

DCRA EXHIBITS

A. Location Map Graphic

B1. Subdivision (reduced)

B2. Subdivision (full scale)

C. Wall Test Report

D1. Building Plat (January 4, 2006)

D2. Building Plat (February 27, 2007; representing reduction of footprint)

E. Building Permit (Lot 19; Permit # 104443)

F. Building Permit (Lot 20; Permit # 101585)

G. Building Permit (Lot 18; Permit # 101584)

H. Building Permit (Lot 17; Permit # 101587)

I. Resume of Matthew L. LeGrant

RECEIVED

D.C. OFFICE OF ZONING

2007 JUL -9 PM 5:16

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17631

EXHIBIT NO. 20

Board of Zoning Adjustment
District of Columbia
CASE NO. 17631
EXHIBIT NO. 20

J.E.S.
3/8/2007

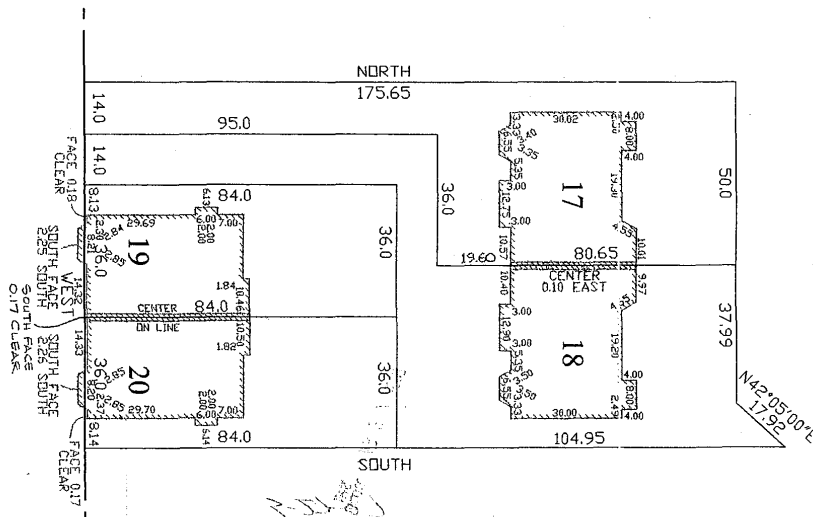
A circular professional seal for Joseph Eldon Snider, a Registered Land Surveyor in the District of Columbia. The seal features the text "DISTRICT OF COLUMBIA" at the top, "JOSEPH ELDON SNIDER" in the middle, and "REGISTERED LAND SURVEYOR" at the bottom. The number "2003-05" is prominently displayed in the center, flanked by two horizontal lines. Two five-pointed stars are positioned on the left and right sides of the seal.

RECEIVED

D.C. OFFICE OF ZONING

100-443887-100

FESSENDEN STREET, N.W.



EXHIBIT

C

CONCRETE WALLS LOCATED

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., January 4, 2006

Plat for Building Permit of: SQUARE 1655 SITE PER SUB

Scale: 1 inch = 20 feet

Receipt No. 25001

Furnished to: REID DUNN

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted, and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

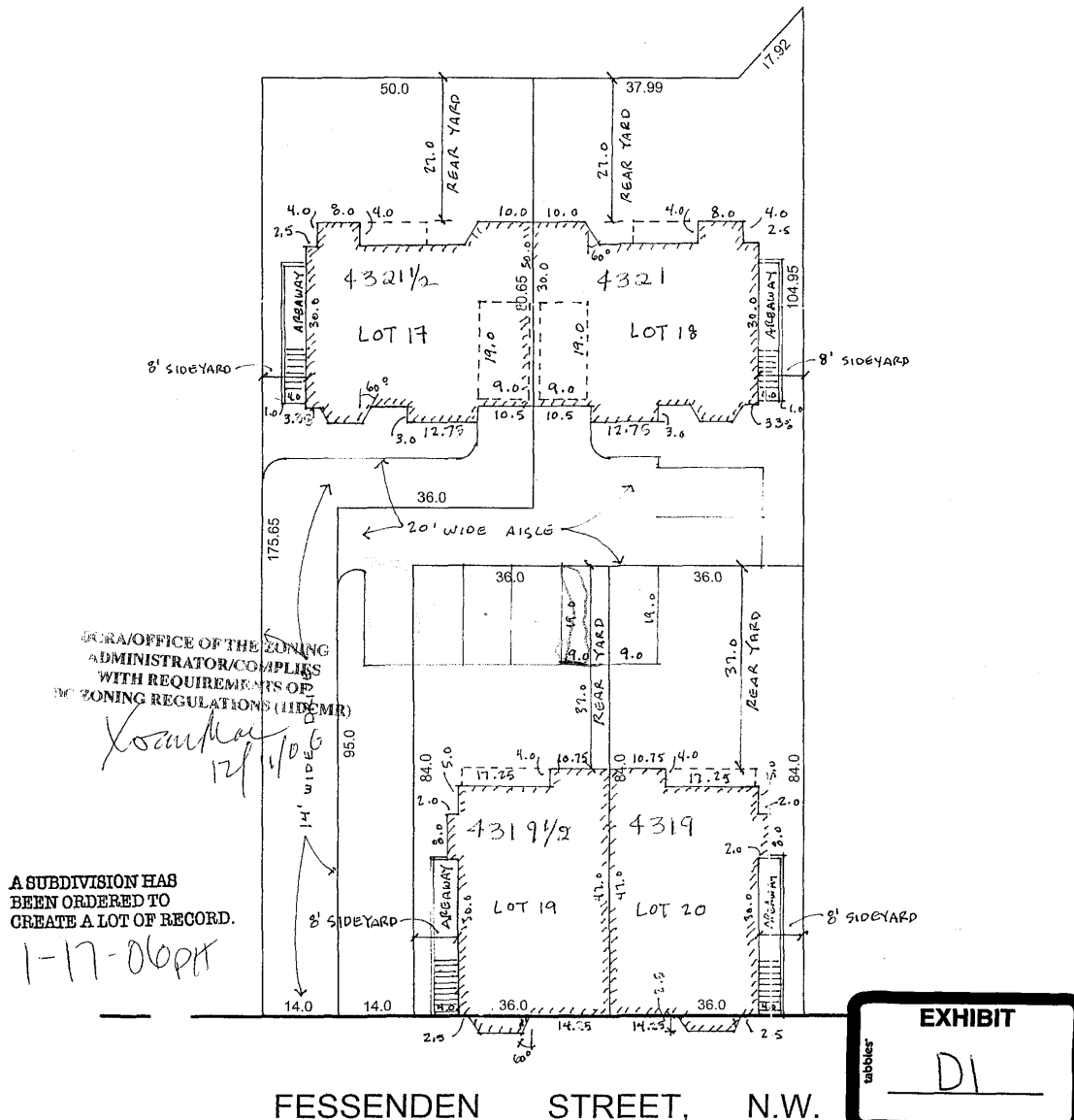
[Signature]
Surveyor, D.C.

Date: 29 May 2006

By: B.D.M. *[Signature]*

[Signature]
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



Washington, D.C., February 27, 2007

Scale: 1 inch = 20 feet Recorded in Book 200 Page 99

Receipt No. 06191

Furnished to: LEON PAUL

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly plotted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and plotted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn and dimensioned accurately to the same scale as the property lines shown on this plat, and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and that this is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations; and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

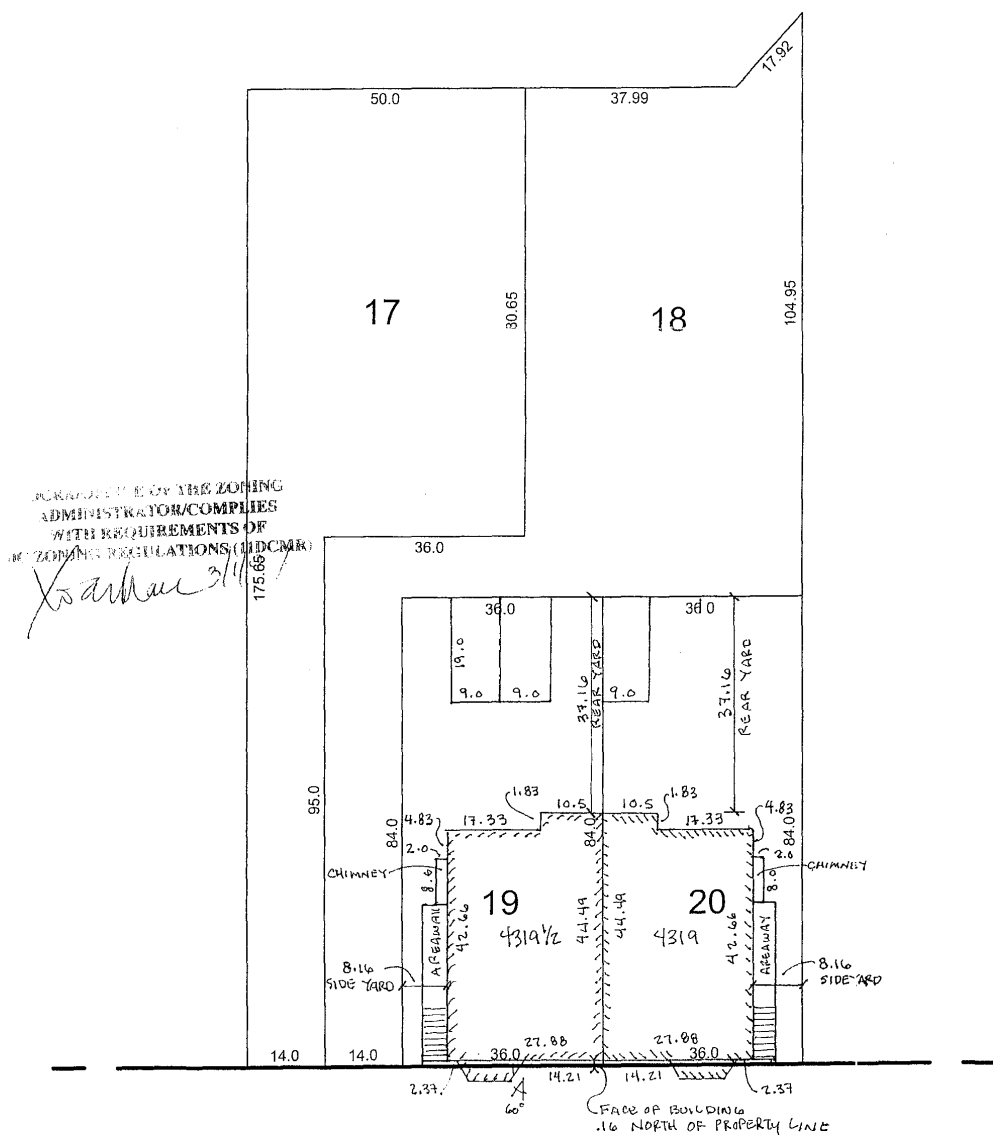
Date: 28 February 2007

For Surveyor, D.C.

By: B.D.M. *Ving*

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



FESSENDEN STREET, N.W.

EXHIBIT**rabbits'**

Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration

941 North Capitol Street N.E. Room 2100

Washington D.C. 20002

Tel:(202) 442-4470

Fax:(202) 442-4862

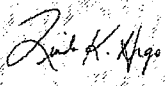
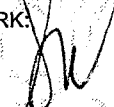
B

Building Permit

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

PERMIT NO. 104443

DATE: 5/11/2007

ADDRESS OF PROJECT: 4319 FESSENDEN ST NW		S S L:	SQ: 1655	SX:	LOT: 19
		WARD:	4 ZONE r-2		
DESCRIPTION OF WORK: REVISION TO REDUCE FOOTPRINT OF PROPOSED BUILDING TO COMPLY WITH 40% LOT OCCUPANCY PERCENTAGE LIMIT.					
PERMIT TYPE: ALTERATION AND REPAIR	PLANS (Y/N): Y	EXISTING USE: RESIDENTIAL-ONE/TWO FAMILY	PROPOSED USE: Residential-One/Two Family		
PERMISSION IS HEREBY GRANTED TO OWNER: DUNN WHISKEY LLC			PERMIT FEE: \$60.00		
AGENT NAME: CARLOS IGLESIAS 202-409-8709					
CONDITIONS / RESTRICTIONS: ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT BUILDING CODES ; ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT ZONING REGULATIONS ; TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639 ;					
TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639 ;					
Interim DIRECTOR:  Linda K. Argo	PERMIT CLERK: 		EXPIRATION DATE: 5/10/2008		

CONDITIONS: As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all the work authorized by this permit and to require any change in construction which may be necessary to insure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under the Permit must start within one (1) year of the date appearing on this permit or this permit is automatically void. If work is not started, any application for partial refund must be made within six months of the date appearing on this permit.

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

NOTIFY THE BUILDING INSPECTOR THE DAY THE WORK STARTS. PHONE: (202)442-4641 941 NORTH CAPITOL ST. NE WASHINGTON DC 20002.

A separate permit is required for all Plumbing, Refrigeration, Gas Fitting, and Electrical Work.

EXHIBIT

tabbles

E

Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration

941 North Capitol Street N.E. Room 2100

Washington D.C. 20002

Tel:(202) 442-4470

Fax:(202) 442-4862

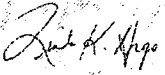
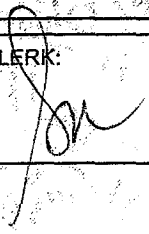
B

Building Permit

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

PERMIT NO. 101585

DATE: 12/26/2006

ADDRESS OF PROJECT: 4319 1/2 FESSENDEN ST NW		S S L: SQ: 1655 SX: LOT: 20 WARD: 4 ZONE R-2	
DESCRIPTION OF WORK: NEW SFD			
PERMIT TYPE: NEW BUILDING	PLANS (Y/N): Y	EXISTING USE: ASSEMBLY USES, OTHERS	PROPOSED USE: Residential-One/Two Family
PERMISSION IS HEREBY GRANTED TO OWNER: DUNN WHISKEY LLC		PERMIT FEE: \$60.00	
AGENT NAME: LEON PAUL 202-289-1663			
CONDITIONS / RESTRICTIONS: ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT BUILDING CODES ; ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT ZONING REGULATIONS ; SEPARATE ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATION PERMITS ARE REQUIRED ; TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639 ; TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639;			
Interim DIRECTOR:  Linda K. Argo	PERMIT CLERK: 		EXPIRATION DATE: 12/26/2007

CONDITIONS: As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all the work authorized by this permit and to require any change in construction which may be necessary to insure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under the Permit must start within one (1) year of the date appearing on this permit or this permit is automatically void. If work is not started, any application for partial refund must be made within six months of the date appearing on this permit.

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT ADDRESS OF WORK UNTIL WORK IS COMPLETED.
NOTIFY THE BUILDING INSPECTOR THE DAY THE WORK STARTS. PHONE: (202)442-4641 941 NORTH CAPITOL ST NE
WASHINGTON DC 20002.

A separate permit is required for all Plumbing, Refrigeration, Gas Fitting, and Electrical Work.

EXHIBIT

F

Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration

941 North Capitol Street N.E. Room 2100

Washington D.C. 20002

Tel:(202) 442-4470

Fax:(202) 442-4862

B

Building Permit

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

PERMIT NO. 101584

DATE: 12/26/2006

ADDRESS OF PROJECT: 4319 FESSENDEN ST NW		S S L: SQ: 1655 SX: LOT: 18 WARD: 4 ZONE r-2	
DESCRIPTION OF WORK: NEW SFD			
PERMIT TYPE: NEW BUILDING	PLANS (Y/N): Y	EXISTING USE: ASSEMBLY USES, OTHERS	PROPOSED USE: Residential-One/Two Family
PERMISSION IS HEREBY GRANTED TO OWNER: DUNN WHISKEY LLC		PERMIT FEE: \$576.00	
AGENT NAME: LEON PAUL 202-289-1663			
CONDITIONS / RESTRICTIONS: ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT BUILDING CODES; ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT ZONING REGULATIONS; TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639; TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639;			
DIRECTOR: <i>Patrick Canavan, Psy.D.</i> Dr. Patrick Canavan, Psy. D.		PERMIT CLERK: <i>[Signature]</i>	EXPIRATION DATE: 12/26/2007

CONDITIONS: As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all the work authorized by this permit and to require any change in construction which may be necessary to insure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under the Permit must start within one (1) year of the date appearing on this permit or this permit is automatically void. If work is not started, any application for partial refund must be made within six months of the date appearing on this permit.

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT ADDRESS OF WORK UNTIL WORK IS COMPLETED.
NOTIFY THE BUILDING INSPECTOR THE DAY THE WORK STARTS. PHONE: (202)442-4641 941 NORTH CAPITOL ST NE
WASHINGTON DC 20002.

A separate permit is required for all Plumbing, Refrigeration, Gas Fitting, and Electrical Work.

EXHIBIT

G

Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration

941 North Capitol Street N.E. Room 2100

Washington D.C. 20002

Tel:(202) 442-4470

Fax:(202) 442-4862

B

Building Permit

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

PERMIT NO. 101587

DATE: 12/26/2006

ADDRESS OF PROJECT: 4321 FESSENDEN ST NW		S S L: SQ: 1655 SX: LOT: 17 WARD: 4 ZONE r-2	
DESCRIPTION OF WORK: NEW SFD			
PERMIT TYPE: NEW BUILDING	PLANS (Y/N): Y	EXISTING USE: ASSEMBLY USES, OTHERS	PROPOSED USE: Residential-One/Two Family
PERMISSION IS HEREBY GRANTED TO OWNER: DUNN WHISKEY LLC		PERMIT FEE: \$786.00	
AGENT NAME: LEON PAUL 202-289-1663			
CONDITIONS / RESTRICTIONS: ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT BUILDING CODES ; ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT ZONING REGULATIONS ; TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639; TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639;			
DIRECTOR: <i>Patrick Canavan, Psy.D.</i> Dr. Patrick Canavan, Psy. D.		PERMIT CLERK: <i>[Signature]</i>	EXPIRATION DATE: 12/26/2007

CONDITIONS: As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all the work authorized by this permit and to require any change in construction which may be necessary to insure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under the Permit must start within one (1) year of the date appearing on this permit or this permit is automatically void. If work is not started, any application for partial refund must be made within six months of the date appearing on this permit.

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT ADDRESS OF WORK UNTIL WORK IS COMPLETED.
NOTIFY THE BUILDING INSPECTOR THE DAY THE WORK STARTS. PHONE: (202)442-4641 941 NORTH CAPITOL ST NE WASHINGTON DC 20002.

A separate permit is required for all Plumbing, Refrigeration, Gas Fitting, and Electrical Work.

EXHIBIT

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H

Matthew L. Le Grant

Resume – As of June 2007

Home Phone: 703 536-4786 Cell Phone: 510 593-4624 E-mail: mattlg@earthlink.net

Employment and Planning Related Experience

DISTRICT OF COLUMBIA, Deputy Zoning Administrator – April 2006- June 2007

Assisted the Zoning Administrator in administering, interpreting, and enforcing the Zoning Regulations for the District of Columbia under DCMR Title 11.

CITY OF ALEXANDRIA, Urban Planner III - Feb 2005-March 2006

- Discretionary and ministerial permit review, project tracking, and prepare staff reports and presentations for Planning Commission and City Council

CONTRACTOR FOR CITY OF BERKELEY, CA January 2004 – March 2005

- Consulting on City Zoning Ordinance amendments and revisions

CITY OF BERKELEY, Zoning Administrator December 2000 – October 2003

- Secretary to Zoning Board, overseeing staff reports and legal review
- Supervised six professional planners and the zoning counter
- Reviewed development proposals constituting City's Smart Growth program, which was awarded a 2003 SF Bay Area APA for 'Implementing Sustainability'

CITY OF BERKELEY, Senior and Associate Planner March 1987 – November 2000

- Project Manager: Revision of City's zoning ordinance (500+ pages)
- Project review, environmental assessments, and staff reports for Commission and Council
- Staffed public counter advising homeowners, builders and businesses on City Ordinances

PACIFIC GAS & ELECTRIC CO, Contract Land Use Planner July 1986 – January 1987

- Conducted growth and development studies and projections for energy facility planning

SEDWAY COOKE ASSOCIATES, Planner II October 1984 - June 1985

- Conducted impact study of downtown San Francisco office growth
- Inventoried federal and state toxic laws and agencies for EPA study

CITY OF IRVINE, CA Planner I and II January - June 1986, and January 1981- Sept. 1982

- Developed fiscal impact spreadsheet model; fiscal impact analysis of development projects
- Conducted municipal open space/parks study

COUNTY OF KERN, CA Assistant Planner February 1978 - December 1980

- Prepared applications for federal CDBG block grant neighborhood projects and programs
- Conducted NEPA and state-level environmental assessments

EXHIBIT

tabbles

I

University Education

UNIVERSITY OF CALIF AT BERKELEY, Master of City Planning, June 1984

Thesis: Metropolitan Planning and Governance. Courses: Regional and economic planning, land use law, and public organizations

CALIF POLY STATE UNIV SAN LUIS OBISPO, B.S. City & Regional Planning June 1978

Senior Project: Computerized Planning Information System. Courses: Land use and environmental planning, zoning, municipal government, conservation, and urban design

Recent Seminars and Conferences Attended

APA National Planning Conference – Philadelphia, PA – April 2007

Fourth Annual New Partners for Smart Growth Conference– Miami Beach, FL – February 2005

Form-based Zoning - Washington Regional Network for Livable Communities - April 2004

Encouraging Transit-Oriented Development– Greater Washington Board of Trade – Feb 2004

Smart Growth Lecture Series – National Building Museum – August, Dec 2003, Jan, April 2004

Legislative and Policy Conference - American Planning Association - May 2003

Planning for Housing in a Growing Region – Metro Washington COG - Nov 2002

LEEDs Green Building Seminar – US Green Building Council – Sept 2001

Employment Skills

Planning Responsibilities

- Zoning code regulation, plan checks, and interpretation
- Supervised staffing of public zoning counter
- Staff report research, analysis, writing and recommendation
- Ordinance writing and legal review for land use regulations
- Public presentations before Planning Commission and City Council
- Extensive knowledge of computer application for planning including:
MS Word, Excel, Powerpoint; WordPerfect, Adobe

Major Projects and Responsibilities

- Project Manager for Zoning Ordinance Revision; - View Title 23 at:
<http://www.ci.berkeley.ca.us/bmc/default.asp?layout=contents>
Produced technically revised 500 page zoning ordinance; Staffed subcommittee of Planning Commission; Coordinated in-house and legal reviews
- Oversaw alcohol outlet regulation and liaison to Police Dept
- Managed databases on permits, citizen organizations and public appeals
- Implemented training program on development review

Professional, Non Profit and Environmental Activities

Member American Institute of Certified Planners (AICP) 1985-Present

Charter member of American Planning Association (APA) 1982-Present:

Member of National Capital, and Information Technology Sections/Chapters

Past chair of professional development committee: San Francisco Bay Section- APA 1986-1988

Volunteer experience: Leadership, public speaking, conference organizing, and membership management for civil rights organizations - 1987-1996

References - Available upon request

The undersigned certify that they are owners in fee simple of the property to be subdivided and are in peaceful possession thereof, that there are no pending suits or actions that affect title to the property, that parties to any deeds of trust have heretofore indicated their assent, and that there are no interests or claims affecting title to the property other than such deeds of trust. The undersigned hereby combines Lot 4 (Book 68 Page 154) Lot 628 which includes Lot 3 (Book 68 Page 154), and Lot 801, all Lots in Square 1655 into four Lots and Square 1655 and requests that this subdivision be recorded in the Office of the Surveyor of the District of Columbia.

WITNESSES

OWNERS

MADELEINE JENNY BRYANT, TRUSTEE
OF THE FRITZ G.A. KRAEMER INTER
VIVOS REVOCABLE TRUST

Jane Marie Bryant
B. W. Bryant

Madeline Jenny Bryant Trustee
MADELEINE JENNY BRYANT, TRUSTEE

Subscribed and sworn before me this 24th day of February, 2006

William H. Hume
Notary Public

June 30, 2008
My Commission Expires

NUMBER OF TRUSTS: 0

ASSENT BY TRUSTEES:

SURVEYOR'S OFFICE, D.C.

Made for: BRIAN W. THOMPSON

Drawn by: L.E.S. Checked by: BS

Record and computations by: B. MYERS

Recorded at: 9:10 AM MARCH 20, 2006

Recorded in Book 200 Page 99 S.O. 25898

Scale: 1 inch = 20 feet

File No. 65-9318

OFFICE OF TAX AND REVENUE

March 1, 2006

I certify that the following statements relating to this subdivision are correct.

1. Ownership agrees with our records: 3-1-06 JPL
2. Real estate taxes are paid to: 3-31-06 JPL
3. There are no unpaid assessments: 3-31-06 JPL

Jed for Mary O'Shott-Daigfor
Chief Assessor, Assessment Division

I acknowledge for the owners that this is not a tax certificate as intended by D.C. Code Section 47-405.

Jim W. Brody

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

3/13, 2006

I certify that this subdivision complies with all applicable provisions of DCMR11, Zoning Regulation of the District of Columbia.

Zoning District: R-2

Page 0
Zoning Administrator

3/1, 2006

Dr. J. D.
HISTORIC PRESERVATION

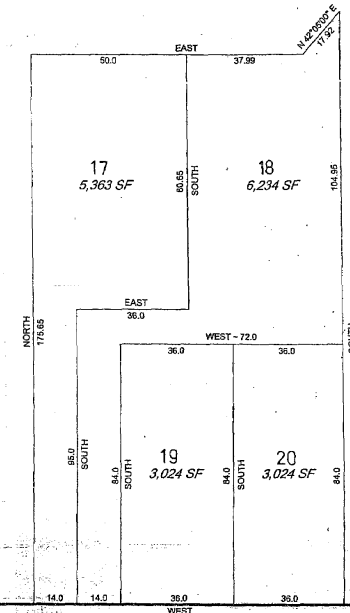
OFFICE OF THE SURVEYOR

March 20, 2006

I certify that this plat is correct and is hereby recorded.

Robert E. Dwyer
Surveyor, D.C.

SUBDIVISION SQUARE 1655



FESSENDEN STREET, N.W.

EXHIBIT

B1

CASE 17631

EXHIBIT 20

OVERSIZED DOCUMENT

PLEASE SEE FILE

CASE 17631

EXHIBIT 20

OVERSIZED DOCUMENT

PLEASE SEE FILE