

Holland & Knight

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Holland & Knight LLP | www.hklaw.com

Christine Moseley Shiker
202.457.7167
christine.shiker@hklaw.com

April 11, 2012

VIA HAND DELIVERY

D.C. Board of Zoning Adjustment
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

Re: Application for Modification to BZA Order No. 18227
1700 New York Avenue, NW

Dear Members of the Board:

On behalf of 1700 New York Avenue, LLC, and the Corcoran Gallery of Art, we are filing herewith one original and twenty copies of an application and supporting materials requesting a modification to BZA Order No. 18227 granting a variance from the parking requirements of 11 DCMR § 2101.1, to provide 38 parking spaces in lieu of 44 parking spaces previously approved for the above-referenced property. Enclosed are the following materials:

- A completed BZA Form 120
- A statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- A statement of existing and intended uses of the subject property;
- Certificate of occupancy for the subject property;
- Letter from the property owner authorizing Holland & Knight LLP to file the application;
- In lieu of a memorandum from the Zoning Administrator, a completed zoning self-certification form;

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18227
EXHIBIT NO. 44

Board of Zoning Adjustment
District of Columbia
CASE NO. 18227
EXHIBIT NO. 23

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- The name and mailing address of the owners of all property within 200 feet in all directions from all boundaries of the subject property, in both list and mailing label format;
- A building plat showing the subject property and development;
- Three (3) photographs of the subject property; and
- Architectural drawings illustrating the modification for the project.

No filing fee is required based on the filing fee paid with the Request for Minor Modification on March 23, 2012.

We believe that the application is complete and acceptable for filing, and we request that the Board schedule a public hearing on the application at the soonest available time.

Sincerely,

HOLLAND & KNIGHT LLP



Christine Moseley Shiker

Enclosures

cc: Joel Lawson, Office of Planning
Karen Thomas, Office of Planning

(Via Hand Delivery; w/enclosure)
(Via Hand Delivery; w/enclosure)

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

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1700 New York Avenue, N.W.

PRELIMINARY STATEMENT OF COMPLIANCE WITH BURDEN OF PROOF

I. Background

The subject property consists of Lot 34 in Square 171 (the "Site"). Square 171 is bounded by New York Avenue to the north, 18th Street to the west, E Street to the south, and 17th Street to the east. The Site is located in the eastern half of the square and is zoned SP-2. The Site is improved with the Corcoran Gallery of Art, an historic landmark (the "Corcoran").

The Applicant, 1700 New York Avenue, LLC, on behalf of the Corcoran Gallery of Art, intends to construct an office building as an addition to the museum in the open space on the north portion of the Site. The addition, including the associated variance and special exception relief, was approved by the Board of Zoning Adjustment in Case No. 18227.

On March 23, 2012, the Applicant submitted a Request for a Minor Modification seeking to modify the number of parking spaces provided in the below-grade parking facility. At its public meeting on April 10, 2012, the Board determined that the request was not minor and requested that a limited-scope hearing be held to review the request. Accordingly, the Applicant submits this application to request a modification to BZA Order No. 18227 relating to the variance from the parking requirements.

Pursuant to Section 3113.8 of the Zoning Regulations, the Applicant will file its Statement of the Applicant with the Board no fewer than fourteen days prior to the public hearing for the present application. In this statement, and at the public hearing, the Applicant will provide testimony to meet its burden of proof to obtain the Board's approval of the requested variance and special exception relief. Following herein, as required by the Board's application process, is a preliminary statement indicating how the Applicant meets the burden of proof.

II. Burden of Proof - Variance

The test for variance relief is three-part: (1) demonstration that a particular piece of property is confronted with some exceptional condition or situation; (2) such that, without the requested variance relief, the strict application of the Zoning Regulations would result in some practical difficulty upon the property owner; and

(3) that the relief requested can be granted without substantial detriment to the public good or zone plan.

(A) Exceptional Condition or Situation:

The Site is an irregularly-shaped lot and improved with an irregularly shaped, historic building. The new construction adjacent to this historic building which occupies approximately 70% of the Site has significant complexities, including portions of the foundation of the Corcoran being gravel. In addition, a GSA steam tunnel along New York Avenue creates further complications for excavation of the Site results in the relief requested.

(B) Resulting Practical Difficulty:

The Applicant will demonstrate that the strict interpretation of the Zoning Regulations will result in a practical difficulty upon the Applicant. Specifically, strict adherence to the Zoning Regulations would require that the building provide 83 total parking spaces, which includes 63 spaces for the office addition (1 for each 1,800 square feet after the first 2,00 square feet) plus the 20 zoning spaces that are currently provided for the Corcoran and will be removed by the proposed construction. When approved in BZA Case No. 18227, the project included 43 zoning compliant spaces, 1 compact space and 38 non-zoning parking spaces located within tandem and/or vault spaces based on the practical difficulties resulting from the exceptional conditions or situations described above.

The Applicant requests this modification to the project to reduce the number of both zoning compliant and non-zoning parking spaces to a total 72 spaces broken down as follows: 38 zoning compliant parking spaces, 1 compact space, and 33 parking spaces located within tandem and/or vault spaces that do not count for zoning purposes. This modification is based on the identical site conditions and practical difficulties that supported the approved variance.

Specifically, during the process of preparing the sheeting and shoring and building permit construction drawings, the architects and engineers discovered that the conditions that limited the below-grade excavation and layout of the parking facilities are more difficult than previously thought. First, the GSA steam tunnel that runs down New York Avenue incorporates an extension towards the property that limits excavation within a portion of the proposed vault space. Because the Applicant is required to maintain a certain distance from the GSA steam tunnel, the parking garage must eliminate six proposed vault spaces.

Second, based on the area of excavation, the Building Code requires an additional egress stair to reduce the common path of travel distance from the far southwest corner - generally between the United Nations' building and the Site -- on the B3 and B2 levels. This additional stair required a redesign of a portion of the

below-grade parking garage and is based on the irregular shape and small size of the Site. This change eliminated two zoning compliant parking spaces and one non-zoning space but also allowed for the addition of a compact space on the B3 level.

Finally, the eastern portion of the parking garage was reconfigured on the B-3 level as a result of changes to the ramping system required for a code compliant garage exhaust system and an expansion of the proposed sump pump system. This reconfiguration resulted in the loss of three zoning compliant spaces and one compact space, but allowed for the addition of two non-zoning spaces.

(C) No Harm to Public Good or Zone Plan:

The requested relief can be granted without harm to the public good and without threat to the integrity of the zone plan. The parking provided will be sufficient for the anticipated demand. The Site is well-served by various non-auto ridership options including multiple bus, rail and bike services and the Applicant will implement an effective Transportation Management Plan.



BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA



FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to §3103.2 – Area/Use Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations,
an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zone District(s)	Type of Relief Being Sought	
				Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
1700 New York Avenue, NW	171	34	SP-2	Area Variance	2101.1
Present use(s) of Property:		Art Museum			
Proposed use(s) of Property:		Art Museum with Office Addition			
Owner of Property:	Corcoran Gallery of Art			Telephone No:	202-303-8080
Address of Owner:	c/o Carr Realty Partners LLC, 1776 I Street, NW, Suite 500, Washington, DC 20006				
Single-Member Advisory Neighborhood Commission District(s):			ANC 2A05		

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Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:

Application of 1700 New York Avenue, LLC, on behalf of the Corcoran Gallery of Art, pursuant to 11 DCMR § 3103.2, for a modification to BZA Order No. 18227 granting a variance from the parking requirements of 11 DCMR § 2101.1, to provide 38 parking spaces in lieu of 44 parking spaces previously approved, for the development of an office building as an addition to the existing building in the SP-2 District at premises 1700 New York Avenue, NW (Lot 34, Square 171).

EXPEDITED REVIEW REQUEST (If interested, please select the appropriate category)

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to §3118.2 (CHOOSE ONE):

- ☐ A park, playground, swimming pool, or athletic field pursuant to §209.1, or
☐ An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Date:	4/10/12	Signature*:	Christine Shiker
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Christine Shiker, Holland & Knight LLP		E-Mail: christine.shiker@hklaw.com
Address:	2099 Pennsylvania Avenue, NW, Suite 100, Washington, DC 20006		
Phone No(s):	202-457-7167	Fax No.:	202-955-5564

* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

FOR OFFICIAL USE ONLY

Exhibit No. 1

Case No. 18227

INSTRUCTIONS

Any application that is not completed in accordance with the following instructions shall not be accepted.

1. All applications shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form (drawings and plans may be no larger than 11" x 17").
 2. Present this form and supporting documents, in person, to the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. **(All applications must be submitted before 3:00 p.m.)**
 3. At the time of filing this application before the Board of Zoning Adjustment (BZA), the Applicant shall complete and submit a Form 126 - Board of Zoning Adjustment Fee Calculator - and pay a filing fee in accordance with the BZA Schedule of Fees - 11 DCMR §3180. **(Check or money order is payable to the "DC Treasurer"; cash and credit/debit card payments will not be accepted.)**
 4. If seeking an Expedited Review pursuant to § 3118.2, the applicant shall complete and submit a Form 128 - Waiver of Hearing for Expedited Review.
 5. ***At the time of filing this application, all applicants are REQUIRED to submit the following information (including one (1) original and twenty (20) collated copies):***
 - A. Either a memorandum from the Zoning Administrator at DCRA directing the applicant to the BZA or a Form 135 - Zoning Self-Certification, which requires certification by a licensed architect or attorney.
 - B. A plat, drawn to scale and certified by a DC licensed survey engineer or the D.C. Office of the Surveyor, showing boundaries and dimensions of the existing and proposed structures and accessory buildings and structures.
 - C. Architectural plans and elevations in sufficient detail to clearly illustrate any proposed structure to be erected or altered, proposed landscaping/screens, and building materials. Submittal of plat and plans shall not exceed 11" x 17" in size. (See Form 130 - Required Specifications for Plats, Plans and Elevations - for the required information on these drawings.)
 - D. A detailed statement of existing and intended use of the structure.
 - E. A detailed statement explaining how this application meets the specific tests identified in the Zoning Regulations for variance (area and/or use), special exception or other specific relief being sought. (See the Form 120 Addendum - Applicant's Burden of Proof for Variance and Special Exception Applications.)
 - F. Three **color** images, not-to-exceed 8½" x 11", showing pertinent features of the structure and the property involved (front, rear, and sides, if possible and applicable).
 - G. The names and mailing addresses of the owners of all property within 200 feet, in all directions from all boundaries of the property involved in the application, **and two (2) sets of self-stick labels of the names and mailing addresses of the owners of the properties.** (Note: This information is most readily available from the D.C. Department of Tax and Revenue, Tax Assessors, 1101 4th Street, SW - West Building, Washington, D.C. 20024.)
 - H. The name and mailing address of any individual who has a lease with the owner for all or part of any structure located on the property involved in the application.
 - I. Documentation or a copy of the Certificate of Occupancy showing the current authorized use. In cases where a change from a conforming use to a non-conforming use is requested, provide a copy of the past authorized uses.
- Note:** All applications are referred for review and recommendation to the Office of Planning (OP) and the Advisory Neighborhood Commission (ANC) within which the affected property is located. Their reports are given "great weight" in the BZA decision-making process. Applicants are strongly encouraged to contact these agencies to discuss the merits of their application. OP can be reached at (202) 442-7600. ANC information can be ascertained by contacting the Office of Advisory Neighborhood Commissions at (202) 727-9945.



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning
441 4th Street, N.W. Ste. 200 S, Washington, D.C. 20001
(202) 727 6311 * (202) 727 6072 fax * www.dcoz.dc.gov * dcoz@dc.gov

STATEMENT OF EXISTING AND INTENDED USE

The Site is currently improved with the Corcoran Gallery of Art, an historic landmark. The application proposes an office addition to the museum within the open space on the north side of the Site.

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Washington, D.C. JUNE 27TH 1967

Permission is hereby granted to THE CONCORAN GALLERY OF ART (A CORP.)to use the ALL floor(s) of the building located on Lot 1 TO 3 & 13 TO 25 Square 171known as premises 530 17TH STREET, N.W. for the followingpurpose(s): ART GALLERY AND SCHOOL

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s) indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therein, will render this Certificate VOID and a NEW Certificate must be obtained.

DEPT. OF LICENSING & INSPECTIONS, DEPT. OF DIST. CONTROL

ZONE 8-P

FEE \$ 10.00

Chief, Permit Branch

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March 15, 2011

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D.C. Board of Zoning Adjustment
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

Re: BZA Application
1700 New York Avenue, NW
Washington, D.C.
Square 171, Lot 34

Dear Members of the Board:

As the owner of the subject property, this letter is to authorize the law firm of Holland & Knight LLP to represent the Corcoran Gallery of Art in all matters before the Board of Zoning Adjustment concerning the above-referenced application. As set forth in §3106.1 of 11 DCMR, this authorization includes the power to bind the owner in the case before the Board.

Sincerely,

Corcoran Gallery of Art

By: 

#10157752_v1

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2012 APR 11

BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA

FORM 135 - ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
1700 New York Avenue, NW	171	34	SP-2

Single Member Advisory Neighborhood Commission District(s): ANC 2A05

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	☐ §3103.2 - Use Variance	☒ §3103.2 - Area Variance	☐ §3104.1 - Special Exception
Pursuant to Subsections	2101.1		

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent hereby certifies that the information provided in this application is true and correct to the best of my knowledge, information and belief, and that I am not aware of any information that would cause this application to be considered false or misleading. I understand that providing false or misleading information in this application is a violation of D.C. law and may result in the application being denied and the applicant being subject to civil and criminal penalties.

The undersigned agent hereby certifies that the information provided in this application is true and correct to the best of my knowledge, information and belief, and that I am not aware of any information that would cause this application to be considered false or misleading. I understand that providing false or misleading information in this application is a violation of D.C. law and may result in the application being denied and the applicant being subject to civil and criminal penalties.

The undersigned agent hereby certifies that the information provided in this application is true and correct to the best of my knowledge, information and belief, and that I am not aware of any information that would cause this application to be considered false or misleading. I understand that providing false or misleading information in this application is a violation of D.C. law and may result in the application being denied and the applicant being subject to civil and criminal penalties.

The undersigned agent hereby certifies that the information provided in this application is true and correct to the best of my knowledge, information and belief, and that I am not aware of any information that would cause this application to be considered false or misleading. I understand that providing false or misleading information in this application is a violation of D.C. law and may result in the application being denied and the applicant being subject to civil and criminal penalties.

We certify that the above information is true and correct to the best of my knowledge, information and belief. Any person(s) providing a false name or address and/or knowingly making any false statement on this form is in violation of D.C. law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.

(D.C. Official Code § 22-2405)

Owner's Signature		Owner's Name (Please Print)	
		1700 New York Avenue, LLC	
Agent's Signature		Agent's Name (Please Print)	
		JOHN G. CRUMP	
Date	4-10-2012	D.C. Bar No.	
or	Architect Registration No.	DC ARC100840	

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Based upon review of the application and self-certification, the Office of Zoning determines, pursuant to 11 DCMR §3113.2, this application is:

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator within DCRA, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ 11 DCMR §3113.2; or ☐ 11 DCMR - Zoning Regulations.
Explanation	
Signature	Date

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Case No. _____

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Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)					
Lot Width (ft. to the tenth)					
Lot Occupancy (building area/lot area)					
Floor Area Ratio (FAR) (floor area/lot area)					
Parking Spaces (number)	20	83		38	45
Loading Berths (number and size in ft.)					
Front Yard (ft. to the tenth)					
Rear Yard (ft. to the tenth)					
Side Yard (ft. to the tenth)					
Court, Open (width by depth in ft.)					
Court, Closed (width by depth in ft.)					
Height (ft. to the tenth)					

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.



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**200 Foot Property Owners List
Board of Zoning Adjustment Application
for 1700 New York Avenue, NW (Lot 34, Square 171)**

<u>Square / Lot</u>	<u>Premise Address</u>	<u>Owner's Name and Address</u>
0170 0038	1799 New York Avenue, N.W.	AIA Legacy Inc. 1735 New York Avenue, N.W. Washington, DC 20006-5209
0170 0039	1735 New York Avenue, N.W.	The American Institute of Architects 1735 New York Avenue, N.W. Washington, DC 20006-5209
0170 0040	1709 New York Avenue, N.W.	Board of Governors of the Federal Reserve System c/o Mac-Cali Realty Corporation 343 Thornall Street, Suite 8 Edison, NJ 08837-2224
0170 0838	550 17 TH Street, N.W.	Federal Deposit Insurance Corporation c/o Rex Anderson 3501 Fairfax Drive, Room E3080 Arlington, VA 22201-2305
0171 0033	1750 New York Avenue, N.W.	United Unions Inc. c/o John H. Lyons 1750 New York Avenue, N.W. Washington, DC 20006-5301
0171 0034	500 17 th Street, N.W.	Corcoran Gallery of Art c/o Controller 500 17 th Street, N.W. Washington, DC 20006-4804
0172 0800	1730 E Street, N.W.	United States of America Public Buildings Service 1800 F Street, N.W. Washington, D.C. 20405
0187S 0801	1600 Pennsylvania Avenue, N.W.	United States of America c/o National Park Service Attn: Peter May 1100 Ohio Drive, Suite 220 Washington, D.C. 20242
0187S 0803	1600 Pennsylvania Avenue, N.W.	United States of America c/o National Park Service Attn: Peter May 1100 Ohio Drive, Suite 220 Washington, D.C. 20242

AIA Legacy Inc.
1735 New York Avenue, NW
Washington, DC 20006-5209

The American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006-5209

Board of Governors of the Federal Reserve
System
c/o Mac-Cali Realty Corporation
343 Thornall Street, Suite 8
Edison, NJ 08837-2224

Federal Deposit Insurance Corp.
c/o Rex Anderson
3501 Fairfax Drive, Rm E3080
Arlington, VA 22201-2305

United Unions Inc.
c/o John H. Lyons
1750 New York Avenue, NW
Washington, DC 20006-5301

Corcoran Gallery of Art
c/o Controller
500 17th Street, NW
Washington, DC 20006-4804

United States of America
Public Buildings Service
1800 F Street, NW
Washington, DC 20405

United States of America
National Park Service
Attn: Peter May
1100 Ohio Drive, NW, Suite 220
Washington, DC 20242

United States of America
National Park Service
Attn: Peter May
1100 Ohio Drive, NW, Suite 220
Washington, DC 20242

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., October 22, 2010

Plat for Building Permit of SQUARE 171 LOT 34

Scale: 1 inch = 50 feet Recorded in Book 178 Page 30

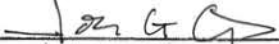
Receipt No. 11-00312

Furnished to: HOLLAND & KNIGHT / FREDA HOBAR


Surveyor, D.C.
By: A.S. 

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.)

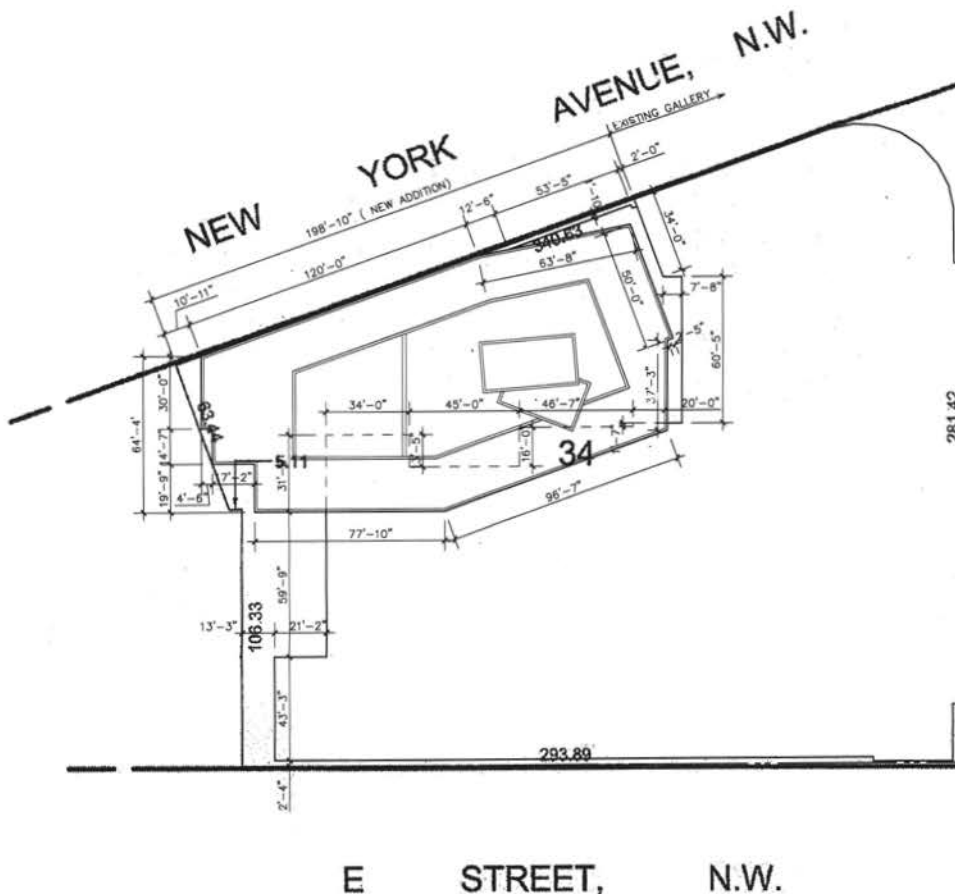
Date: 25 MARCH 2011


(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.

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17th STREET, N.W.





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View of Site looking
Southwest



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View of Site looking East

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View of corner of 17th Street
and New York Avenue

SMITHGROUP
architecture engineering interiors planning

SMITHGROUP, INC.
1000 N. STREET, A/V
SUITE 100
MILWAUKEE, WI 53233
T 414.442.2100
F 414.442.2100
www.smithgroup.com

GRANITE (中国) 有限公司
Granite (China) Limited
1001 Leighton Road, Suite 101
Tuen Mun, New Territories
Hong Kong

DAVID L. CHAFFIN, JR. + GEORGE J. FLETCHER, JR.
Structural Engineers
1001 Euclid Blvd.
Cleveland, Ohio 44115-1000

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[illegible]

2014年12月15日

NOT FOR CONSTRUCTION



00-0000

B2 LEVEL
PARKING PLAN
$$1.5 \times 10^{-5} \text{ mol/L}$$

DATE	28/11/2004
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[illegible]

25

22

A2.B2

Addition to
500 17th Street, NW
**1700 New York
Avenue**
CARR
PROPERTIES

GRAND ENGINEERING PC
Newman, Shaker & Manning Engineers
7500 Leimberg Pkwy., Suite 100
Van Nuys, CA 91411
Tel: (818) 709-2000
FAX: (818) 709-2001

EMERLOKA, KIRKESHA & ASSOCIATES PC
Structural Engineers
607 Decker Blvd.
Rochester, New York 14623
E: E.KIRKESHA@EMERLOKA.COM
T: 716.489.1100

HILLER & METZGER
Project Site Workers
10000 Capital Circle, Suite 600
Jacksonville, FL 32216
JTM@HILLER-PC.COM

EDWARDS & KILDEEP
Civil Engineers
17000 Sunset Valley Drive, Suite 200
Houston, Texas 77058
T: 281.265.7667

PRP ENGINEERING
Civil Consultants
7901 Ridge Road
Houston, TX 77036
E: J.P.275@PRP.COM

[illegible]

NOT FOR CONSTRUCTION

40° PLAN



WINDYET WIND

DRIVING TITLE

B2 LEVEL
PARKING PLAN

1/8" = 1' - 0"

28756.000

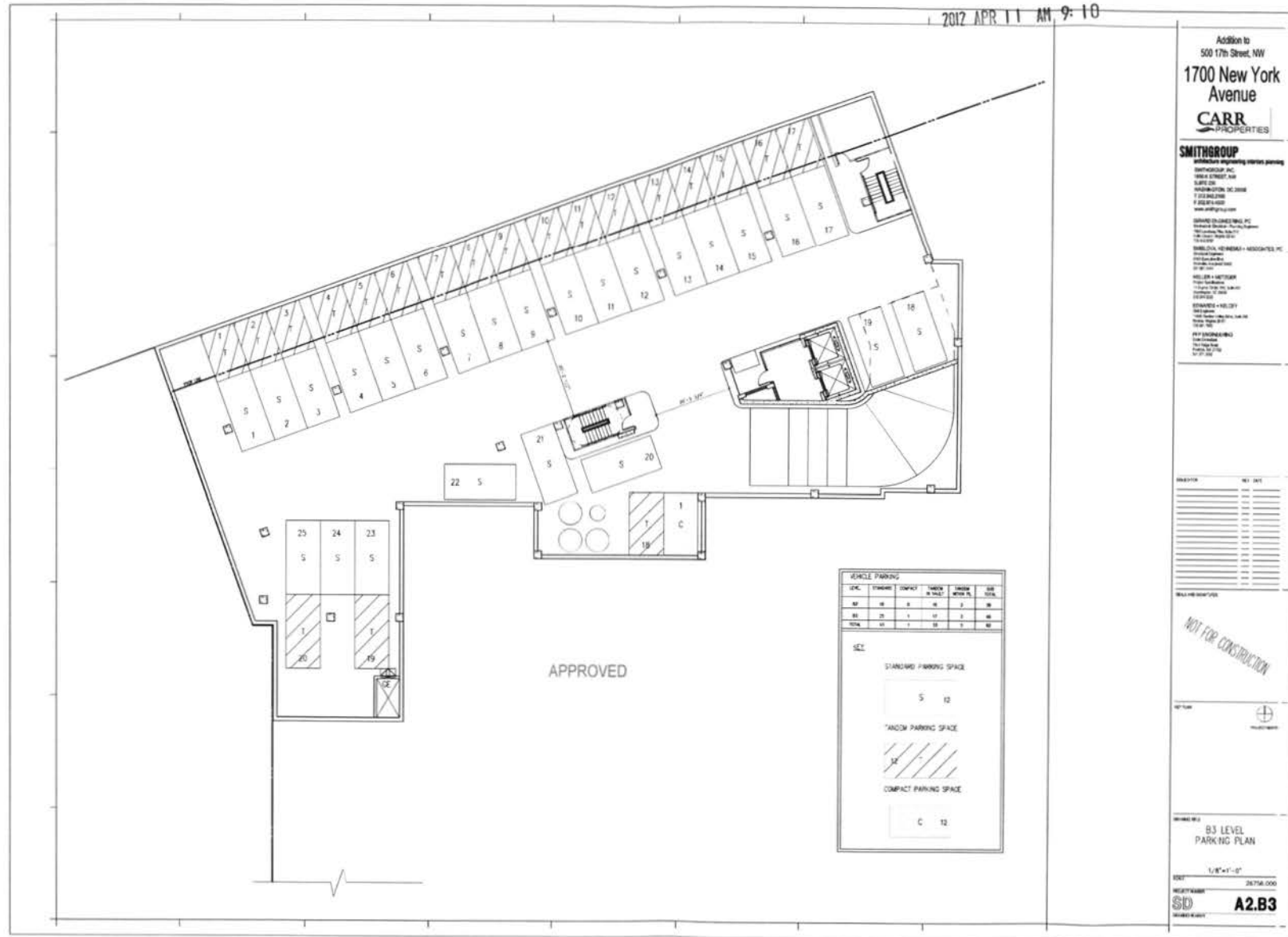
PROJECT NUMBER

SD

A2.B2

ISSUANCE NUMBER

2012 APR 11 AM 9:10



Addition to
500 17th Street, NW
**1700 New York
Avenue**
CARR
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703/271-7901

FPF ENGINEERING
Civil Consultant
7441 Ridge Road
Houston, TX 77036
281.371.3900

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PRODUCT LOGO

DRIVING TITLE

B3 LEVEL
PARKING PLAN

$$\frac{1}{8} \cdot 1 - 0 = \frac{1}{8}$$

SD A2.B3

