot	Land Area	Use Type	Width
209 C St.	22	2,207	Row	21'
203 C St.	812	807	Row	15.5'
205 C St.	813	807	Row	15.5'
207 C St.	814	807	Row	15'
219 C St.	819	1,441	Semi-Detached	14.9'
221 C St.	820	1,223	Row	14.9'
223 C St.	821	1,112	Row	14.9'
227 C St.	____	____	Detached	16'
307 3rd St.	824	1,500	Row	19.5'
320 2nd St.	832	1,343	Row	18'
322 2nd St.	836	1,522	Row	18'
311 3rd St.	____	____	Semi-Detached	16'
309 3rd St.	____	____	Row	16'

Lot Width

- A survey of row houses one block in any direction of the subject properties indicates 56 row houses with a lot width less than 18' of which 40 such houses have a width less than 16'. See attached.

SQ	SUF	LOT	PREMISE ADDRESS	OWNERS NAME	MAILING ADDRESS	LAND AREA	LAND ASSMT	IMP ASSMT	TOTAL ASSMT	YEAR BLT	M	ZNG	LAND USE	BR	BA/ ½	BLDG SQFT	SALE DATE	SALE PRICE
758		42	120 3RD ST NE	N L DOMENICI	120 3RD ST NE	1,467	201,450	507,390	708,840	1908		R4	CNVS4	5		2,652	10/09/86	225,000
758		43	118 3RD ST NE	W STOWERS	3543 S ST NW	1,466	201,370	506,350	707,720	1908		R4	CNVS4	4		2,532	06/30/87	98,000
758		44	116 3RD ST NE	KENNETH H CHASE	3654 UPTON ST NW	1,467	201,450	485,990	687,440	1908		R4	CNVS4	4		2,532		
758		45	114 3RD ST NE	RYAN TOWNSEND	114 3RD ST NE	1,467	201,450	493,260	694,710	1908		R4	CNVS4	4		2,532	04/27/98	
758		46	112 3RD ST NE	C M CRESSWELL	309 7TH ST SE	1,466	201,370	482,110	683,480	1908		R4	CNVS4	4		2,532	03/13/81	180,000
758		47	110 3RD ST NE	KAREN GEJDENSON	110 3RD ST NE	1,424	197,750	496,830	694,580	1908		R4	CNVS4	5		2,532	03/17/87	185,000
758		48	108 3RD ST NE	TATIANA KAUPP	313 9TH ST SE	1,300	186,650	470,370	657,020	1908		R4	CNVS4	5		2,532		
758		800	A ST NE	UNITED STATES OF AMERICA		1,062	93,460	1,070	94,530			GOV	P-LOT					
758		801	A ST NE	UNITED STATES OF AMERICA		1,350	118,800	1,350	120,150			GOV	P-LOT					
758		802	A ST NE	UNITED STATES OF AMERICA		1,350	118,800	1,350	120,150			GOV	P-LOT					
758		803	214 A ST NE	FREDERICK T MERRILL	214 A ST NE	3,353	340,460	410,490	750,950	1880		R4	CNVS4	3		2,096	01/14/98	
758		804	212 A ST NE	S SCHREIBERG	3707 MORRISON ST NW	3,353	340,460	396,380	736,840	1900		R4	CNVS4	3		2,120		
758		805	210 A ST NE	JOHN D MOYERS	210 A ST NE	2,244	263,850	729,470	993,320	1890		R4	CNVS4	3		4,137	01/05/99	635,000
758		806	208 A ST NE	DANIEL J O'CONNELL 7	208 A ST NE	2,436	278,050	619,780	897,830	1890			S-DET	4		2,323	05/05/98	
758		808	221 CONSTITUTION AVE NE	LINDE BARRETT M C/O FRANK EMMET RE INC	8609 2ND AVE # 502 SILVER SPRING MD 20910	4,885	429,880	428,540	858,420	1917		R4	APT-G			8,427		
758		810	CONSTITUTION AVE NE	LINDE BARRETT M	3824 KLINGLE PL NW	246	21,650		21,650									
758		811	13TH	DISTRICT OF COLUMBIA		312	149,290		149,290			R4	T-VAC					
758		812	124 3RD ST NE	CHRISTOPHER DAVIS	124 3RD ST NE	1,299	186,560	703,540	890,100	1908		R4	CNVS4	7		2,529	05/31/02	1,100,000
758		813	106 3RD ST NE	SUSAN M COLLINS	106 3RD ST NE	288	66,770	206,020	272,790	1890		R4	S-DET	1		864	07/06/00	240,000
758		814	107 2ND ST NE	POPULATION INSTITUTE	107 2ND ST NE	1,018	159,860	506,430	666,290	1890		R4	ROW			2,118	02/03/92	400,000
758		815	105 2ND ST NE	POPULATION INSTITUTE	105 2ND ST NE	1,010	159,040	488,050	647,090	1899		R4	CNVS4	4		2,297		
758		819	124 3RD ST NE	CHRISTOPHER B DAVIS	124 3RD ST NE	287	30,020		30,020			R4	Z-VAC				05/31/02	1,100,000
758		820	225 CONSTITUTION AVE NE	META G KEEBLER C/O ROBERT C BREWSTER	225 CONSTITUTION AVE NE	1,306	187,220	468,440	655,660	1907		R4	ROW	3		2,781	10/25/00	569,000
758		821	CONSTITUTION ALY NE	KATHLEEN KAUPP	313 9TH ST SE	232	10,860		10,860			R4	GAR					
758		822	221 CONSTITUTION AVE NE	JOHN D FERGUSON C/O PARDOE REALTY EST	605 PENNSYLVANIA AVE SE	1,343	118,180	14,880	133,060			R4	P-LOT					
759		19	219 A ST NE	KAREN KOEHLER	219 A ST NE	1,037	161,730	295,170	456,900	1900		R4	S-DET	3		1,500	07/01/98	
759		20	221 A ST NE	JUANITA HENDRIKS	221 A ST NE	1,037	161,730	312,190	473,920	1890		R4	CNVS4	4		1,378	02/01/00	379,000
759		21	223 A ST NE	JEAN L HAINES	223 A ST NE	1,194	176,810	317,870	494,680	1900		R4	CNVS4	4		1,378	08/26/99	256,000
759		22	7 TERRACE CT NE	DAVID C HOWGILL	7 TERRACE CT NE	583	112,230	143,590	255,820	1900		R4	S-DET	2		853	12/23/99	199,995
759		23	5 TERRACE CT NE	MICHAEL MAYER	5 TERRACE CT NE	583	112,230	138,680	250,910	1900		R4	ROW	2		853	02/22/99	170,000
759		24	3 TERRACE CT NE	TIMOTHY C BRAUM	3 TERRACE CT NE	583	112,230	125,040	237,270	1900		R4	ROW	2		728	08/11/80	90,000
759		25	1 TERRACE CT NE	ANDREW L CREEMOR	1 TERRACE CT NE	583	112,230	139,920	252,150	1900		R4	S-DET	2		853	04/16/02	245,000
759		26	213 A ST NE	KATHLEEN J WINN TRUSTEE	213 A ST NE	1,085	166,470	279,720	446,190	1900		R4	ROW	3		1,452	10/07/98	
759		27	215 A ST NE	LAWRENCE A BINDA	215 A ST NE	1,103	168,210	303,990	472,200	1920		R4	ROW	3		1,478	02/23/98	267,000
759		28	217 A ST NE	J TRAINOR	217 A ST NE	1,102	168,100	299,490	467,590	1900		R4	S-DET	4		1,590	06/02/82	150,000
759		29	8 TERRACE CT NE	JOS A BRAUN	44 PARKER HEAD RD PHIPPSBURG ME 04562	583	112,230	139,850	252,080	1900		R4	S-DET	2		861		
759		30	6 TERRACE CT NE	POLLY E KREISMAN	47 W 73RD ST APT R NEW YORK NY 10023	583	112,230	137,830	250,060	1900		R4	ROW	2		806	01/09/89	120,500
759		31	4 TERRACE CT NE	SEAN P LEAHY	4 TERRACE CT NE	583	112,230	125,040	237,270	1900		R4	ROW	2		728		
759		32	2 TERRACE CT NE	BARRETT KARR	2 TERRACE CT NE	583	101,010	126,120	227,130	1900		R4	S-DET	2		728	01/05/99	128,900
759		36	204 CAPITOL ST NE	JACQUELINE LEWIS	204 EAST CAPITOL ST SE	1,036	153,570	452,650	606,220	1925		R4	CNVS4	5		2,052	09/02/97	385,000
759		41	15 2ND ST NE	JOHN STONE	15 2ND ST NE	2,303	268,370	552,990	821,360	1929		R4	ROW	3		2,453	03/28/94	465,000
759		42	17 2ND ST NE	PAUL SIMMONS	17 2ND ST NE	2,207	261,130	354,680	615,810	1900		R4	S-DET	3		1,762	06/03/81	182,500
759		43	23 2ND ST NE	FORELAND LLC	1220 L ST NW STE 300	4,348	382,620	873,380	1,256,000	1927		R4	APT-G			16,553	10/31/97	174,545
759		44	212 CAPITOL ST NE	CHURCH OF REFORMATION -	212 E CAPITOL ST NE	19,706	1,734,130	2,153,060	3,887,190	1900	ST		SP-R			34,603		
759		45	19 2ND ST NE	MARY D EDSALL	19 2ND ST NE	2,922	312,240	472,370	784,610	1853		R4	ROW	4		2,680	06/23/99	358,000
759		47	228 CAPITOL ST NE	RJ ASSOCIATES LLC	301 MARYLAND AVE NE	2,826	305,550	491,050	796,600	1900		R4	CNVS4	6		2,394	03/15/02	764,000
759		48	232 CAPITOL ST NE	EAST CAPITOL CORPORATION	232 E CAPITOL ST NE	1,096	96,450	259,200	355,650	1850		R4	O-SML			2,140		
759		800	232 CAPITOL ST NE	EAST CAPITOL CORPORATION C/O ESTHER G KEE	209 C ST SE		65,760	259,240	325,000									
759		801	230 CAPITOL ST NE	JOHN DUDINSKY	230 E CAPITOL ST NE	1,450	200,010	273,520	473,530	1900		R4	ROW	2		1,300	02/05/99	
759		803	226 CAPITOL ST NE	CHURCH OF REFORMATION -	212 E CAPITOL ST NE	2,699	296,860	619,540	916,400	1900		R4	ROW	5		3,493		
759		804	224 CAPITOL ST NE	SUPREME COURT HISTORICAL	224 E CAPITOL ST NE	2,297	202,140	514,180	716,320	1906		R4	O-SML			4,742	02/20/98	52,000
759		820	207 A ST NE	D W MATTAUSCH	260 MARYLAND AVE NE	1,044	162,420	324,430	486,850	1900		R4	CNVS4	2		1,774	12/15/86	160,000
759		821	209 A ST NE	PATRICIA M BURKE	209 A ST NE	1,035	161,550	326,800	488,350	1900		R4	CNVS4	2		1,774	04/04/98	295,000
759		822	211 A ST NE	JAMES L SWANSON	211 A ST NE	1,041	161,550	292,940	454,090	1900		R4	ROW	3		1,774	03/19/02	416,000
759		823	225 A ST NE	A WOODRICH	225 A ST NE	1,047	162,720	334,040	496,760	1900		R4	S-DET	4		1,584		
759		824	227 A ST NE	MICHAEL ERIC EVERSOLE	227 A ST NE	1,050	163,010	373,890	536,900	1900		R4	S-DET	3		1,834	06/19/02	610,000
759		828	202 CAPITOL ST NE	JAMES E STOUT TRUSTEE	202 E CAPITOL ST NE	1,686	220,240	461,390	681,630	1910		R4	ROW	5		2,562		
759		831	24 3RD ST NE	MAUREEN FERGUSON	24 3RD ST NE	2,097	252,710	366,450	619,160	1900		R4	CNVS4	4		2,029	10/17/01	714,500
759		832	22 3RD ST NE	JANET ASHCROFT	22 3RD ST NE	2,097	252,710	245,880	498,590	1900		R4	FLAT	2		1,870	12/08/95	302,750
759		833	20 3RD ST NE	MARY E SCHMITZ	20 3RD ST NE	2,097	252,710	463,680	716,390	1900		R4	ROW	4		2,682		
759		834	18 3RD ST NE	KATHLEEN DONNER	18 3RD ST NE	2,097	252,710	482,910	735,620	1910		R4	ROW	4		2,851	09/11/00	541,500
759		835	16 3RD ST NE	PHILLIP B BUSH SECOND	16 3RD ST NE	2,097	252,710	400,330	653,040	1871		R4	ROW	5		2,762		
759		836	14 3RD ST NE	KENNETH FULTON	14 3RD ST NE	2,097	252,710	340,790	593,500	1900		R4	ROW	4		1,947	12/10/97	
759		837	12 3RD ST NE	MARY E BRAITHWAITE	12 3RD ST NE	2,097	252,710	373,400	626,110	1900		R4	CNVS4	2		2,086	09/14/98	
759		838	10 3RD ST NE	SHIRLEY S TAYLOR	7605 ARROWOOD RD BETHESDA MD 20817	1,286	244,200	692,880	937,080	1900		R4	CNVS4	3		3,478		
759		839	1 2ND ST NE	FLORIDA HOUSE WASHINGTON	1 2ND ST NE	1,407	123,820	392,420	516,240	1891		R4	O-SML			3,462		
760		31	201 CAPITOL ST SE	FOLGER S LIBRARY	201 E CAPITOL ST SE	51,446	7,716,900	5,283,100	13,000,000	1931	ST		SP-ML			99,999		
760		803	CAPITOL ST SE	UNITED STATES OF AMERICA		57,649	5,073,110		5,073,110			GOV						
761		813	120 2ND ST SE	UNITED STATES OF AMERICA		110,951	16,642,650	50,357,350	67,000,000	1870	ST	GOV	SP-ML			99,999		
762		7	224 2ND ST SE	NATIONAL INDIAN GAMING A	224 2ND ST SE	7,182	1,005,480	545,050	1,550,530	1802		R4	O-SML			5,104	03/11/82	759,00
762		8	220 2ND ST SE	CHARLES W CALOMIRIS	1112 16TH ST NW	6,657	931,980	163,210	1,095,190	1955		R4	APT-G			11,142		
762		26	207 3RD ST SE	RONA F LAPRADE	2653 WOODLEY RD NW	2,124	228,710	555,200	783,910	1890		R4	CNV84	4		3,073		
762		27	209 3RD ST SE	MARY WEIRICH	209 3RD ST SE	2,160	231,210	541,270	772,480	1890		R4	ROW	4		2,917		
762		29	218 2ND ST SE	PETER WALDRON	218 2ND ST SE	1,620	192,620	369,510	562,130	1890		R4	CNVS4	4		1,788	10/07/98	
762		30	216 2ND ST SE	JEW DY LG JWB & WWS	14661 STONEWALL DR SILVER SPRING MD 20905	1,620	192,620	342,100	534,720	1890		R4	ROW	3		1,788		
762		31	214 2ND ST SE	YUN K LEE	214 2ND ST SE	1,620	192,620	359,800	552,420	1890		R4	CNVS4	3		1,788		
762		36	221 PENNSYLVANIA AVE SE	SAMAR PARTNERSHIP	221 PENNSYLVANIA AVE SE	2,185	305,900	247,350	553,250	1850		C2A	STR-M			4,872	02/17/89	890,00
762		37	223 PENNSYLVANIA AVE SE	JOSEPH ZAGAMI SR.	3820 MOUNT OLNEY LN OLNEY MD 20832	2,882	403,480	321,790	725,270	1850		C2A	STR			5,932		
762		38	225 PENNSYLVANIA AVE SE	MCC INVESTMENTS LTD	3210 N ST NW	3,008	421,120	174,000	595,120	1850		C2A	STR-M			4,939		
762		39	217 3RD ST SE	MARK E KUHN	217 3RD ST SE	920	134,490	331,010	465,500	1940		R4	CNVS4	3		1,546	03/14/02	620,72
762		40	219 3RD ST SE	L M LEWIS	219 3RD ST SE	920	134,490	299,770	434,260	1880		R4	ROW	2		1,546	11/15/88	199,00
762		41	221 3RD ST SE	ANNE N O'ROURKE	221 3RD ST SE	920	134,490	155,850	490,340	1880		R4	ROW	3		1,546	04/04/01	421,00
762		42	223 3RD ST SE	LORENA O BORG	223 3RD ST SE	920	134,490	340,050	474,540	1880		R4	CNVS4	4		1,680		
762		52	232 2ND ST SE	CARL O WINBERG TRUSTEE	1611 S PACIFIC COAST HWY REDONDO BEACH CA 90277	2,048	223,520	295,460	518,980	1923		R4	ROW	5		1,386	05/02/97	300,00
762		53	230 2ND ST SE	STRATEGIC HEALTH CARE CO	5210 RESERVE DR DUBLIN OH 43017	2,007	220,670	308,240	528,910	1923		R4	CNVS4	5		1,413	10/23/02	733,10
762		54	228 2ND ST SE	PLUMMER D WALLACE	228 2ND ST SE	2,167	231,700	310,160	541,860	1923		R4	CNVS4	4		1,386	07/29/02	605,00
762		58	227 PENNSYLVANIA AVE SE	LAWRENCE B WELCH TRUSTEE C/O PHYLLIS W LEVIN	10832 ROYAL CARIBBEAN CI BOYNTON BEACH FL 33437	2,758	386,120	210,020	596,140	1890		C2A	STR-M			4,412		
762		59	215 3RD ST SE	STEPHEN B D' AQUILA	215 3RD ST SE	1,196	158,880	244,600	403,480	1981		R4	S-DET	2		1,228	07/13/99	150,00
762		804	212 C ST SE	ROBERT S SPERRY	2101 WISCONSIN AVE NW	2,619	90,380	50,910	141,290			R4	GAR			447		
762		806	201 PENNSYLVANIA AVE SE	C/O DONOHOE CO SIDNEY ZLOTNICK C/O GERALD GROSSBERG	6624 WILSON LN BETHESDA MD 20817	2,732	382,480	814,480	1,196,960	1890	ST	C2A	BKS-F			8,202		
762		807	205 PENNSYLVANIA AVE SE	SIDNEY ZLOTNICK C/O GERALD GROSSBERG	6624 WILSON LN BETHESDA MD 20817	787	110,180	217,630	327,810	1890		C2A	STR-M			3,110		
762		808	207 PENNSYLVANIA AVE SE	GERALD GROSSBERG	6624 WILSON LN BETHESDA MD 20817	1,600	224,000	242,000	466,000	1890		C2A	STR-M			5,426		
762		809	215 PENNSYLVANIA AVE SE	PUBLIC CITIZEN INC C/O ACCOUNTANT	1600 20TH ST NW	4,803	672,420	2,131,000	2,803,420	1916		C2A	STR			20,967	06/15/01	177,00
762		810	PENNSYLVANIA AVE SE	PUBLIC CITIZEN INC C/O ACCOUNTANT	1600 20TH ST NW	2,106	294,840		294,840									
762		814	205 3RD ST SE	NINA MAY	1770 KIRBY RD MC LEAN VA 22101	1,036	145,100	349,050	494,150	1911		R4	ROW	3		1,840	12/22/82	125,00
762		818	209 PENNSYLVANIA AVE SE	M LANGE & S LONG TRUSTEE C/O STUART J LONG	331 H ST NE	4,134	578,760	516,160	1,094,920	1880		C2A	STR-M			14,116		
762		820	235 PENNSYLVANIA AVE SE	THIRD PENN LLC A DC LIMI C/O COMMERCIAL INVESTORS	7101 WISCONSIN AVE STE 1 BETHESDA MD 20814	2,058	288,120	283,020	571,140	1890		C2A	STR-M			4,618	09/13/00	625,00
762		823	203 3RD ST SE	231 PENNSYLVANIA AVENUE	231 PENNSYLVANIA AVE SE	2,358	77,810	39,830	117,640	1880		R4	C-CG			1,553	11/15/99	1,347,7
762		826	211 3RD ST SE	ROBERT M FORCEY	211 3RD ST SE	1,204	159,570	237,060	396,630	1890		R4	ROW	2		1,368		
762		827	213 3RD ST SE	JOHN A BAIN	213 3RD ST SE	1,004	142,220	226,220	368,440	1890		R4	ROW	3		1,116	05/04/93	200,00
762		828	3RD ST SE	NATIONAL ALLIANCE BLACK	2816 GEORGIA AVE NW	1,120	36,960	410	37,370				P-LOT					
762		832	210 C ST SE	LORI L BUCHSBAUM	315 C ST SE	509	16,800	28,630	45,430	1900		R4	C-CG			509	08/10/00	81,5
762		833	220 C ST SE	LORI L BUCHSBAUM	315 C ST SE	692	22,840	8,260	31,100	1953		R4	C-CG			692	08/10/00	81,5
762		834	PENNSYLVANIA AVE SE	UNITED STATES OF AMERICA		15,847	522,950		522,950			GOV						
762		835	PENNSYLVANIA AVE SE	UNITED STATES OF AMERICA		4,681	154,470		154,470			GOV						
762		836	208 2ND ST SE	DOCK Y JEW	14661 STONEWALL DR SILVER SPRING MD 20905	1,973	276,220	133,460	409,680	1912		C2A	O-SML			1,512	12/19/00	32,9
762		837	212 2ND ST SE	RICHARD YOU HOW LEE TRUS	212 2ND ST SE	1,562	218,680	88,680	307,360	1912		C2A	STR			1,039		
762		838	229 PENNSYLVANIA AVE SE	231 PENNSYLVANIA AVE LLC C/O JACKSON PRENTICE MGM	400 7TH ST NW # 200	3,171	443,940	700,660	1,144,600	1860		C2A	STR			9,402	11/15/99	1,347,7
762		839	233 PENNSYLVANIA AVE SE	PENNSYLVANIA CAPITAL LLC	1321 CONNECTICUT AVE NW	2,326	325,640	369,040	694,680	1880		C2A	STR-M			8,137	07/19/00	875,0
762		840	203 3RD ST SE	DANIEL A TURTON	203 3RD ST SE	814	124,500	662,380	786,880	1870		R4	CNVS4	4		3,478	03/19/01	653,0
762		841	200 C ST SE	SLT REALTY LP C/O CAPITAL HILL SUITES	200 C ST SE	23,252	3,245,980	15,317,010	18,562,990	1959		R4	H-LAR			90,730	02/02/95	450,0
763		1	224 D ST SE	KENNETH H NASH POST #8 C/O AMERICAN LEGION	224 D ST SE	4,034	342,890	496,750	839,640	1856		R4	CLB-P			8,070		
763		2	216 D ST SE	FRANK R GAILOR	118 SAINT MARYS ST RALEIGH NC 27605	4,692	398,820	1,293,510	1,692,330	1890		R4	O-SML			14,319	10/05/98	2,666,0
763		3	212 D ST SE	CAROLE S GAILOR	PO BOX 1015 HORSHAM PA 19044	6,552	556,920	928,650	1,485,570	1890		R4	CLB-P			13,098	10/05/98	2,666,0
763		15	317 3RD ST SE	A DONOHOE	4000 MASSACHUSETTS AVE N	5,383	457,560	551,390	1,008,950	1927		R4	APT-G			8,840		
763		16	319 3RD ST SE	METROPOLITAN MASONRY INC	319 3RD ST SE	4,879	414,720	457,800	872,520	1959		R4	APT-G			9,006		
763		17	312 2ND ST SE	WINBERG CARL O	1611 S PACIFIC COAST HWY REDONDO BEACH CA 90277	1,850	209,620	447,730	657,350	1860		R4	CNVS4	4		2,387		
763		18	310 2ND ST SE	ALLEN R BISHOP	PO BOX 9000 BROWNSVILLE TX 78523	2,217	235,020	502,510	737,530	1860		R4	CNVS4	4		3,026	03/28/95	360,0
763		19	308 2ND ST SE	URSULA E RALPH	3600 JACKSON ST SAN FRANCISCO CA 94118	2,252	237,380	637,110	874,490	1840		R4	CNVS4	4		3,726	08/16/94	350,0
763		20	304 2ND ST SE	ELIZABETH H DESAN & REVO	1620 29TH ST NW	2,006	220,580	520,080	740,660	1880		R4	CNVS4	4		3,060		
763		21	316 2ND ST SE	D R STARK	137 C ST SE	1,814	207,070	485,650	692,720	1890		R4	CNVS4	4		2,387		
763		22	209 C ST SE	WILLIAM H ESKRIDGE	209 C ST SE	2,207	234,380	249,660	484,040	1890		R4	ROW	2		1,113	12/01/88	325,0
763		23	311 3RD ST SE	DESIREE SAYLES	311 3RD ST SE	1,690	197,970	361,420	559,390			R4	CNVS4	4		2,475		
763		24	301 3RD ST SE	WILLINA F BRANNON	227 C ST SE	1,713	199,680	341,760	541,440	1880			CNVS4	2				
763		25	219 C ST SE	RUDOLFO Q BANDONG	219 C ST SE	1,442	178,920	229,610	408,530	1890			S-DET	3				

SQ	SUF	LOT	PREMISE ADDRESS	OWNERS NAME	MAILING ADDRESS	LAND AREA	LAND ASSMT	IMP ASSMT	TOTAL ASSMT	YEAR BLT	M	ZNG	LAND USE	BR	BA/ ½	BLDG SQFT	SALE DATE	SALE PRICE
763		26	D ST SE	FOLGER PARK NORTH LLC	658 12TH ST NE	1,447												
763		27	210 D ST SE	FOLGER PARK NORTH LLC	658 12TH ST NE	1,529				1943			SP-PS					
763		28	D ST SE	FOLGER PARK NORTH LLC	658 12TH ST NE	1,529												
763		800	D ST SE	POTOMAC ELECTRIC POWER C	658 12TH ST NE	1,529	67,280		67,280								06/17/02	450,000
763		801	210 D ST SE	POTOMAC ELECTRIC POWER C	658 12TH ST NE	1,529	67,280	60,770	128,050	1943		R4	SP-PS			736	06/17/02	450,000
763		802	D ST SE	POTOMAC ELECTRIC POWER C	658 12TH ST NE	1,447	63,670		63,670								06/17/02	450,000
763		807	2ND ST SE	HARRIET M METZGER		125	1,240		1,240			R4	Z-VAC					
763		809	318 2ND ST SE	CARL O WIBBERG	1611 S PACIFIC COAST HWY REDONDO BEACH CA 90277	1,492	182,810	468,890	651,700	1860		R4	CNVS4	4		2,284		
763		810	314 2ND ST SE	C E HOWELL	314 2ND ST SE	1,825	207,850	497,570	705,420	1860		R4	CNVS4	4		2,588	11/19/97	
763		811	201 C ST SE	DAVID D O'BRIEN	201 C ST SE	1,613	192,060	641,090	833,150	1880		R4	CNVS4	5		2,839	06/05/02	1,175,000
763		812	203 C ST SE	DAVID D O'BRIEN	201 C ST SE	807	123,830	249,170	373,000	1870		R4	ROW	2		1,230	06/03/02	430,000
763		813	205 C ST SE	W R JAUSSI	205 C ST SE	807	123,830	251,990	375,820	1870		R4	ROW	3		1,230	06/01/87	219,000
763		814	207 C ST SE	REED W JAUSSI	96 PTARMIGAN LOOP LOGAN UT 84321	807	123,830	246,560	370,390	1870		R4	ROW	2		1,200	11/01/89	240,000
763		817	215 C ST SE	STANELY R ZUPNIK	5530 WISCONSIN AVE CHEVY CHASE MD 20815	4,521	384,290	3,291,130	3,675,420	1947		R4	APT-E			37,500		
763		818	C ST SE	STANELY R ZUPNIK	5530 WISCONSIN AVE CHEVY CHASE MD 20815	3,193	271,410		271,410									
763		819	219 C ST SE	VIRGINIA B FINNELL	219 C ST SE	1,441	80,552	112,800	193,352	1890		R4	S-DET	3		1,425		
763		820	221 C ST SE	MARY B O'QUINN	221 C ST SE	1,223	161,170	247,200	408,370	1890		R4	ROW	3		2,196	07/02/98	251,000
763		821	223 C ST SE	DAVID H RICHARDSON	223 C ST SE	1,112	151,740	226,020	377,760	1890		R4	ROW	3		1,370	03/21/97	145,727
763		822	225 C ST SE	DAVID A SCOTT	225 C ST SE	1,076	148,640	361,370	510,010	1890		R4	CNVS4	3		1,726	01/10/03	702,000
763		824	307 3RD ST SE	DENNIS F SHUELL	307 3RD ST SE	1,500	183,470	314,620	498,090	1944		R4	ROW	3		1,620		
763		825	309 3RD ST SE	MAURICE WILLIAMS	4850 OSPREY DR S APT 402 ST PETERSBURG FL 33711	1,689	197,880	377,210	575,090	1870		R4	CNVS4	3		1,672		
763		828	C ST SE	STANELY R ZUPNIK	5530 WISCONSIN AVE CHEVY CHASE MD 20815	2,263	192,360		192,360									
763		829	C ST SE	STANELY R ZUPNIK	5530 WISCONSIN AVE CHEVY CHASE MD 20815	222	18,870		18,870									
763		832	320 2ND ST SE	KENNETH B DRESSER	320 2ND ST SE	1,343	171,040	464,340	635,380	1860			ROW	4		2,439	04/11/96	355,000
763		833	305 3RD ST SE	DOUGLAS C DACY C/O DEPT ECONOMICS	3001 LAKE AUSTIN BLVD AUSTIN TX 78703	1,246	163,060	378,500	541,560	1963		R4	S-DET	3		2,015		
763		835	326 2ND ST SE	EDWARD G GRUIS	PO BOX 5 WHITE STONE VA 22578	2,915	279,840	341,770	621,610	1880		R4	CNVS4	3		1,296		
763		836	322 2ND ST SE	LOUIS F SMITH	322 2ND ST SE	1,522	185,200	381,390	566,590	1880		R4	ROW	3		1,636	06/25/98	
763$		800	D ST SE	UNITED STATES OF AMERICA		85,503	5,130,180		5,130,180			GOV						
764		15	SE	UNITED STATES OF AMERICA		95,038	14,255,700		14,255,700			GOV						
765		19	220 CAROLINA AVE SE	G G KRUGHOFF	220 S CAROLINA AVE SE	2,589	259,500	350,920	610,420	1913		R4	ROW	3		1,864		
765		52	520 2ND ST SE	T DECHAINE	3080 TUDOR HALL RD RIVA MD 21140	1,449	179,460	479,780	659,240	1905		R4	CNVS4	4		2,952		
765		53	518 2ND ST SE	T DECHAINE	3080 TUDOR HALL RD RIVA MD 21140	1,878	211,580	525,730	737,310	1905		R4	CNVS4	6		3,240		
765		54	516 2ND ST SE	D L DAVIS	516 2ND ST SE	1,900	213,100	515,350	728,450	1905		R4	CNVS4	6		3,273	09/17/90	303,500
765		55	514 2ND ST SE	EDWARD S FLANAGAN	6009 CAMELBACK LN COLUMBIA MD 21045	1,900	213,100	515,730	728,830	1905		R4	CNVS4	5		3,273	05/15/89	295,000
765		56	512 2ND ST SE	SUZANNE G OKUN	512 2ND ST SE	1,900	213,100	478,590	691,690	1900		R4	CNVS4	5		2,182	12/02/93	252,000
765		57	510 2ND ST SE	CARMEN S SASMORE	329 6TH ST SE	1,900	213,100	523,110	736,210	1905		R4	CNVS4	5		3,273		
765		58	508 2ND ST SE	CHRISTOPHER BERENDES	508 2ND ST SE	1,900	213,100	446,760	659,860	1905		R4	CNVS4	6		3,234	03/01/00	450,000
765		59	506 2ND ST SE	BERNADINE B PRINCE	506 E CAPITOL ST NE	1,900	213,100	487,220	700,320	1900		R4	CNVS4	6		3,273	10/16/91	252,000
765		60	504 2ND ST SE	ETHRIDGE DEBORAH A	9505 POTOMAC DR FORT WASHINGTON MD 20744	1,900	213,100	515,490	728,590	1905		R4	CNVS4	4		3,273	06/03/81	119,500
765		61	502 2ND ST SE	SHARON LOCKWOOD	3019 O ST NW	1,900	213,100	497,110	710,210	1905		R4	CNVS4	3		3,273		
765		62	215 E ST SE	NINA KOLBE	215 E ST SE	2,057	224,130	359,900	584,030	1911		R4	S-DET	3		2,016	09/29/89	250,000
765		63	217 E ST SE	SUSAN R FOURNIER	217 E ST SE	2,587	259,370	341,670	601,040	1911		R4	ROW	4		1,778	08/18/94	325,000
765		64	219 E ST SE	ELIZABETH A BEERS	219 E ST SE	2,587	259,370	297,160	556,530	1911		R4	ROW	4		1,200	08/04/98	300,000
765		65	221 E ST SE	SHIRLEY B LEBO	221 E ST SE	2,587	259,370	278,440	537,810	1911		R4	ROW	4		1,502		
765		66	223 E ST SE	EMMA J DASSANCE	223 E ST SE	2,587	259,370	290,310	549,680	1911		R4	ROW	3		1,200	03/09/98	
765		67	225 E ST SE	L MODISETT &A SULLIVAN	200 WINDSTONE DR PORTSMOUTH RI 02871	2,057	224,130	368,620	592,750	1911		R4	S-DET	3		1,740		
765		68	501 3RD ST SE	CHARLOTTE LARSON	501 3RD ST SE	1,908	213,700	288,840	502,540	1911		R4	S-DET	3		1,376	07/01/98	389,000
765		69	503 3RD ST SE	ALBERT R ROMERO TRUSTEE	503 3RD ST SE	1,880	211,710	246,830	458,540	1911		R4	ROW	3		1,376		
765		70	505 3RD ST SE	G L MAMAKOS	505 3RD ST SE	1,880	211,710	250,970	462,680	1911		R4	ROW	3		1,376	06/20/80	77,100
765		71	507 3RD ST SE	L B TAYLOR	507 3RD ST SE	1,880	211,710	280,860	492,570	1911		R4	ROW	3		1,376		
765		72	509 3RD ST SE	P T LOTT	PO BOX 569760 DALLAS TX 75356	1,880	211,710	337,450	549,160	1911		R4	ROW	3		1,670	02/08/91	364,000
765		73	511 3RD ST SE	ELLEN GAURISHEFF TRUSTEE	1718 35TH ST NW	1,867	210,800	304,400	515,200	1911		R4	CNVS4	4		1,376		
765		74	515 3RD ST SE	THEODORE L SIGHORE	515 3RD ST SE	1,534	186,120	300,620	486,740	1913		R4	S-DET	3		1,700	10/14/81	115,000
765		75	517 3RD ST SE	DOUG W CRANDALL	517 3RD ST SE	1,794	205,630	328,720	534,350	1913		R4	CNVS4	4		1,530	02/18/98	
765		76	232 CAROLINA AVE SE	FRANK H MORKOWSKI TRUSTE	232 S CAROLINA AVE SE	1,571	188,940	394,140	583,080	1913		R4	S-DET	4		2,286		
765		77	230 CAROLINA AVE SE	HAROLD E HORAN	230 S CAROLINA AVE SE	1,230	161,750	305,700	467,450	1913		R4	ROW	3		1,770		
765		80	224 CAROLINA AVE SE	MARC R LIPPMAN	224 S CAROLINA AVE SE	1,995	219,830	328,860	548,690	1913		R4	CNVS4	5		1,694	04/15/91	202,910
765		81	222 CAROLINA AVE SE	M J BURCH	5775 PEACHTREE DUNWOOD R ATLANTIC GA 30342	2,094	226,630	383,220	609,850	1913		R4	CNVS4	4		1,824		
765		82	216 CAROLINA AVE SE	SABINE L KENNON	216 S CAROLINA AVE SE	2,618	261,330	451,380	712,710	1913		R4	ROW	4		2,543	12/23/96	290,000
765		800	218 CAROLINA AVE SE	MARGARET W BRIDWELL TRUS	10296 SMARSFIELD RD COLUMBIA MD 21044	2,644	262,920	369,970	632,890	1913		R4	CNVS4	5		1,864		
765		802	214 CAROLINA AVE SE	CAPITOL HILL DAY SCHOOL	214 S CAROLINA AVE SE	2,302	161,140	251,530	412,670	1913			SP-E			2,796	01/02/87	235,000
765		803	210 CAROLINA AVE SE	CAPITOL HILL DAY SCHOOL	210 S CAROLINA AVE SE	13,058	914,060	588,270	1,502,330	1900		C2A	SP-E			17,339	10/14/97	400,000
765		804	226 CAROLINA AVE SE	EDWIN G PETERMAN	226 S CAROLINA AVE SE	1,802	206,200	306,360	512,560	1913		R4	ROW	3		1,717	12/04/98	
765		806	228 CAROLINA AVE SE	ADRIEL HARVEY	228 S CAROLINA AVE SE	1,427	177,730	340,680	518,410	1913		R4	CNVS4	4		1,717	10/29/01	530,600
765$		800	609 3RD ST SE	UNITED STATES OF AMERICA		132,050	15,846,000	15,000	15,861,000	1900		GOV	SP-RC			680		
766		21	241 VIRGINIA AVE SE	225 VIRGINIA AVENUE LLC	285 PEACHTREE CENTER AVE ATLANTA GA 30303	1,564	101,660	100	101,760			CM3	P-LOT					
766		36	225 VIRGINIA AVE SE	225 VIRGINIA AVENUE LLC	285 PEACHTREE CENTER AVE ATLANTA GA 30303	72,339	4,702,040	24,405,950	29,107,990	1960		CM3	LGT-1			99,999		
766		37	VIRGINIA AVE SE	225 VIRGINIA AVENUE LLC	285 PEACHTREE CENTER AVE ATLANTA GA 30303	15,654	1,017,510	100	1,017,610				P-LOT					
766		831	VIRGINIA AVE SE	225 VIRGINIA AVENUE LLC	285 PEACHTREE CENTER AVE ATLANTA GA 30303	3,200	208,000	100	208,100				P-LOT					
767		44	200 K ST SE	UNITED STATES OF AMERICA		8,540	170,800	345,920	516,720	1956		GOV	APT-G			9,504		
767		45	908 2ND ST SE	UNITED STATES OF AMERICA		10,533	210,660	240,890	451,550	1956		GOV	APT-G			5,484		
767		46	201 I ST SE	UNITED STATES OF AMERICA		8,540	170,800	384,350	555,150	1956		GOV	APT-G			9,504		
767		47	909 3RD ST SE	UNITED STATES OF AMERICA		12,199	243,980	218,610	462,590	1956		GOV	APT-G			4,888		
767		829	K ST SE	UNITED STATES OF AMERICA		37,600	1,240,800		1,240,800			GOV	P-LOT					
768		19	200 L ST SE	UNITED STATES OF AMERICA		8,540	170,800	185,320	356,120			GOV	APT-G			4,024		
768		20	1008 2ND ST SE	UNITED STATES OF AMERICA		10,533	210,660	223,940	434,600	1956		GOV	APT-G			5,030		
768		21	201 K ST SE	UNITED STATES OF AMERICA		8,540	170,800	361,980	532,780	1956		GOV	APT-G			8,856		
768		22	1009 3RD ST SE	UNITED STATES OF AMERICA		12,199	243,980	218,610	462,590	1956		GOV	APT-G			4,888		
768		810	K ST SE	UNITED STATES OF AMERICA		39,189	1,293,240		1,293,240			GOV	P-LOT					
769		18	1108 2ND ST SE	UNITED STATES OF AMERICA		11,540	380,820	211,980	592,800	1956		GOV	APT-G			6,022		
769		19	201 L ST SE	UNITED STATES OF AMERICA		8,542	281,890	270,170	552,060			GOV	APT-G			8,014		
769		20	1109 3RD ST SE	UNITED STATES OF AMERICA		15,687	517,670	215,400	733,070	1956		GOV	APT-G			6,136		
769		21	212 M ST SE	SQUARE 769 LLC	1220 L ST NW STE 515	16,076	2,491,780	8,220	2,500,000	1955		CM2				1,796	01/07/02	2,500,000
769		821	M ST SE	UNITED STATES OF AMERICA		71,703	9,378,040		9,378,040			GOV						
770		800	SE	UNITED STATES OF AMERICA		98,941	1,978,820		1,978,820			GOV						
770		801	M ST SE	UNITED STATES OF AMERICA		118,791	2,375,820		2,375,820			GOV						
771		800	POTOMAC AVE SE	UNITED STATES OF AMERICA		52,337	1,046,740		1,046,740			GOV						
771$		801	SE	UNITED STATES OF AMERICA		32,098	641,960	6,040	648,000		CB	GOV	T-VAC					
771W		800	1331 2ND ST SE	DISTRICT OF COLUMBIA		81,750	1,471,500	7,716,000	9,187,500	1902	*	M	SP-M			99,999		
772		1	330 M ST NE	M STREET JOINT VENTURE	15018 ATHEY RD BURTONSVILLE MD 20866	8,550	367,650	2,110	369,760	1980	BR	CM1	P-LOT			437		
772		2	M ST NE	M STREET JOINT VENTURE	15018 ATHEY RD BURTONSVILLE MD 20866	7,669	329,770		329,770			CM1						
772		6	1215 3RD ST NE	SQUARE 772 DEVELOPMENT G C/O WILKES CO	6031 KANSAS AVE NW	8,983	386,270	1,943,070	2,329,340	1952		CM1	O-SML			22,830	10/02/86	530,000
772		7	3RD ST NE	SQUARE 772 DEVELOPMENT G C/O WILKES CO	6031 KANSAS AVE NW	8,983	386,270		386,270			CM1					10/02/86	530,000
772		16	1234 4TH ST NE	GG & G HOLDINGS LLC	331 N ST NE	8,982	386,230	150,770	537,000	1964		CM1	WH-1			6,723	11/06/00	275,000
772		17	1232 4TH ST NE	FARIBA CHINIAN	14301 UNIFORM DR CENTREVILLE VA 20121	8,982	386,230	263,770	650,000	1964		CM1	C-CG			12,043	03/26/96	320,000
772		19	300 M ST NE	M STREET JOINT VENTURE	15018 ATHEY RD BURTONSVILLE MD 20866	16,218	697,370	60,880	758,250	1939		CM1	C-CG			8,005		
772		20	N ST NE	301 N STREET NE LP C/O WILKES CO	6031 KANSAS AVE NW	1,760	75,680		75,680			CM1						
772		21	N ST NE	301 N STREET NE LP C/O WILKES CO	6031 KANSAS AVE NW	2,074	89,180		89,180			CM1						
772		22	301 N ST NE	301 N STREET NE LP C/O WILKES CO	6031 KANSAS AVE NW	25,421	1,093,100	1,428,800	2,521,900	1931		CM1	WHG-M			86,330		
772		23	331 N ST NE	GREENBERG REALTY	331 N ST NE	33,086	1,422,700	807,380	2,230,080	1980		CM1	WH-1			32,544		
772		800	N ST NE	301 N STREET NE LP C/O WILKES CO	6031 KANSAS AVE NW	3,835	164,910		164,910			CM1						
772		801	4TH ST NE	M STREET JOINT VENTURE	15018 ATHEY RD BURTONSVILLE MD 20866	8,488	364,980	2,200	367,180			CM1	P-LOT					
772		802	1211 3RD ST NE	M STREET JOINT VENTURE	15018 ATHEY RD BURTONSVILLE MD 20866	8,488	364,980	137,890	502,870	1961		CM1	STR			3,300		
772N		803	301 FLORIDA AVE NE	JOHN A BOOKER	1924 BLUERIDGE AVE SILVER SPRING MD 20902	8,720	374,960	44,440	419,400	1953		CM1	STR-S			1,374		
773		4	300 L ST NE	FRANK SCIACCA LLC	2445 WYOMING AVE NW	8,100	324,000	259,200	583,200	1958		CM1	WHG-M			10,264	08/15/02	920,000
773		21	1100 4TH ST NE	SHIRK IYASSU	1100 4TH ST NE	1,330	53,200	46,800	100,000	1923		R4	STR-M			3,079	08/14/02	100,000
773		55	1107 N ST NE	JOYCE F GRIFFIN	24 50TH ST NE	1,330	61,010	113,570	174,580	1924		R4	S-DET	4		1,814		
773		56	1162 4TH ST NE	BETTY J PAYNE	1162 4TH ST NE	987	58,230	82,160	140,390	1923		R4	ROW	5		1,128	02/15/00	118,500
773		57	1160 4TH ST NE	E ROBINSON	1160 4TH ST NE	987	58,230	81,500	139,730	1923		R4	ROW	4		1,128	06/16/98	
773		58	1158 4TH ST NE	VERLAND E GRAHAM-FAULK	1158 4TH ST NE	987	58,230	85,470	143,700	1923		R4	ROW	3		1,905	11/16/98	
773		59	1156 4TH ST NE	V DICKEY	1156 4TH ST NE	987	58,230	82,330	140,560	1923		R4	ROW	3		1,128		
773		60	1154 4TH ST NE	WILMA H PETERS	6708 HAMILTON ST RIVERDALE MD 20737	987	58,230	95,730	153,960	1923		R4	ROW	3		1,324		
773		61	1152 4TH ST NE	RETTA D WILLIAMS	1152 4TH ST NE	987	58,230	82,330	140,560	1923		R4	ROW	5		1,128	10/29/99	97,000
773		62	1150 4TH ST NE	MARY KING	1150 4TH ST NE	987	58,230	79,850	138,080	1923		R4	ROW	3		1,128		
773		63	1148 4TH ST NE	GUY NAPPER	1148 4TH ST NE	987	58,230	81,170	139,400	1923		R4	ROW	4		1,166		
773		64	1146 4TH ST NE	JEFFREY A JENKINS	5513 4TH ST NE	987	58,230	81,500	139,730	1922		R4	ROW	4		1,128	06/03/02	151,000
773		65	1144 4TH ST NE	RICHARD AMOAKE	1144 4TH ST NE	987	58,230	96,550	154,780	1923		R4	ROW	4		1,360	01/15/03	110,000
773		66	1142 4TH ST NE	K R BROOK	1142 4TH ST NE	987	58,230	79,520	137,750	1923		R4	ROW	4		1,128		
773		67	1140 4TH ST NE	PAMELA BALL	217 PLEASANT ST SW VIENNA VA 22180	987	58,230	106,210	164,440	1923		R4	CNVS4	3		1,128	06/12/01	129,795

Surrounding Squares

	Address	Width of Lot
3rd St SE	315	13' 4"
	213	13' 8"
	211	13' 2"
	316	15' 5"
	318	15' 5"
	306	16' 10"
C St SE	306	14½' 8"
	308	15' 8"
	310	16'
	312	14' 8"
	314	14' 8"
	316	15' 4"
	318	15' 6"
	320	16
	322	17
	335	16
	333	17-5
	331	16' 10"
	329	16' 10"
	327	17' 4"

	Address	Width of Lot
C St SE	325	17
	311	16' 10"
	301	17
North Carolina Ave SE across Park	180	16'
	178	16'
	176	16'
2ND St SE	407	16'
	405	16'
	403	16'
D St SE	123	16'
	138	16'
	140	16'
	146	17'
	148	17'
	142	12'
	140	12'

D ST
SE

Address	Width of Lot
136	16'
132	17'
128	13' 6"
126	13' 6"
124	13' 6"
111	17'
123	16'
125	16'
127	16'
129	16'
131	16' 9"
133	16'
139	12'
141	12'
143	12'
145	15'
147	15'
163	16'
161	16'
159	16'

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 13144, of Elliot Street Associates, pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances from the lot width and lot area requirements (Sub-section 3301.1) and to allow a proposed subdivision (Sub-section 1302.2) for a proposed subdivision and conversion of an existing apartment house into three row dwellings in an R-4 District at the premises 614-618 Ellicot Street, N.E., (Square 1028, Lots 818 and 825).

HEARING DATE: January 16, 1980
DECISION DATE: January 16, 1980 (Bench Decision)

FINDINGS OF FACT:

1. The application was amended at the public hearing to reflect the true name of the applicant as Elliot Street Associates rather than Elliot Street Association as it had been filed and advertised.

2. The subject property is located on the west side of Elliot Street between Maryland Avenue and F Street, N.E. and is known as 614-618 Elliot Street, N.E. It is in an R-4 District.

3. The subject site is improved with a two story apartment house with rear screen porch additions containing eight dwelling units. The improvements are vacant. They have been gutted. The improvements were constructed about 1942.

4. The applicant proposes to subdivide the lots and to convert the apartment house into three row dwellings and sell the units in fee simple.

5. To the north of the subject property is Maryland Avenue followed by occupied single family row houses. To the east is Elliot Street followed by single family row houses. To the south is F Street followed by more single family row houses and apartment buildings. To the west is a twenty foot wide public alley followed by a large Baptist Church and several single family row houses to the further west.

6. The conversion will include removal of staircases, the erection of party walls within each and a provision for an interior staircase on each side of the party wall. It will also include one off-street parking space for each dwelling unit.

7. The interior layout of each of the proposed dwelling units will consist of a living room, dining room, family room and kitchen and a half bath on the first floor and three bedrooms and two full baths on the second floor.

8. The subject lots were originally three seventeen foot wide building lots. They were subdivided. A rear section of the lots, Lot 816, was improved with a garage and the subject apartment house was constructed on the front of the lots. The subject apartment house occupies approximately fifty-four percent of Lot 825.

9. Sub-section 3301.1 of the Zoning Regulations requires that a row dwelling in an R-4 District have a minimum lot area of 1,800 square feet and a minimum lot width of eighteen feet.

10. The applicant seeks a variance of 180.5 square feet from the lot area requirements and 1.32 feet from the lot width requirements for the proposed dwelling at 614 Elliot Street and a lot area variance of 168 square feet and a lot width variance of one foot for the proposed dwelling at 616 Elliot Street dwelling. No area variances are required for the proposed dwelling at 618 Elliot Street.

11. Both the east and west sides of the subject Elliot Street are undergoing restoration.

12. The Capitol Hill Restoration Society by letter of January 15, 1980 recommended that the application be approved. It stated as follows:

> "The Capitol Hill Restoration Society supports these variance applications. Although the applicant could subdivide the existing structure into two single family homes, and comply with the Zoning Regulations, the Society believes that requiring it to do so would result in significant practical difficulty. The majority of the homes on Elliot Street where the the property is located, are less then seventeen feet wide. If the applicant converted the apartment house to only two homes, each house would be approximately twenty-five feet wide. Such wide houses would be inconsistent with the surrounding neighborhood.

Members of the Zoning Committee spoke with several neighbors who either had no objection to the variances or supported them. One neighbor expressed a preference for the construction of two, rather than three, homes because she believed that two homes would be better constructed than three and would sell more easily. The Society does not believe that the number of houses will control the quality of construction or marketability of the homes. In addition, the Society does not believe the neighborhood would be well served by having two houses that are unusually wide. Finally, the Society does not consider housing design to be a zoning issue.

Because the Society finds that the applicant's proposal reflects an effort to develop housing consistent with the character of the neighborhood in which the property is located, and to make productive use of an existing structure, the Society urges the Board of Zoning Adjustment to grant the variance applications."

Other than the comment that housing design is not a zoning issue, the Board concurs with the recommendation of the CHRS.

13. There were some twenty-five signatures on a petition from residents on Elliot Street in favor of the application.

14. There was no objection to the application.

15. Advisory Neighborhood Commission - 6A made no recommendation on the application.

CONCLUSIONS OF LAW:

Based on the record, the Board concludes that the variances requested are area variances, the granting of which requires a showing of a practical difficulty stemming from the property itself: The Board notes that lot 825 is fifty-one feet wide and that it is already improved with a structure. The applicant proposes to make use of the existing structure by converting it into three row dwellings The Board concludes that the narrowness of lot 825 and the presence of a structure upon it constitutes the practical difficulty. In addition, the Board concludes that the variances are minimal. The Board further notes that the lot width conforms to the other existing lots on the same street.

Findings No. 11, 12 and 13 reflect the community support for the application. The Board also notes that parking will be on-site in the proposed construction thus relieving any on-street parking impact. The Board concludes that the variances can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zoning Regulations. Accordingly, it is ORDERED that the application is GRANTED.

VOTE: 4-0 (John G. Parsons, William F. McIntosh, Charles R. Norris and Leonard L. McCants to GRANT; Connie Fortune not present not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 19 FEB 1980

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "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 BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHA AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCU IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND INSPECTIONS.

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 12947, of Deanwood Properties, Inc., pursuant to Paragraph 8207.11 of the Zoning Regulations, for a variance allowing a subdivision of one lot into two lots not meeting the lot width requirements (Sub-sections 1302.2 and 3301.1) to convert a four unit apartment house into two single family row dwellings in an R-4 District at the premises 1165-67 Neal Street, N.E. (Square 4065, Lot 27).

HEARING DATE: June 13, 1979
DECISION DATE: June 13, 1979 (From the Bench)

FINDINGS OF FACT:

1. The subject property is located on the south side of Neal Street, between West Virginia and Montello Avenues, N.E. The site is in the R-4 District and is known as 1165-67 Neal Street, N.E.

2. Record lot 27 actually consists of two assesment and taxation lots, 800 and 801. That portion of lot 27 which is also known as lot 800 is the subject of this application.

3. Lot 800 is thirty-two feet wide, 150 feet deep, and contains 4,800 square feet of area. It is improved with a two story, four unit apartment building which is currently unoccupied

4. Lot 801 is located to the east of the apartment building, is eighteen feet wide, 150 feet deep and contains 2700 square feet. It is vacant. Lot 801 is a conforming R-4 lot and no variances are required to construct a rowhouse or flat thereon.

5. The existing building on lot 800 covers the full width of the lot. The applicant proposes to subdivide the lot and convert the existing four unit apartment building into two single family row dwellings which will be sold for individual ownership.

6. Each of the proposed lots for the row dwellings would have 2,400 square feet of area and would be sixteen feet wide. The Zoning Regulations require a maximum of 1,800 square feet of area and eighteen feet in width for a row dwelling in an R-4 District. The applicant therefore requires a variance of two feet from the lot width regulations.

7. The area in which this site is located is predominantely residential in use. Row dwellings predominate. There are, however, small apartment buildings scattered throughout the neighborhood. The R-4 District in this area extends from Gallaudet College to the west, Florida Avenue to the south, Bladensburg Road to the east and Mt. Olivet Road to the north.

8. The majority of the surrounding row houses are two stories high and are well maintained. Wheatly Elementary School is located at Montello Avenue and Neal Street and Holy Name School is located at West Virginia Avenue and Neal Street, N.E., Gallaudet College is located west of West Virginia Avenue.

9. The Office of Planning and Development, by memorandum dated June 7, 1979 and by testimony at the public hearing, recommended that the application be granted. The Office noted that the proposed subdivision will create two lots which will exceed the minimum lot area requirements of the R-4 District by one-third. The rear yards for each of the proposed dwellings will be nearly eighty feet deep. The only requirement that cannot be met is the eighteen foot lot width. The two lots will each be sixteen feet wide, a deficiency of only eleven per cent for each lot. The Office of Planning and Development reported that the creation of two, single family, owner occupied dwellings as proposed by this application will result in a use which is more in keeping with the character of the immediate neighborhood and in keeping with District policies which encourage home ownership than the former use. The OPD did not believe that the granting of this variance will result in any undue adverse impacts The Board so finds. The Office of Planning and Development also recommended the applicant provide one off-street parking space for each of the proposed row houses.

10. The applicant testified that the presence of an alley at the rear and the depth of the rear yards made it possible to provide an off-street parking space for each lot and that he would do so. No parking is required for each dwelling, since the intensity of the use on the site is being decreased.

11. There was no report from Advisory Neighborhood Commission - 5B.

12. There was no opposition to the application.

CONCLUSIONS OF LAW AND OPINION:

Based on the record and the findings of fact, the Board concludes that the requested variance is an area variance, the granting of which requires the showing of a practical difficulty upon the owner arising out of the property. The Board concludes that the existing width of lot 800 and the presence of the existing building on the lot create such a practical difficulty. The Board concludes that the requested lot width variance is minimal, that all other requirements of the Regulations are being complied with, and that approval of the application would be in keeping with the existing character of the area and District policies to encourage home ownership. The Board concludes that approval of the application will not cause substantial detriment to the public good and will not substantially impair the intent and purposes of the zone plan as embodied in the Zoning Regulations and Maps. It is therefore ORDERED that the Application be GRANTED.

VOTE: 4-0 (William F. McIntosh, Chloethiel Woodard Smith Leonard L. McCants and Charles R. Norris to GRANT; Walter B. Lewis not present, not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 14 AUG 1979

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE ABD PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND INSPECTIONS.

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 12973 of Bart Bren, Inc., pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances from the prohibition against the subdivision of one lot into two lots not meeting the lot area and lot width requirements (Sub-sections 1302.2 and 3301.1) and from the parking space requirements (Subsection 7202.1) for a proposed subdivision and conversion of two four unit apartment houses into four single family dwellings constituting three row dwellings and one semi-detached dwelling in an R-4 District at the premises 1229-1235 D Street, N.E., (Square 1008, Lots 113 and 114).

HEARING DATE: July 18, 1979
DECISION DATE: August 8, 1979

FINDINGS OF FACT:

1. The subject properties are located on the south side of D Street, N.E., between 12th and 13th Streets. They are in an R-4 District.

2. The majority of dwellings in this area are row dwellings. There are also a substantial number of two, three and four story apartment buildings in the vicinity. The R-4 District in which this property is located covers most of the Capitol Hill area. A small C-2-A District is located between 13th and 14th Streets east of the site, and the H Street Benning Road commercial center is located approximately four blocks to the north.

3. The applicant proposes to convert two existing four unit apartment buildings into four single family dwellings constituting three row dwellings and one semi-detached dwelling.

4. The proposed subdivision of Lot 113 on which premises 1229 and 1231 stand and Lot 114 on which premises 1233 and 1235 stand will require area variances as follows:

Address	Lot Area Variance	Lot Width Variance
1229 D St.	360 Sq. Ft.	2.05 Ft.
1231 D St.	360 Sq. Ft.	2 Ft.
1233 D St.	360 Sq. Ft.	2 Ft.
1235 D St.	907.50 Sq. Ft.	6.75 Ft.

There is no way for the applicant to add to the width or area of the lots.

5. A parking variance of one space is also requested for 1231 D Street.

6. Premises 1235 D Street is classified as a semi-detached dwelling since the eastern face of the existing building does not coincide with the property line. The lot is 2,325 feet wide and has an area of 2,092.50 square feet. If based upon the standards for row dwellings in the subject R-4 District, this is the only lot of the four which would meet or exceed the requirements.

7. Each of the subject dwellings has a rear yard over thirty feet deep and contains a shed in the extreme rear of it's lot. Premises 1235 D Street also has a rear garage. A ten foot wide public alley borders the rear of the properties. A fifteen foot wide public alley runs along the west of the properties.

8. The applicant testified at the public hearing that he proposes to put a concrete parking slab nine by nineteen feet in each of the rear yards to accommodate one automobile. The sheds will be demolished. These parking arrangements do not show on the plats or plans submitted by the applicant. The application was advertised to reflect a variance from the parking space requirements of Sub-section 7202.1. The Board finds that since parking will be provided for each unit, no such variance is required.

9. The Office of Planning and Development, by report dated July 10, 1979, recommended that the application be approved. The OPD noted that the application contemplates the conversion of two existing four unit apartment buildings into four single family dwellings. The use of this property for single family, owner-occupied dwellings is an appropriate use of this property and one which is in keeping with the city's policy of encouraging homeownership opportunities. The proposed dwellings would also be compatible with the low density residential character of the neighborhood. The OPD further noted that all of the variances requested for the proposed dwellings are area variances. It stated that there is no practical means of complying with the lot width and lot area requirements of the proposed lots at 1229, 1231 and 1233 D Street, N.E. and that the granting of these variances can be accomplished without adversely affecting the light, air and ventilation of the subject premises or adjoining properties. The Board so finds.

10. Advisory Neighborhood Commission 6A made no recommendation on the application.

11. There was no opposition to the application.

CONCLUSIONS OF LAW:

Based on the record the Board concludes that the applicant is seeking area variances the granting of which requires a showing of a practical difficulty arising from the property itself. The Board concludes that the configuration of the existing properties results in the undersized lot width and area and is the practical difficulty. There is no way that the applicant can add to the structures already existing on the lot. The applicant plans to gut the buildings and restore them to a viable condition that would enhance them and the neighborhood. The Board found in Findings of Fact Nos. 6 and 9 that the proposed use of the building is appropriate for the buildings, the neighborhood and District of Columbia Housing programs. In addition the variances are minimal.

The Board further concludes that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan. Accordingly, it is ORDERED that the application is GRANTED.

Vote: 4-0 (William F. McIntosh, Chloethiel Woodard Smith, Charles R. Norris and Leonard L. McCants to grant).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 27 SEP 1979

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "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 PRODECURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND INSPECTIONS.