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2012 MAY 10 PM 12:55

Appeal No. 18321

The Appellee, the District of Columbia Department of Consumer and Regulatory Affairs (“DCRA”), by and through undersigned counsel, respectfully submits a Motion to Dismiss the appeal filed by the Citizens Association of Georgetown (“Appellant”) on October 21, 2011. The basis of the motion is that DCRA has proceeded to take enforcement action to revoke the building permit at issue in this appeal. See Exhibit A attached hereto. Consequently, this action has rendered the issues in this appeal moot.

BACKGROUND

This appeal concerns the issuance of Building Permit no. B1010202 on August 26, 2011, which approved a rear addition to an existing building at 1525 Wisconsin Ave., NW (the “Property”). The Property is owned by Dey Dreams LLC. After Mr. Horsey, who filed this appeal on behalf of the Appellant, raised zoning concerns about the construction of the addition to DCRA’s Zoning Administrator (“ZA”), DCRA re-reviewed the matter. After reviewing the plans filed in support of Building Permit no. B1010202, the ZA determined that the plans were inconsistent and did not demonstrate compliance with the Zoning Regulations. The plans are attached hereto as Exhibit B.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18321
EXHIBIT NO. 20

**Board of Zoning Adjustment
District of Columbia
CASE NO.18321
EXHIBIT NO.20**

Additionally, during construction, the property owner deviated from the approved plans by making certain alterations to some historic features of the Property. For example, before construction, the building had a 1.5 story feature that formed an “L” shape in the rear of the building. The Old Georgetown Board of the U.S. Commission of Fine Arts (“CFA”) referred to this feature as the “historic ell”. The plans submitted in support of Building Permit no. B1010202 showed the historic ell remaining; however, during construction the historic ell was demolished.

Because the approved plans contained inconsistencies and the work had deviated from those plans, DCRA took enforcement action requiring the property owner to submit revised plans in order to obtain a revised building permit.

The revised plans submitted by the property owner showed a new design where the historic ell and other previously approved features would not be rebuilt or restored. These plans were then reviewed by the various divisions of DCRA and its sister agencies. Although the ZA determined that the proposed design complied with the Zoning Regulations, a revised permit could not be issued because the new design was rejected by the CFA. On February 21, 2012, the Office of Planning’s Historic Preservation Office issued the property owner a letter informing her that her revised plans were not approved by CFA and recommended she return to the design that was previously approved by CFA. See Exhibit C attached hereto.

Because the plans associated with Building Permit No. B1010202 are inconsistent and no revised building permit has been issued, DCRA took action on May 2, 2012 to revoke Building Permit No. B1010202. The revocation is effective on August 31, 2012, unless the property owner takes corrective action to bring the Property in compliance with all applicable regulations.

The August 31st deadline was set in order to provide the property owner time to come into compliance.

THE APPEAL IS MOOT

The Zoning Regulations prohibit the Board from considering “informal requests for advice or moot questions.” *See* 11 DCMR § 3100.7. “A case is moot when the legal issues presented are no longer ‘live.’” *See Cropp v. Williams*, 841 A.2d 328, 330 (D.C. 2004).

Here, DCRA in issuing the Notice to Revoke Building Permit No. B1010202, has admitted that the building permit at issue in this appeal was issued in error. Specifically, DCRA found that the plans contain inconsistencies and omissions that fail to demonstrate compliance with the Zoning Regulations. Accordingly, DCRA has proceeded to take enforcement action, which is ongoing. Since DCRA has determined that the building permit and plans at issue in this case are erroneous and DCRA has taken enforcement action, there are no live questions for the Board to adjudicate.

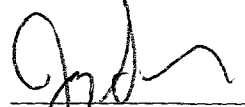
Further, since the filing of this appeal, Appellant has not sought to amend the appeal to include any issues beyond its initial allegation that Building Permit No. B1010202 was issued in error. In his letter to the Board of March 5, 2012, Mr. Horsey expresses concern that that he might object to future plans submitted by the property owner as she attempts to obtain a revised permit. This speculation however, does not create a basis to keep an appeal pending before the Board or make this appeal any less moot. *See e.g. BZA Appeal No. 18249 of Larry Heyman* at p. 4 (Feb. 21, 2012) (Board dismissed Appellant’s concern over future plans as being “premature and speculative”)

Therefore, the Board must dismiss this appeal as moot.

Respectfully Submitted,
IRVIN B. NATHAN
Attorney General for the District of Columbia

MELINDA M. BOLLING
General Counsel

May 10, 2012



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Department Of Consumer And
Regulatory Affairs
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1100 4th Street, SW, 5th Floor
Washington, DC 20024
(202) 442-8403 (office)
(202) 442-9447 (fax)
jay.surabian@dc.gov

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing filing was served by email and first class mail, this 10th day of May 2012, to the following:

Citizens Association of Georgetown
c/o Outerbridge Horsey
1365 Wisconsin Ave., NW, Suite 200
Washington, DC 20007
oh@outerbridgehorsey.com

Dey Dreams LLC
c/o Sara Mokhtari
1525 Wisconsin Ave., NW
Washington, DC 20007
1525wisconsin@gmail.com

ANC 2E
c/o Ronald Lewis
3400 Reservoir Road
Washington, DC 20007
Ron.Lewis@anc.dc.gov

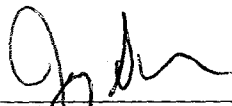

Jay Surabian

Exhibit A



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS**

Inspection and Compliance Administration

Dey Dreams, LLC
c/o Sara Mokhtari
1525 Wisconsin Ave., NW
Washington, DC 20007

Re: 1525 Wisconsin Ave., NW ("the Property")

NOTICE TO REVOKE BUILDING PERMIT NO. B1010202

This is official notice that the Department of Consumer and Regulatory Affairs ("DCRA") will revoke Building Permit No. B1010202, effective August 31, 2012, unless you take the corrective action specified herein. The grounds for revocation are found under 12A DCMR § 105.6(6), which authorizes DCRA to revoke a building permit when "the code official determines that the permit has been issued in error or on the basis of incorrect information supplied[.]" Specifically, your building plans failed to provide the information necessary to determine compliance with the Zoning Regulations as required by 12A DCMR § 106.1.12.

DCRA believes Permit No. B1010202 was issued in error because the plans submitted (dated 11/10/10) in support of that permit contain the following omissions and inconsistencies:

- 1) Before construction, the building had a 1.5 story feature that formed an "L" shape in the rear of the building. The U.S. Commission of Fine Arts has referred to this feature as the "historic ell". The plans show that the historic ell will remain, but do not depict the height of the ell above the 2nd floor court. Without this information it is not possible to determine if the ell will be in excess of 4 feet above the court and thus create a substandard sized court in violation of 11 DCMR § 776.1.
- 2) One sheet in the plan set indicates that the 2nd floor of the existing building will be used as retail space; however, a floor plan submitted with the same plan set indicates that the use of that space will be residential. Due to this inconsistency, it is not possible to determine if the approved plans exceed the allowable lot occupancy under 11 DCMR § 772.1.
- 3) The scale of the plans (given as 3/16" = 1') is inconsistent with the dimensions given on the plan sheets. Since the dimensioned numbers and scale are inconsistent, is impossible to accurately determine the size of the building and thus it is impossible to calculate the floor area ratio. Commercial floor area ratio is limited to 1.5 in a C-2-A zone under 11 DCMR § 771.2.

Additionally, during construction you deviated from the approved plans. Specifically, you illegally demolished the historic ell and reduced the size of the addition. On December 5, 2011, DCRA issued a Stop Work Order and a Notice of Infraction citing you for the illegal demolition of the ell. Because approved plans contained the inconsistencies specified above and the work had deviated from the approved plans, DCRA allowed you to submit revised plans in order to obtain a revised building permit.

The revised plans you submitted (dated 1/19/12) showed a design where the ell would not be rebuilt. These plans were then reviewed by the various divisions of DCRA and its sister agencies. Although DCRA determined that this proposed design complied with the Zoning Regulations, a revised permit could not be issued because the design was rejected by the U.S. Commission of Fine Arts ("CFA"). On February 21, 2012, the CFA issued a letter to you informing you that your revised plans did not meet their approval and recommended that you return to the design that was previously approved by CFA on November 19, 2010, which includes the restoration of the ell.

Because the plans (dated 11/10/10) contain the inconsistencies specified above and you have not obtained a revised building permit, **DCRA is revoking Building Permit No. B1010202, effective on August 31, 2012, unless you take the following corrective actions:** 1) submit revised plans for the construction of the rear addition that meet the approval of the divisions of DCRA and its sister agencies, including CFA, and 2) after obtaining a revised permit, complete construction of the work under that plan by August 31, 2012.

If you fail to comply with these conditions, Permit No. B1010202 and any temporary certificates of occupancy issued for the Property will be deemed revoked by DCRA. Any extension of this deadline can only be approved in writing by the Chief Building Official.

Any questions about this notice or about how to come into compliance may be directed to Zoning Administrator Matthew LeGrant at matthew.legrant@dc.gov or Inspections Supervisor Clarence G. Whitescarver at clarence.whitescarver@dc.gov.

RIGHT TO APPEAL

You have the right to appeal the revocation of your building permit. To appeal, you must mail or hand-deliver a request for a hearing to the Office of Administrative Hearings at 441 4th St., NW, Suite 450N, Washington, DC 20001 within ten (10) days of service of this notice.

Date: 5/2/12

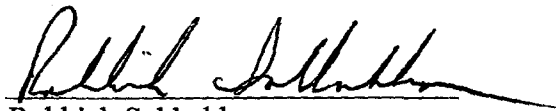

Rabbiah Sabbakhan
Chief Building Official

Exhibit B

Exhibit C

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



February 21, 2012

Sara Mokhtari
Dey Dreams LLC
1525 Wisconsin Avenue, NW
Washington, D.C. 20007

Dear Applicant:

This is official notification that the Historic Preservation Review Board has recommended to the Mayor's Agent that a permit not be issued for the following work:

Historic Preservation Act Number: 12-148

Type of Work Proposed: Addition, dormer, partial demolition, etc.

Address: 1525 Wisconsin Avenue, NW

Reason for Determination: The U.S. Commission of Fine Arts recommended that a permit not be issued, as the project is now proposed, because much of the work done deviates from the prior approvals and is incompatible with the character of the subject property and the historic district.

The Commission recommends instead adhering to the previous approvals in most respects. The Commission's full recommendation is:

The Commission regrets that numerous and substantial alterations were completed not consistent with previously approved designs on 19 November 2010 (see previous recommendation O.G. 10-278). No objection to issuance of permit for existing two-story rear addition that is approximately five feet shorter and three feet lower than approved addition PROVIDED approved 8-inch cementitious siding is installed. Recommend AGAINST issuance of permit for existing alterations to rear dormer and to east wall of historic building, demolition of upper walls of historic ell, raising height of party walls, use of 4' x 10' cementitious-panels, and 1/1 windows on front dormers which, as installed, deviate from approved design and are not compatible with the character of the historic building or the historic district. Recommend return to approved 2010 design: rear shed dormer must be reconfigured in terms of setback from exterior wall, fenestration, and materials; east wall of main block and second story of ell must be reconstructed to match historic condition and approved alterations; windows at front elevation dormers must be replaced with wood 6/6 divided lights to fit the existing jamb opening. Recommend placement of HVAC equipment on roof of new addition to be screened by a fence (design to be submitted for review by the Commission). Corrective work must be completed no later than 31 August 2012. No objection to general concept of canopy at rear PROVIDED it is not visible from Q Street. File separate submission of sign scheme for review by the Commission. Note: Any subsequent modifications to the exterior design made during DCRA technical review must be re-submitted to the Commission for approval prior to issuance of permit.

You have the option to otherwise revise your proposal and have it reviewed further.

Alternatively, you are entitled to have the recommendation of the Commission reviewed by the Mayor's Agent in a judicial proceeding. However, the burden is on the applicant to present sufficient evidence that either:

1. the proposed razes are consistent with the purposes of the D.C. Historic Landmark and Historic District Protection Act of 1978 (or "Act," D.C. Code Sec. 6-1101 *et seq.*); or
2. the proposed alteration is necessary to construct a project of special merit; or
3. the failure to issue a permit will result in unreasonable economic hardship to the owner.

With respect to properties in historic districts, the purposes of the Act are declared to be:

- (A) To retain and enhance those properties which contribute to the character of the historic district and to encourage their adaptation for current use;
- (B) To assure that alterations of existing structures are compatible with the character of the historic district; and
- (C) To assure that new construction and subdivision of lots in an historic district are compatible with the character of the historic district.

A project of "special merit" is defined as "a plan of building having significant benefits to the District of Columbia or to the community by virtue of exemplary architecture, specific features of land planning, or social or other benefits having a high priority for community services."

"Unreasonable economic hardship" means that "failure to issue a permit would amount to a taking of the owner's property without just compensation or, in the case of a low-income owner(s) as determined by the Mayor, failure to issue a permit would place an onerous and excessive financial burden upon such owner(s)." Applicants claiming economic hardship will be required to submit to the Mayor's Agent, at least twenty (20) days before a hearing, evidence to support the claim.

Applicants may be represented by legal counsel, at their own expense, in a Mayor's Agent proceeding.

If you wish to request a public hearing by the Mayor's Agent on this matter, then you are required to respond within ten (10) days of the date of receipt of this notification, advising us of which of the above claims you are making. Requests for a public hearing should be addressed to the Mayor's Agent, 1100 4th Street, SW, Suite E650, Washington, DC 20024.

If you do not request a public hearing, then the Mayor's Agent will make a determination on your application based upon the Review Board's recommendation.

Sincerely,



Tim Dennee

1525 WISCONSIN AVE, NW
Washington, DC 20007

RICH MARKUS ARCHITECTS
2601 P STREET SECOND FLOOR WASHINGTON DC 20007

LOT: 813

SQUARE: 1271

BUILDING OWNER:
SARA MOKHTARI

ALL HISTORIC PRESERVATION WORK
SHOULD BE IN ACCORDANCE WITH
D.C. HISTORIC PRESERVATION ACT AND
D.C. HISTORIC PRESERVATION COMMISSION
REQUIREMENTS.

BY: *[Signature]*
SIGNATURE REQUIRED

RICH MARKUS ARCHITECTS
2601 P STREET NW 2nd FL
WASHINGTON, DC 20007
202.333.2733
RICHMARKUSARCHITECTS.COM

B1010
11-000



District of Columbia



- Legend:
- Building
- Street
- Park
- Water
- Other

1 inch = 75 feet

Distances of the District of Columbia
Official map of the District of Columbia
Copyright 2000 by the District of Columbia
This map was created for planning
purposes only and is not intended
to be used for any other purpose
without the express written approval
of the District of Columbia

LOCATION MAP:



SITE

1525 WISCONSIN, AVE
Washington, DC 20007

COVER

GENERAL NOTES / CODE ANALYSIS		
DORMERS AND REAR BUILDING ADDITION		
GENERAL INFORMATION	EXISTING BUILDING	PROPOSED ALTER
USE GROUP	M	M
TYPE OF CONSTRUCTION	V.B	V.B
FULLY SUPPRESSED (DORMER)	NO	NO
EXISTING TENANT AREA	3,750 SF	3,871 SF
AREA OF WORK	1,820 SF	1,820 SF
BUILDING HEIGHT	2 STORY + CELLAR 30'-0"	2 STORY + CELLAR 30'-0"
NUMBER OF FLOORS	2	2
ENTRANCE TRAVEL DISTANCE	LESS THAN 100'	LESS THAN 100'
COVERING CODES	2006 IBC	2006 IBC
BUILDING	2006 IBC	2006 IBC
FIRE SAFETY	2006 IBC	2006 IBC
HANDICAP	2006 IBC	2006 IBC
FIRE RATINGS	2 HR - EXISTING MASONRY PARTY WALL	2 HR - EXISTING MASONRY PARTY WALL
PIPE PENETRATION WALLS	0 HR	0 HR
COLUMNS AND GIRDERS	0 HR	0 HR
FLOOR CEILING CONSTRUCTION	0 HR	0 HR
FLOOR CONSTRUCTION	0 HR	0 HR
INTERIOR FINISHES	CLASS A, B, OR C	CLASS A, B, OR C
	SMOKE DEVELOPMENT AND OR LESS	SMOKE DEVELOPMENT AND OR LESS
	PROVIDE FLAME SPREAD CERTIFICATE	PROVIDE FLAME SPREAD CERTIFICATE

DRAWING INDEX	
ARCHITECTURAL	
A000	COVER
A100	EXISTING FLOOR PLANS
A101	EXISTING ELEVATIONS
A200	PROPOSED CELLAR AND FIRST FLOOR PLANS
A201	PROPOSED SECOND AND ATTIC FLOOR PLANS
	WINDOW AND DOOR SCHEDULE
A300	PROPOSED FRONT AND REAR ELEVATIONS
A301	PROPOSED SIDE ELEVATIONS
A302	PROPOSED ADDITION AND COURTYARD ELEVATIONS
A303	PROPOSED SECTION SOUTH ELEVATION
A304	DETAILS
A305	DETAILS
STRUCTURAL	
S-1	FOUNDATION PLAN AND SECOND FLOOR FRAMING
S-2	ROOF FRAMING

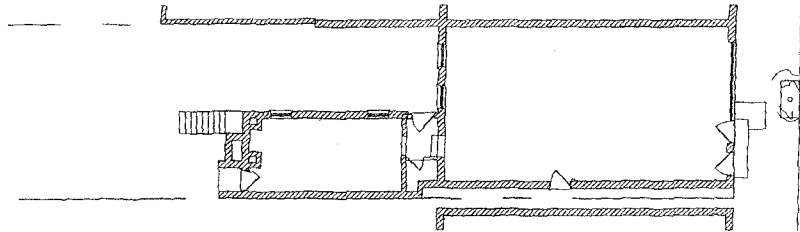
DISTRICT OF COLUMBIA
PERMIT PROCESSING DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION
ROBERT CHEN
Structural Engr. Section



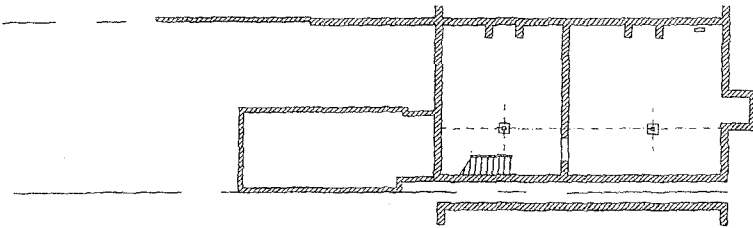
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10 NOV 2010

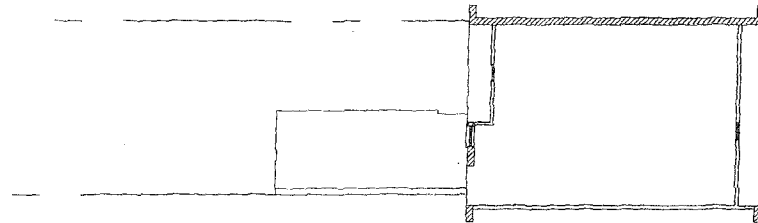
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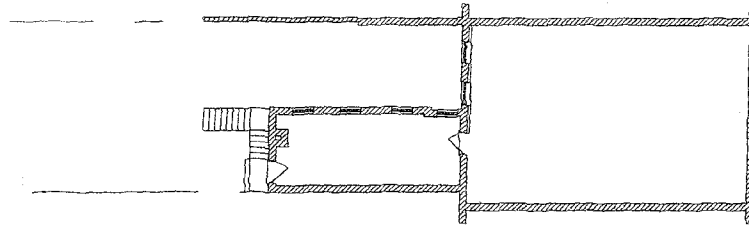
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1/8" = 1'-0"



1 EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"

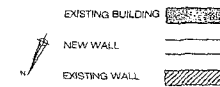


4 EXISTING ATTIC FLOOR PLAN
1/8" = 1'-0"



3 EXISTING THIRD FLOOR PLAN
1/8" = 1'-0"

NOTE:
EXISTING FLOOR PLANS FOR PERMIT PROCESSING DIVISION
INTERIOR PERMIT BY OTHERS
SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION
ROBERT CHEN
Structural Engr. Section



RICH MARKUS ARCHITECTS
2801 P STREET NW 2nd FL
WASHINGTON, DC 20007
202.333.2733
RICHMARKUSARCHITECTS.COM

1525 WISCONSIN AVE
Washington, DC 20007

EXISTING FLOOR
PLANS



3/16" = 1'-0"

10 NOV 2010

A100
DRAWING NUMBER

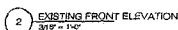
1525 WISCONSIN, AVE
Washington, DC 20007

EXISTING
ELEVATIONS

10 NOV 2010

A101

DRAWING NUMBER:



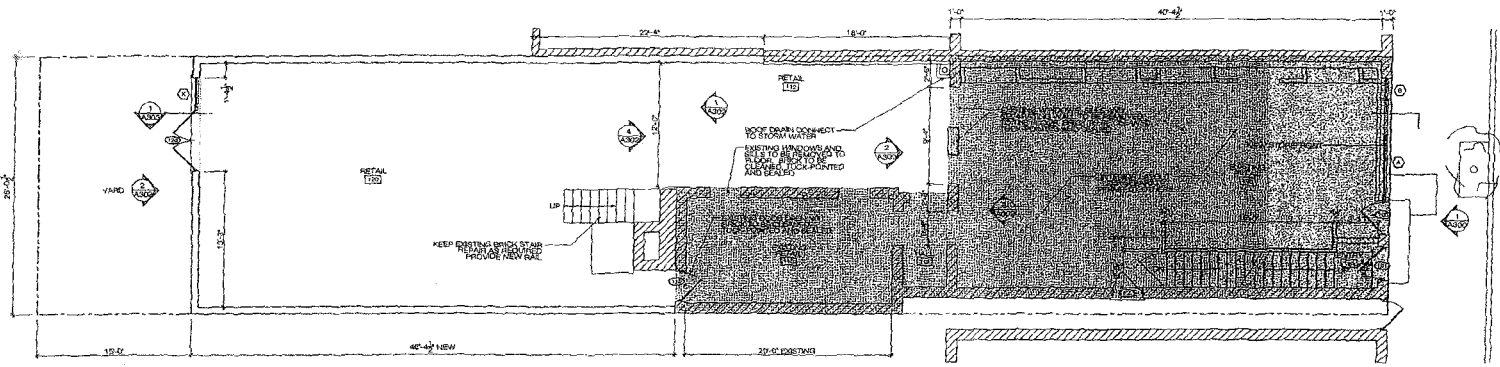
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BY [Signature]
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COLUMBIA
PRESSING DIVISION
WORK IN GENERAL
NOT TO THE
TOTAL OF CONSTRUCTION
ROBERT CHEN
Structural Engr. Section

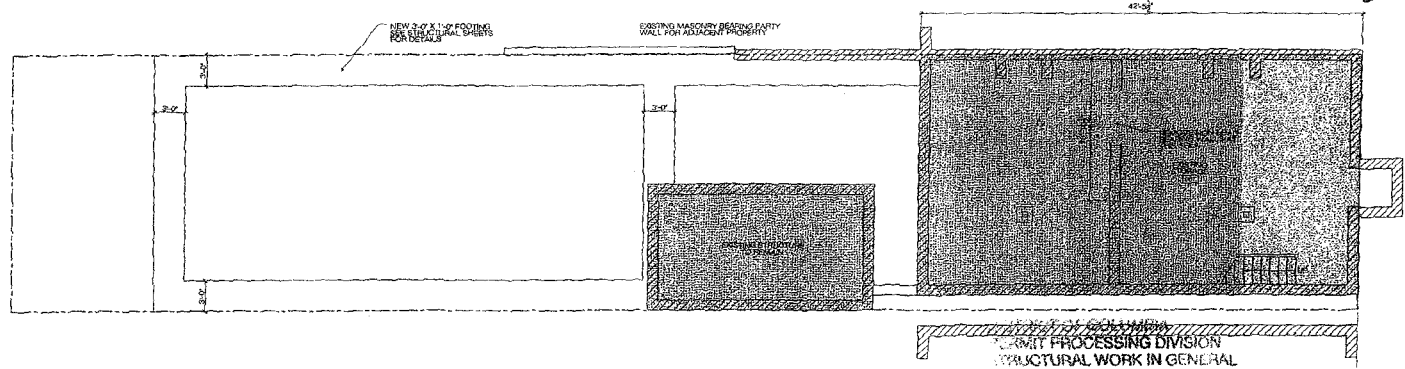
EXISTING BUILDING 

NEW WALL 

EXISTING WALL 



2 FIRST FLOOR PLAN
3/11/10



APPROVED FOR CONSTRUCTION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION
ROBERT CHEN
Structural Engineer

EXISTING BUILDING
NEW WALL
EXISTING WALL

RICH MARKUS ARCHITECTS
2601 P STREET NW 2nd FL
WASHINGTON, DC 20007
202.333.2733
RICH-MARKUSARCHITECTS.COM

1525 WISCONSIN, AVE
Washington, DC 20007

CELLAR AND FIRST
FLOOR PLAN

REVISIONS

3/10" = 1'-0"

10 NOV 2010

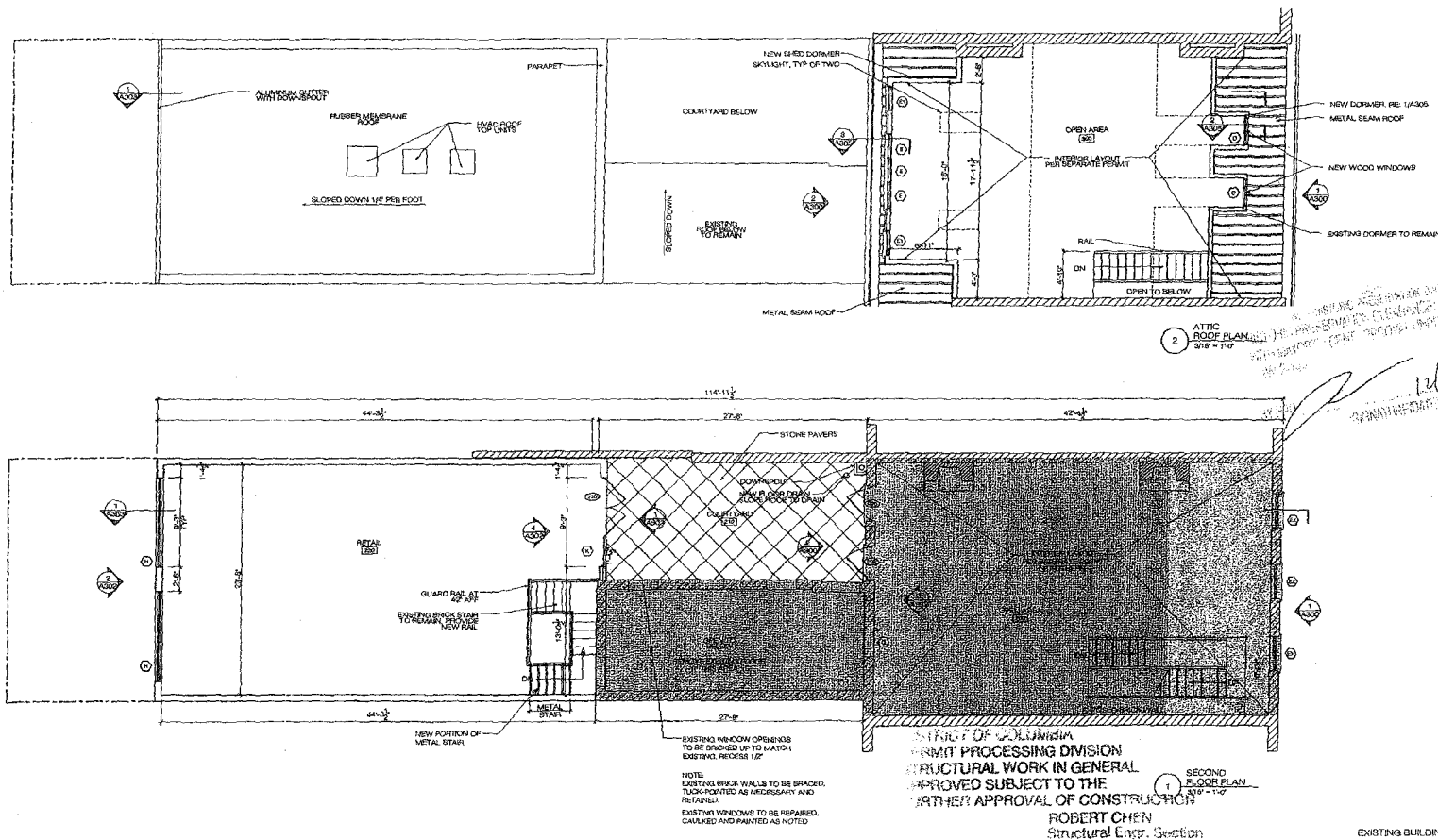
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DRAWING NUMBER

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60	EXPENSE TAX	2.50	10/1/78		EXPENSE 112	PAID EXPENSES
61	EXPENSES	50.00	10/1/78		EXPENSE 112	PAID EXPENSES
62	EXPENSE TAX	2.50	10/1/78		EXPENSE 112	PAID EXPENSES
63	EXPENSES	50.00	10/1/78		EXPENSE 112	PAID EXPENSES
64	EXPENSE TAX	2.50	10/1/78		EXPENSE 112	PAID EXPENSES
65	EXPENSES	50.00	10/1/78		EXPENSE 112	PAID EXPENSES
66	EXPENSE TAX	2.50	10/1/78		EXPENSE 112	PAID EXPENSES
67	EXPENSES	50.00	10/1/78		EXPENSE 112	PAID EXPENSES
68	EXPENSE TAX	2.50	10/1/78		EXPENSE 112	PAID EXPENSES
69	EXPENSES	50.00	10/1/78		EXPENSE 112	PAID EXPENSES
70	EXPENSE TAX	2.50	10/1/78		EXPENSE 112	PAID EXPENSES
71	EXPENSES	50.00	10/1/78		EXPENSE 112	PAID EXPENSES
72	EXPENSE TAX	2.50	10/1/78		EXPENSE 112	PAID EXPENSES
73	EXPENSES	50.00	10/1/78		EXPENSE 112	PAID EXPENSES
74	EXPENSE TAX	2.50	10/1/78		EXPENSE 112	PAID EXPENSES
75	EXPENSES	50.00	10/1/78		EXPENSE 112	PAID EXPENSES
76	EXPENSE TAX	2.50	10/1/78		EXPENSE 112	PAID EXPENSES
77	EXPENSES	50.00	10/1/78		EXPENSE 112	PAID EXPENSES
78	EXPENSE TAX	2.50	10/1/78		EXPENSE 112	PAID EXPENSES
79	EXPENSES	50.00	10/1/78		EXPENSE 112	PAID EXPENSES
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81	EXPENSES	50.00	10/1/78		EXPENSE 112	PAID EXPENSES
82	EXPENSE TAX	2.50	10/1/78		EXPENSE 112	PAID EXPENSES
83	EXPENSES	50.00	10/1/78		EXPENSE 112	PAID EXPENSES
84	EXPENSE TAX	2.50	10/1/78		EXPENSE 112	PAID EXPENSES
85	EXPENSES	50.00	10/1/78		EXPENSE 112	PAID EXPENSES
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91	EXPENSES	50.00	10/1/78		EXPENSE 112	PAID EXPENSES
92	EXPENSE TAX	2.50	10/1/78		EXPENSE 112	PAID EXPENSES
93	EXPENSES	50.00	10/1/78		EXPENSE 112	PAID EXPENSES
94	EXPENSE TAX	2.50	10/1/78		EXPENSE 112	PAID EXPENSES
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98	EXPENSE TAX	2.50	10/1/78		EXPENSE 112	PAID EXPENSES
99	EXPENSES	50.00	10/1/78		EXPENSE 112	PAID EXPENSES
100	EXPENSE TAX	2.50	10/1/78		EXPENSE 112	PAID EXPENSES

DO NOT WRITE IN THESE SPACES. DO NOT WRITE IN THESE SPACES

PK	MARKET/FACILITY	WEEKEND DATE	BOX OFFICE GROSS (GROSS REVENUE) (GROSS REVENUE)	MARKETS	LOCATION	NOTES
01	EDINBURGH	20/06/97	8,200.00	NETA 100		
02	GLASGOW	20/06/97	1,000.00	NETA 100		
03	GLASGOW	20/06/97	1,000.00	NETA 100		
04	GLASGOW	20/06/97	1,000.00	NETA 100		
05	GLASGOW	20/06/97	1,000.00	NETA 100		
06	GLASGOW	20/06/97	1,000.00	NETA 100		
07	GLASGOW	20/06/97	1,000.00	NETA 100		
08	GLASGOW	20/06/97	1,000.00	NETA 100		
09	GLASGOW	20/06/97	1,000.00	NETA 100		
10	GLASGOW	20/06/97	1,000.00	NETA 100		
11	GLASGOW	20/06/97	1,000.00	NETA 100		
12	GLASGOW	20/06/97	1,000.00	NETA 100		
13	GLASGOW	20/06/97	1,000.00	NETA 100		
14	GLASGOW	20/06/97	1,000.00	NETA 100		
15	GLASGOW	20/06/97	1,000.00	NETA 100		
16	GLASGOW	20/06/97	1,000.00	NETA 100		
17	GLASGOW	20/06/97	1,000.00	NETA 100		
18	GLASGOW	20/06/97	1,000.00	NETA 100		
19	GLASGOW	20/06/97	1,000.00	NETA 100		
20	GLASGOW	20/06/97	1,000.00	NETA 100		
21	GLASGOW	20/06/97	1,000.00	NETA 100		
22	GLASGOW	20/06/97	1,000.00	NETA 100		
23	GLASGOW	20/06/97	1,000.00	NETA 100		
24	GLASGOW	20/06/97	1,000.00	NETA 100		
25	GLASGOW	20/06/97	1,000.00	NETA 100		
26	GLASGOW	20/06/97	1,000.00	NETA 100		
27	GLASGOW	20/06/97	1,000.00	NETA 100		
28	GLASGOW	20/06/97	1,000.00	NETA 100		
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33	GLASGOW	20/06/97	1,000.00	NETA 100		
34	GLASGOW	20/06/97	1,000.00	NETA 100		
35	GLASGOW	20/06/97	1,000.00	NETA 100		
36	GLASGOW	20/06/97	1,000.00	NETA 100		
37	GLASGOW	20/06/97	1,000.00	NETA 100		
38	GLASGOW	20/06/97	1,000.00	NETA 100		
39	GLASGOW	20/06/97	1,000.00	NETA 100		
40	GLASGOW	20/06/97	1,000.00	NETA 100		
41	GLASGOW	20/06/97	1,000.00	NETA 100		
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43	GLASGOW	20/06/97	1,000.00	NETA 100		
44	GLASGOW	20/06/97	1,000.00	NETA 100		
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57	GLASGOW	20/06/97	1,000.00	NETA 100		
58	GLASGOW	20/06/97	1,000.00	NETA 100		
59	GLASGOW	20/06/97	1,000.00	NETA 100		
60	GLASGOW	20/06/97	1,000.00	NETA 100		

[illegible]

RICH MARKUS ARCHITECTS
2601 P STREET NW 2nd FL
WASHINGTON, DC 20007
202.333.2733
RICHMARKUSARCHITECTS.COM

1525 WISCONSIN, AVE
Washington, DC 20007

PROPOSED
SECOND FLOOR
AND ATTIC PLANS
WINDOW AND
DOOR SCHEDULE

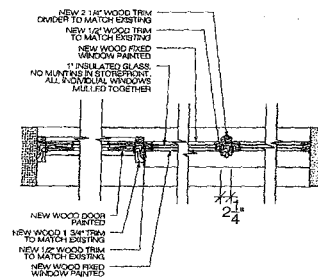
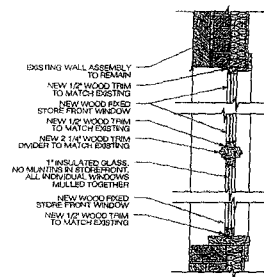
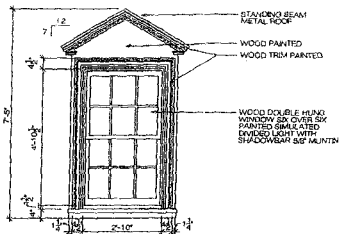
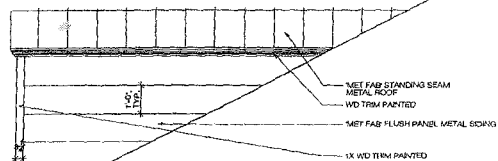
.....

$$\frac{3}{10} = 1'-0"$$

10 NOV 2010

A201

202.333.2733
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3 SIDE ELEVATION 1/2" = 1'-0"

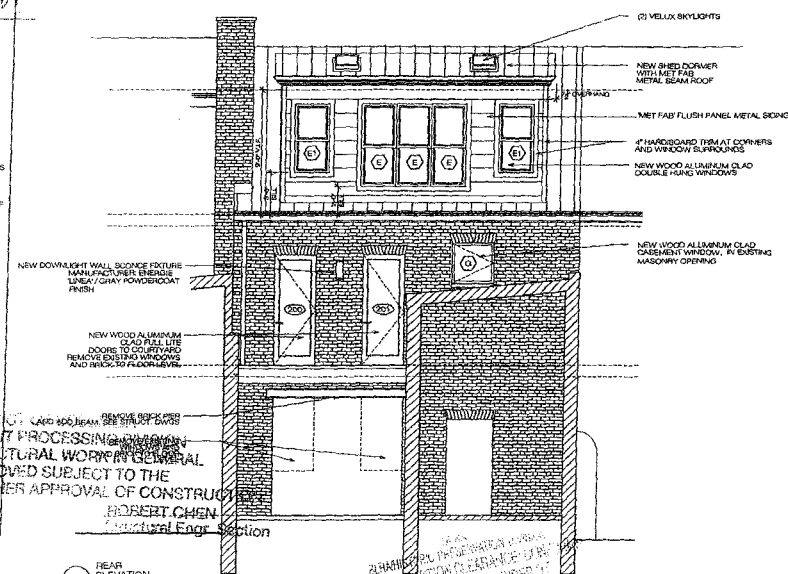
4 FRONT ELEVATION 1/2" = 1'-0"

5 STOREFRONT DETAIL 1" = 1'-0"

6 STOREFRONT DETAIL 1" = 1'-0"



386-4



2 REAR ELEVATION 1/2" = 1'-0"

FOR THE CITY OF WASHINGTON
 DEPARTMENT OF HISTORIC PRESERVATION
 APPROVED SUBJECT TO THE
 OTHER APPROVAL OF CONSTRUCTION
 ROBERT CHEN
 Structural Engineering

RECEIVED
 HISTORIC PRESERVATION DIVISION
 WITH MAYOR'S ACTING DEPUTY
 JAN 2-14A
 BY: [Signature]
 SUPERVISOR

NEW WALL
 EXISTING WALL

RICH MARKUS ARCHITECTS
 2801 P STREET NW 2nd FL
 WASHINGTON, DC 20007
 202.333.2733
 RICHMARKUSARCHITECTS.COM

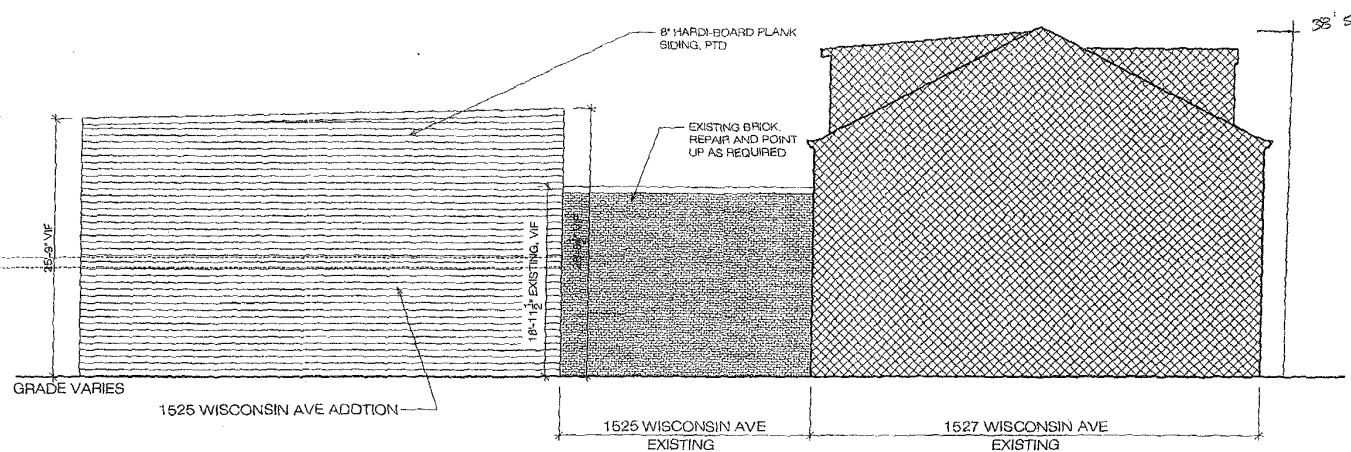
1525 WISCONSIN, AVE
 Washington, DC 20007

PROPOSED FRONT
 AND REAR
 ELEVATIONS

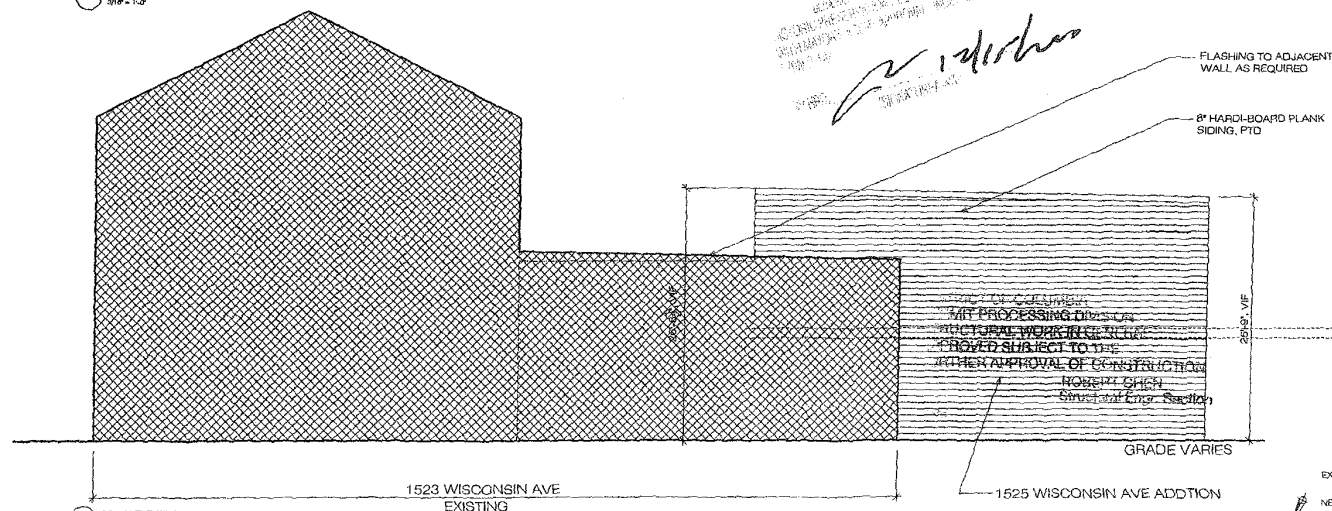
1/2" = 1'-0"
 10 NOV 2010

A300

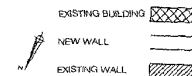
DRAWING NUMBER



1 NORTH ELEVATION
3/8" = 1'-0"



2 SOUTH ELEVATION
3/8" = 1'-0"



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PROPOSED BUILDING
ELEVATIONS



3/8" = 1'-0"

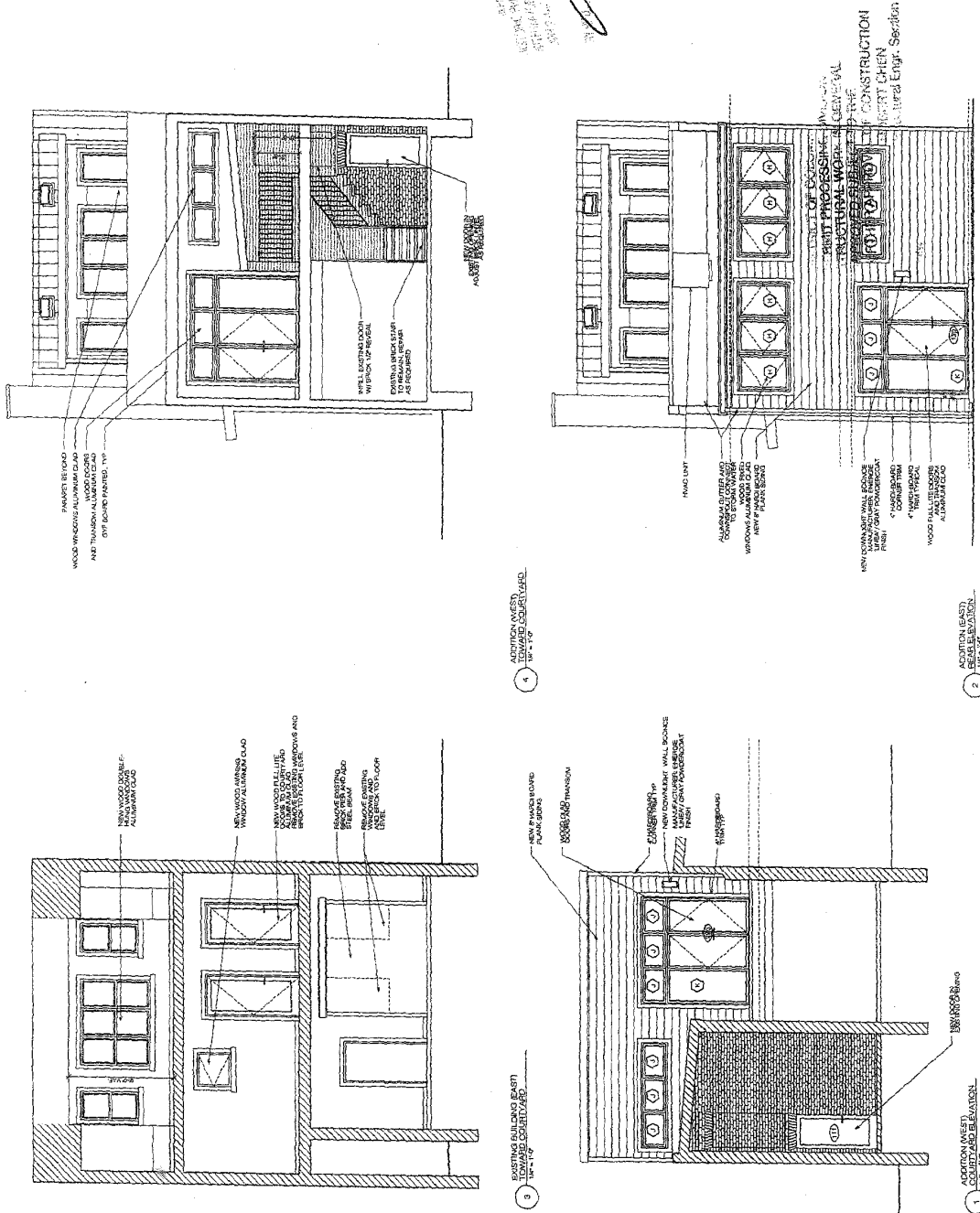
10 NOV 2010

A301

REVISION NUMBER

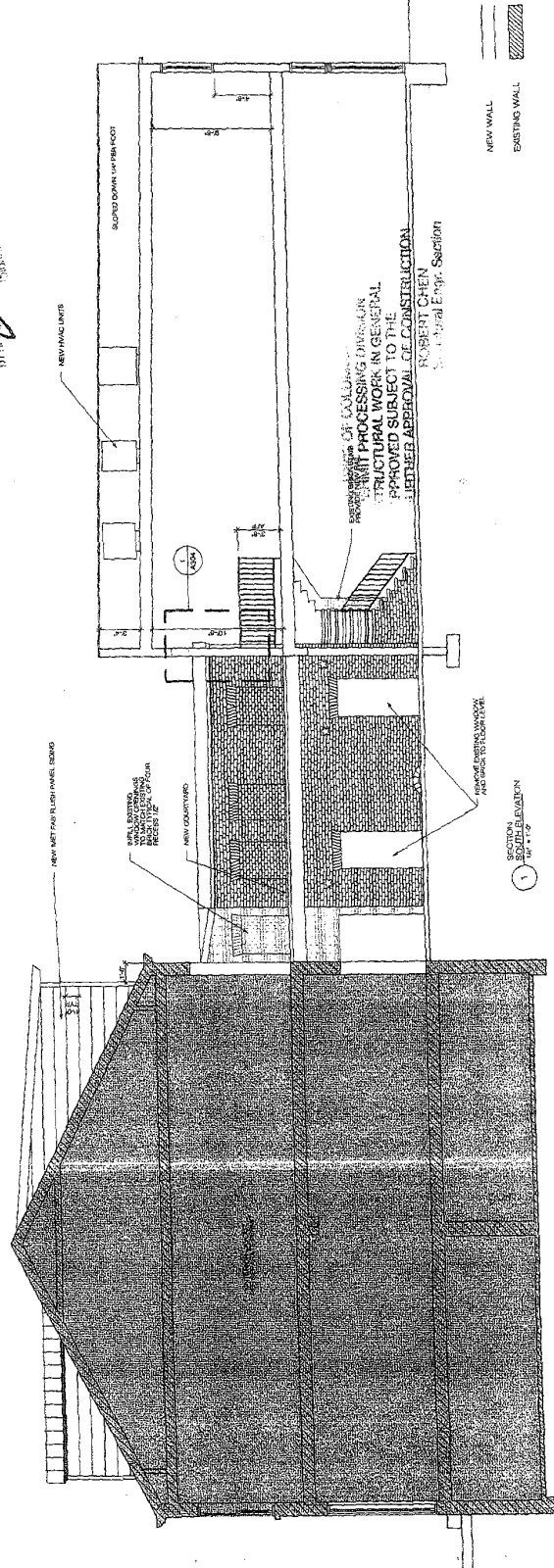
NEW WALL	EXISTING WALL

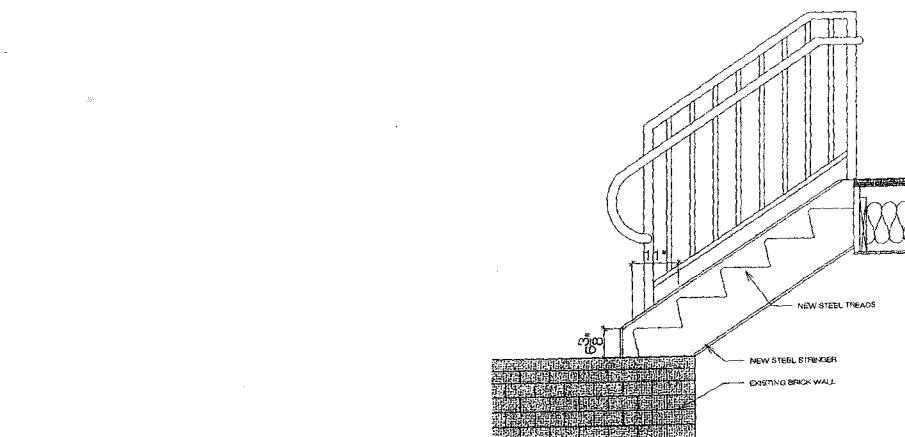
12/10/2000



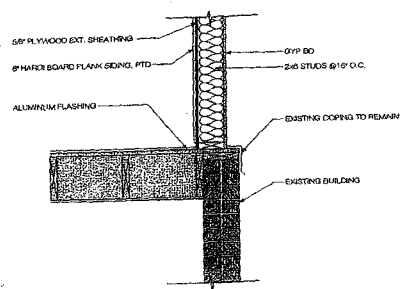
HISTORIC PRESERVATION COMMISSION
BLANDFORD, VIRGINIA
WITH MANUSCRIPTS BY JOHN LANE
LAW 2-46

BY THE HISTORIC PRESERVATION COMMISSION

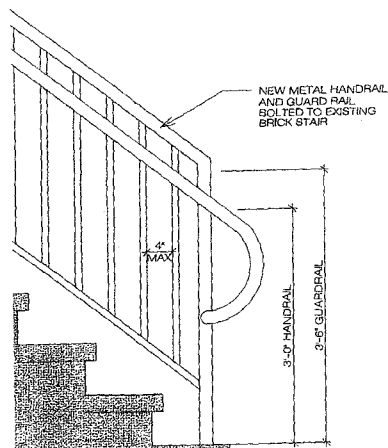




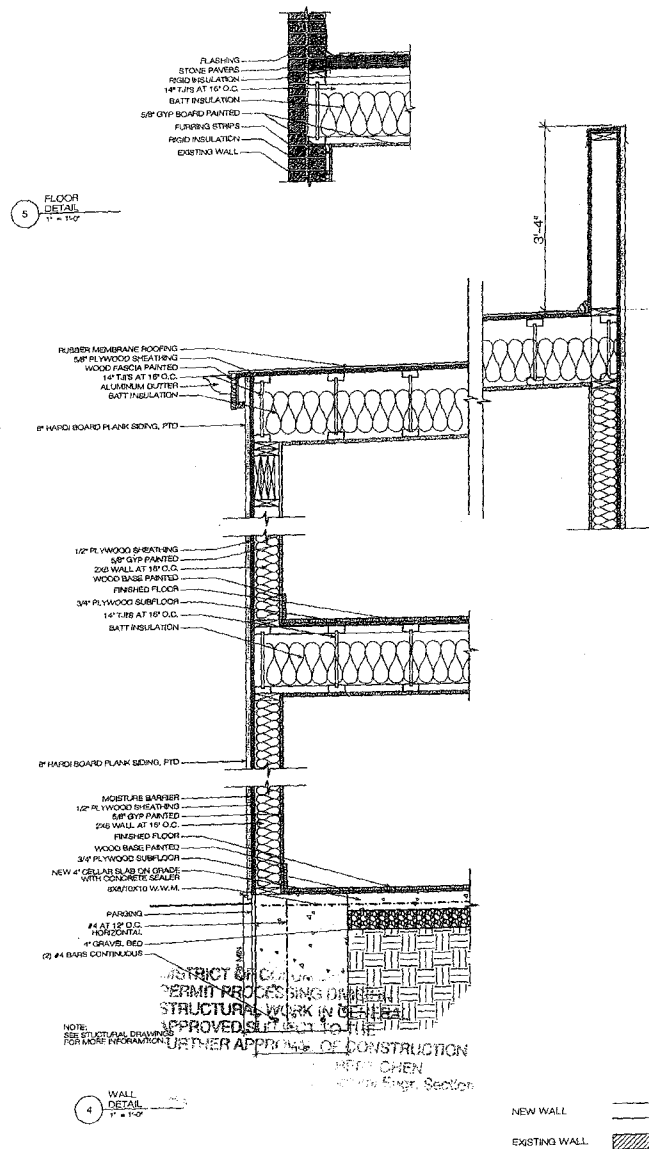
2
NEW METAL STAIR
DETAIL
1" = 1'-0"



1
SECTION DETAIL
1" = 1'-0"



3
HANDRAIL
DETAIL
1" = 1'-0"



5
FLOOR
DETAIL
1" = 1'-0"

4
WALL
DETAIL
1" = 1'-0"

NEW WALL
EXISTING WALL

DISTRICT OF COLUMBIA
PERMIT PROCEEDING OFFICE
STRUCTURAL WORK IN GENERAL
APPROVED BY [Signature]
DATE: 10/10/2010
FOR MORE INFORMATION, SEE THE
DISTRICT ENGINEER'S OFFICE

RICH MARKUS ARCHITECTS
2601 P STREET NW 2nd FL
WASHINGTON, DC 20007
202.333.2733
RICHMARKUSARCHITECTS.COM

1525 WISCONSIN AVE
Washington, DC 20007

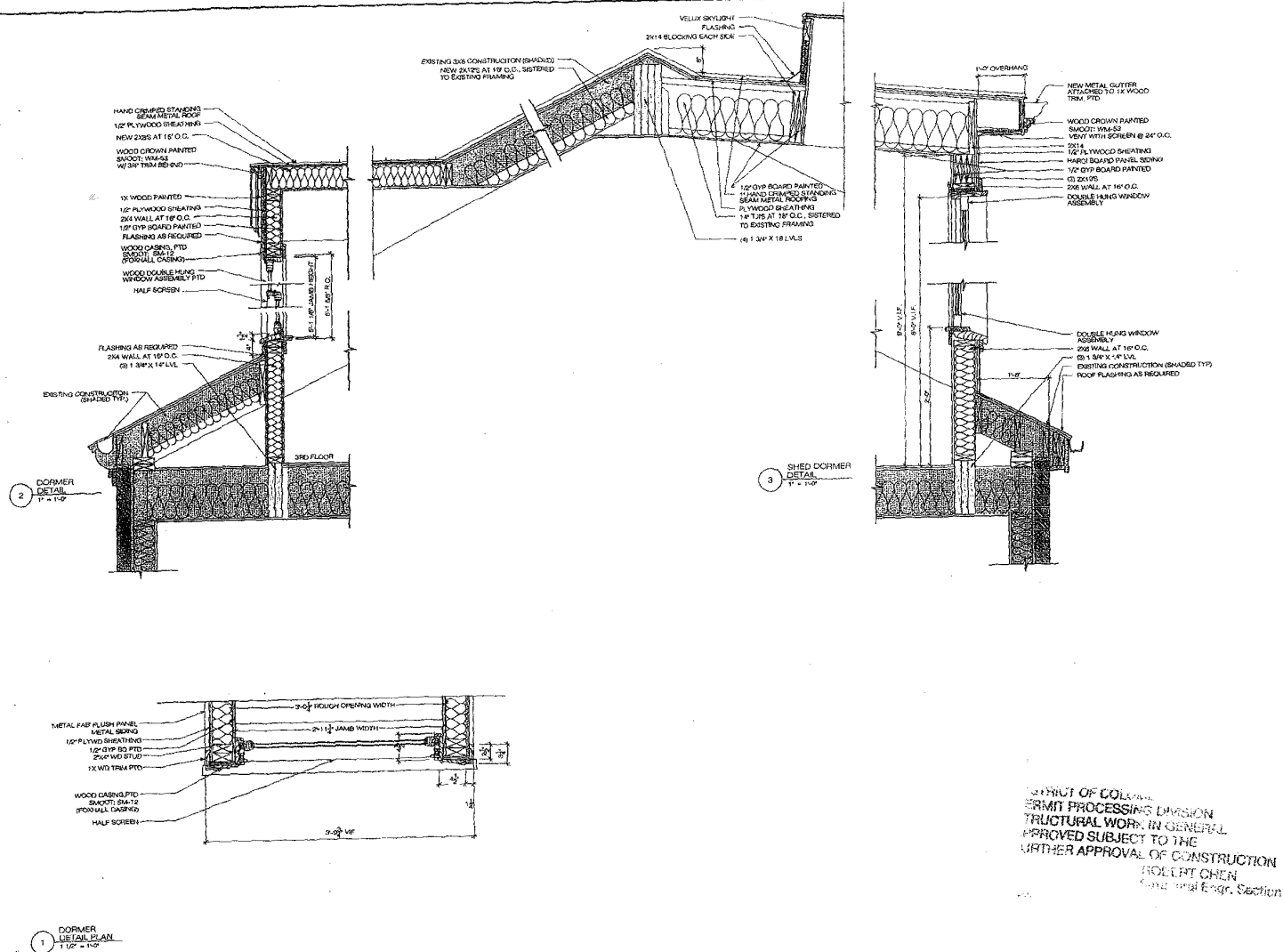
DETAILS

AS SHOWN

10 NOV 2010

A304

DRAWING NUMBER



DISTRICT OF COLUMBIA
 PERMIT PROCESSING DIVISION
 STRUCTURAL WORK IN GENERAL
 APPROVED SUBJECT TO THE
 FURTHER APPROVAL OF CONSTRUCTION
 ROBERT CHEN
 Civil and Envir. Section

NEW WALL
 EXISTING WALL

RICH MARKUS ARCHITECTS
 2601 P STREET NW 2nd FL
 WASHINGTON, DC 20007
 202.333.2733
 RICHMARKUSARCHITECTS.COM

1525 WISCONSIN, AVE
 Washington, DC 20007

DETAILS



AS SHOWN

10 NOV 2010

A305

DRAWING NUMBER

1625 WISCONSIN AVE
WASHINGTON, DC 20007

CHARLES GAVIN, PE
Gavin & Assoc.
PO Box 5142
Madison, VA 22403
703-288-0011

RICH MARKUS ARCHITECTS
2601 P STREET NW 2ND FL
WASHINGTON, DC 20007
RICHMARKUSARCHITECTS.COM

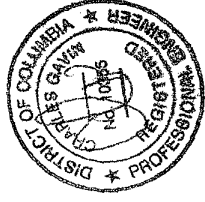
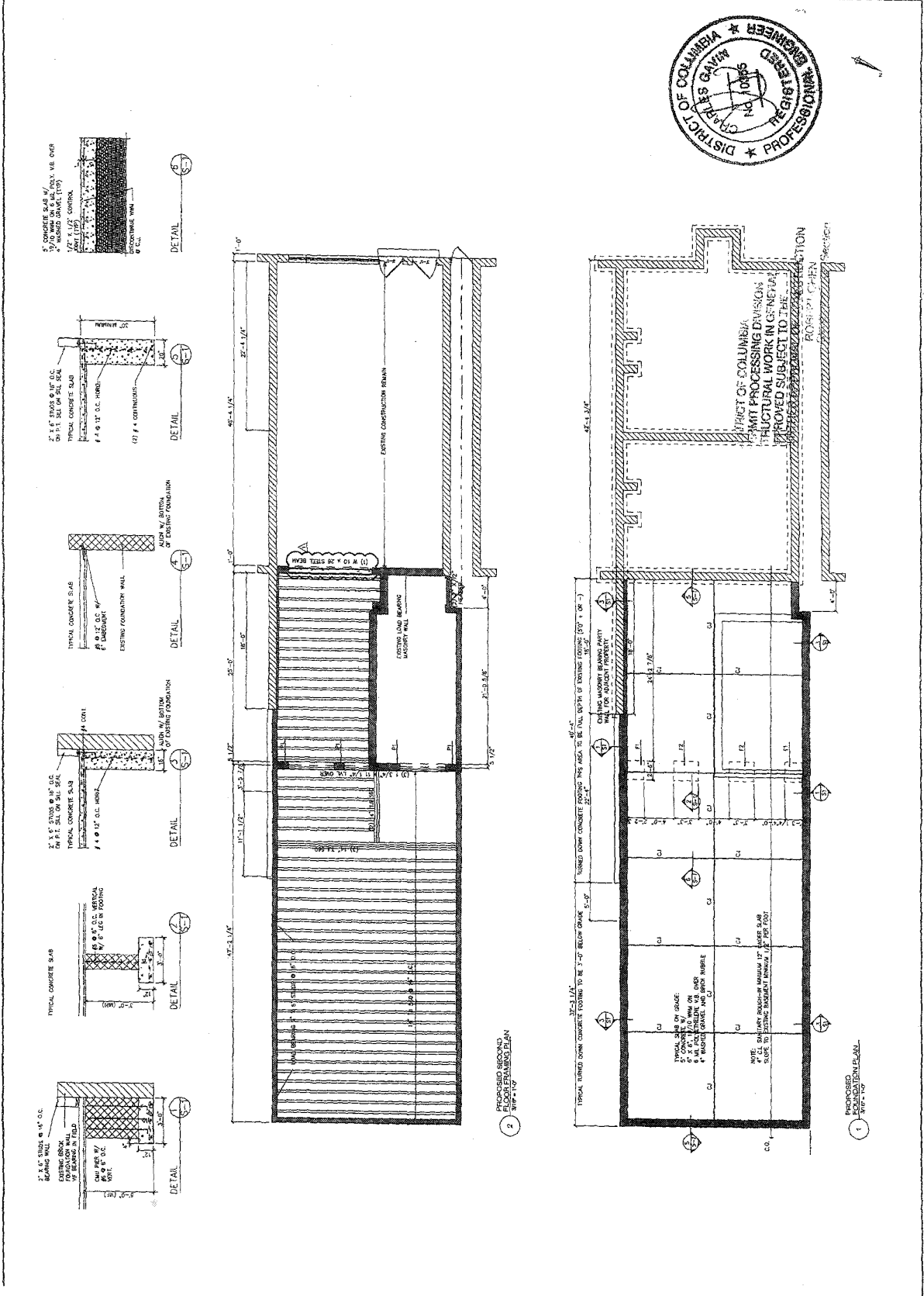
FOUNDATION PLAN
AND SECOND
FLOOR FRAMING

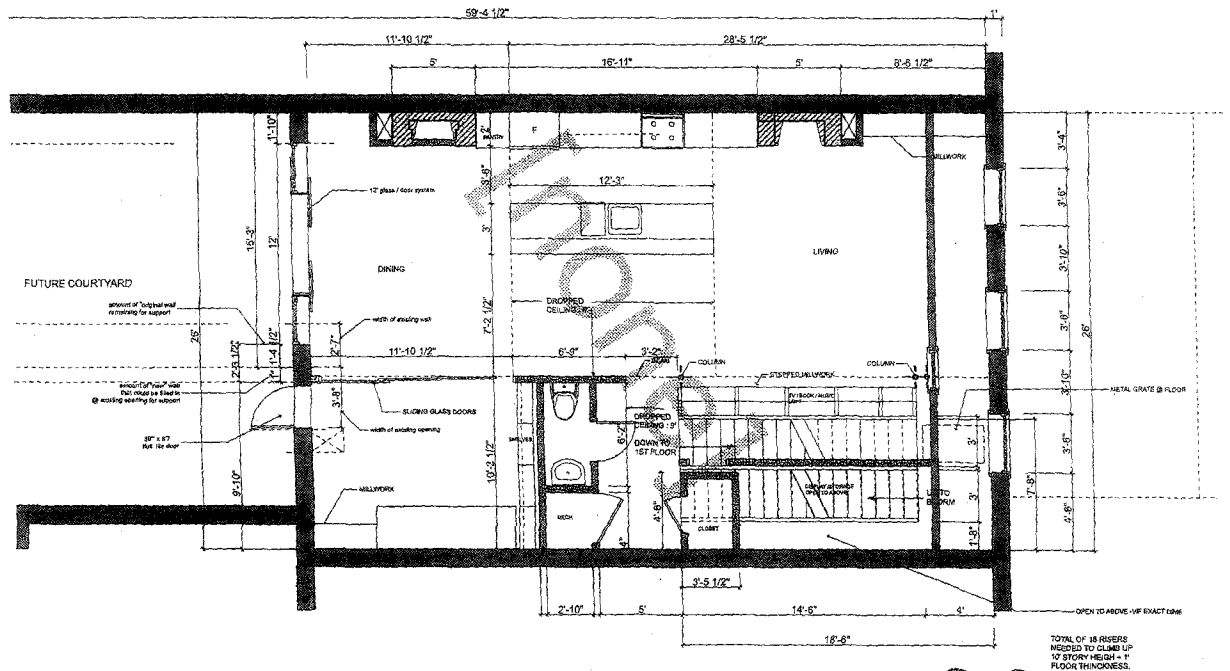
1625 WISCONSIN AVE
WASHINGTON, DC 20007

PROPOSED SECOND FLOOR FRAMING PLAN
SWP = 107

PROPOSED FOUNDATION PLAN
SWP = 108

PROPOSED FOUNDATION PLAN
SWP = 109



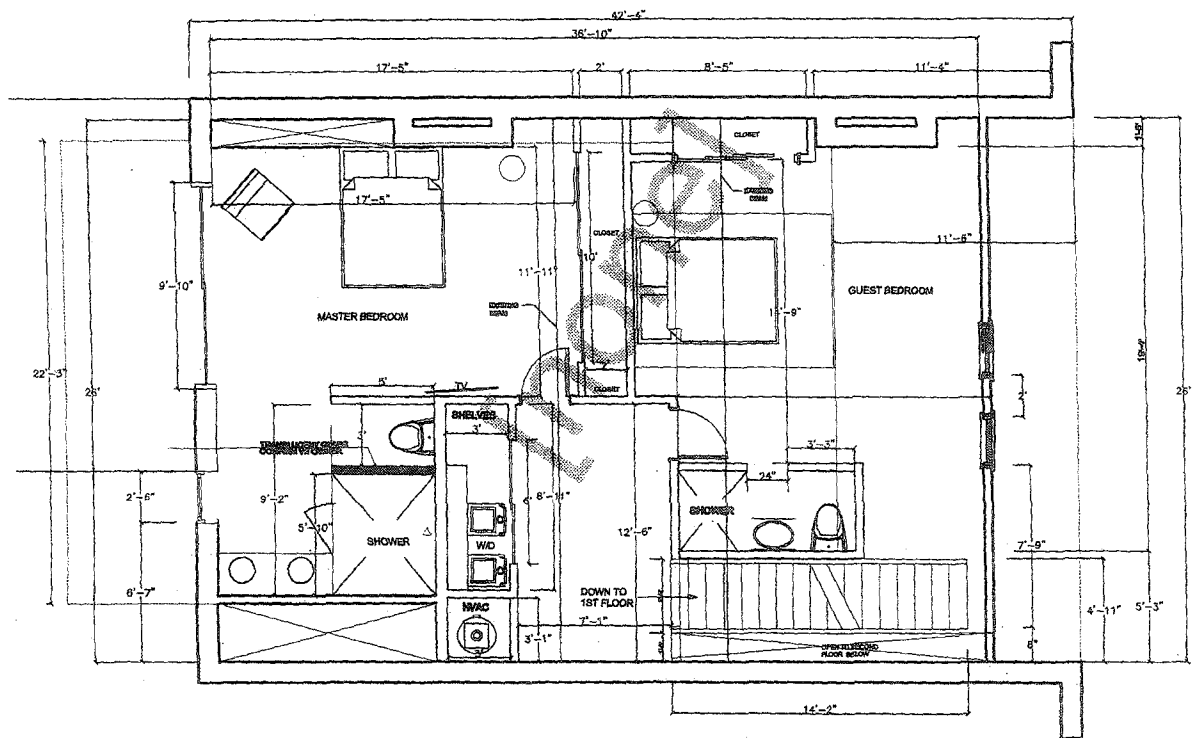


LIVING LEVEL **C-3** NOTE: VERIFY ALL DIMS.

2nd Floor Living Area

EXISTING LAYOUT N.I.C

PERMANENT FILE



3rd Floor Living Area

EXISTING LAYOUT NIC

1525 Wisconsin Ave NW