

RECEIVED  
D.C. OFFICE OF ZONING

2012 JUL 10 PM 12:53

***goulston&storrs***  
counsellors at law

Paul A. Tummonds, Jr.  
ptummonds@goulstonstorrs.com  
202-721-1157 Tel

July 10, 2012

VIA HAND DELIVERY

Mr. Lloyd Jordan, Chairman  
D.C. Board of Zoning Adjustment  
441 4<sup>th</sup> Street NW, Suite 210S  
Washington, DC 20001

Re: BZA Case No. 18364 – Barracks Row Venture, LLC – Pre-Hearing Statement of the Applicant

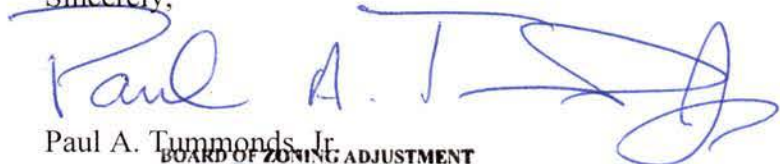
Dear Chairman Jordan and Members of the Board:

Enclosed please find the pre-hearing statement of Barracks Row Venture, LLC (the “**Applicant**”) in the above-mentioned case. The Applicant requests that the Board of Zoning Adjustment (“**BZA**” or “**Board**”) approve a special exception to remove the two parking spaces which are currently located on the Property. Please note that the original application, which was filed on February 15, 2012, noted that the requested parking relief required variance approval. As discussed in detail in the attached pre-hearing statement, the requested parking relief only requires special exception approval. In addition, the initial application also requested variance relief from the rear yard requirements. As a result of changes that were made to the project, the Applicant is no longer requesting rear yard variance relief.

On June 19, 2012, the Board postponed the hearing on this case in order to allow the Applicant to make modifications to the project and present the modified project to Advisory Neighborhood Commission 6B and to the Capitol Hill Restoration Society. The Applicant has made those presentations and is not aware of any opposition to this case.

The Applicant looks forward to presenting this case to the Board on July 24, 2012. Please feel free to contact the undersigned if you have any questions regarding this application.

Sincerely,



Paul A. Tummonds, Jr.  
BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 18364  
EXHIBIT NO. 28

cc: See attached Certificate of Service

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 18364  
EXHIBIT NO. 28

## CERTIFICATE OF SERVICE

I hereby certify that on July 10, 2012, copies of the attached pre-hearing statement were delivered via hand to the following:

Norman Metzger  
ANC 6B03  
638 G Street SE  
Washington, DC 20003  
(Via E-Mail and Hand Delivery)

ANC 6B  
921 Pennsylvania Avenue SE  
Washington, DC 20003  
(Via E-Mail and Hand Delivery)

Maxine Brown-Roberts  
Office of Planning  
1100 4th Street SW, Suite E650  
Washington, DC 20024  
(Via Hand Delivery)

Jamie Henson  
District Department of Transportation  
55 M Street SE, 5<sup>th</sup> Floor  
Washington, DC 20003  
(Via Hand Delivery)

  
Paul Tummonds

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

Application of Barracks Row Venture, LLC  
ANC 6B

BZA Application No. 18364  
Hearing Date: July 24, 2012

**APPLICANT'S PRE-HEARING STATEMENT**

This is the pre-hearing statement of Barracks Row Venture, LLC ("**Applicant**") for special exception relief to allow the renovation and minor addition to an existing historic structure which was most recently used for commercial office (medical office/clinic) use. The proposed project will create an exciting and vibrant new restaurant space on the property that is located at 717 8th Street, SE, Square 904, Lot 35 (the "**Property**"). The Property is located in the Capitol Hill Commercial Overlay (CHC)/ C-2-A Zone District.

**I. NATURE OF RELIEF SOUGHT**

The Applicant requests that the Board of Zoning Adjustment ("**BZA**" or "**Board**") approve a special exception to remove the two parking spaces which are currently located on the Property. Please note that the original application, which was filed on February 15, 2012, noted that the requested parking relief required variance approval. As discussed in detail below, the requested parking relief only requires special exception approval. In addition, the initial application also requested variance relief from the rear yard requirements. As a result of changes that were made to the project, the Applicant is no longer requesting rear yard variance relief.

**II. JURISDICTION OF THE BOARD**

The Board has jurisdiction to grant the relief requested pursuant to section 3104.1 of the Zoning Regulations (11 DCMR § 3104.1).

### **III. DESCRIPTION OF PROPERTY AND SURROUNDING AREA**

The Property is located in the Capitol Hill Historic District and is located on 8<sup>th</sup> Street, SE, otherwise known as Barracks Row. The existing building on the Property includes two stories and has a rather non-descript appearance along 8<sup>th</sup> Street, SE. The Property is located on the west side of the 700 Block of 8<sup>th</sup> Street, SE, which consists of a variety of commercial uses, including retail stores, restaurants and some small office space. As shown in the pictures included in Exhibit A, the west side of this block includes a variety of building heights and the individual buildings are in different states of repair and appearance. In the rear of the Property, adjacent to the alley, an accessory garage structure comes all the way out to the property line. Further to the south of the Property, on the east side of the street, is the Marine Corps barracks. Approximately three blocks to the north is the Eastern Market Metro Station. A bus stop for Circulator and WMATA buses is located at the corner of 8<sup>th</sup> and G Streets, SE. A large surface parking lot is located two blocks away from the Property, at the corner of 8<sup>th</sup> and I Streets, SE. Two Capital Bikeshare stations are located within two blocks of the Property.

### **IV. THE PROPOSED PROJECT**

As shown in the plans included in Exhibit A, this project proposes the interior renovation of the existing structure and the addition of a skylight which will attach the existing structure to the accessory garage abutting the public alley. The new interior space will allow for the creation of a new restaurant space that will provide a maximum of approximately 91 seats. Most importantly, the proposed interior renovation will allow the restaurant operator to have an enclosed dumpster area for the storage and removal of garbage and food waste, rather than having the dumpsters sit in the alley alongside the rear of the building. As shown in the west elevation included in Exhibit A, the interior dumpsters will be accessed via a roll-up door from the alley. The inclusion of the interior dumpster area in the project and the need to provide a restaurant space that is economically viable

requires the removal of one of the two parking spaces that are currently located on the Property. The other parking space is proposed to be removed in order to provide egress stairs from the second floor of the building. The proposed skylight addition adds approximately 528 square feet of gross floor area to the project. The project will have a lot occupancy of 100% and an FAR of approximately 1.61, all within the CHC/C-2-A Zone District matter-of-right standards.

The Property has been deemed to be a contributing building to the Capitol Hill Historic District. On January 26, 2012, the Applicant received conceptual design review approval for the proposed project and HPO staff confirmed approval of the proposed alley elevations on June 28, 2012.

**V. THE APPLICATION MEETS THE REQUIREMENTS FOR SPECIAL EXCEPTION RELIEF FOR THE REMOVAL OF PARKING SPACES ON AN HISTORIC PROPERTY**

In the C-2-A Zone District, one parking space is required for every 600 square feet of office use (in excess of 2,000 square feet) and retail/restaurant uses are required to provide one parking space for every 300 square feet (in excess of 3,000 square feet). Ordinarily, buildings constructed prior to May 12, 1958 (the date of the adoption of the Zoning Regulations), do not have a parking requirement and are provided a credit for the amount of parking that would have been required as of May 12, 1958. For non-historic resources, additional parking is required when an addition increases the intensity of use of such a building by more than 25% (11 DCMR §§2100.6 and 2100.7). However, pursuant to Section 2120.3 of the Zoning Regulations, existing and new uses in historic resources and additions thereto are only required to provide parking spaces if the gross floor area of the historic resource is being increased by 50% or more and the parking requirement attributable to the increase in gross floor area is at least 4 parking spaces. The proposed project does not trigger the requirement to provide parking spaces enumerated in Section 2120.3.

However, recent interpretations of Section 2120 by the Zoning Administrator have determined that the removal of existing parking spaces on an historic property, even if they are not required parking spaces, results in the need for special exception approval. This determination of the Zoning Administrator was confirmed in BZA Application Number 18201, copy attached as Exhibit B. The irony of this interpretation applied to this project is that if there were currently zero parking spaces on the Property, the proposed renovation to establish the restaurant use would not trigger any requirement to provide parking spaces and this requested relief would not be necessary. Nonetheless, the Applicant seeks a special exception under Section 2120.6 of the Zoning Regulations to remove the two existing parking spaces on the Property.

In order to obtain the requested special exception relief under this Section, the Applicant is required to address the following specific requirements of §2120.6 and the Applicant must demonstrate that granting the requested special exception is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and must not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Maps.

The Applicant's satisfaction of the special exception standards of Section 2120.6 are discussed in detail below.

2120.6 The Board of Zoning Adjustment may grant relief from all or part of the parking requirements of this section if the owner of the property demonstrates that, as a result of the nature or location of the historic resource, providing the required parking will result in significant architectural or structural difficulty in maintaining the historic integrity and appearance of the historic resource. The Board shall grant only the amount of relief needed to alleviate the difficulty proved. The applicant shall also demonstrate compliance with the general special exception standard set forth in § 3104 and shall address each of the following criteria as part of its presentation to the Board:

Response:

Maintaining the historic resource in this case is best accomplished by minimizing the proposed addition to the structure while still proposing a new restaurant space that is economically

viable and addresses the concerns that the Applicant has heard consistently from neighborhood residents, trash removal and storage. One of the existing parking spaces is replaced with the interior dumpster area and the other existing parking space is replaced with an egress stair which is required in order for the building to satisfy fire and life safety standards. Maintaining the two existing parking spaces on the Property while achieving these goals poses a significant challenge to the Applicant. In addition, the Historic Preservation Office Staff noted that the accessory garage was constructed at a time later than the original contributing building. The Applicant believes that replacing the accessory parking garage with a structure that offers a contiguous internal use of the building is more sensitive to, and more in keeping with, the original contributing building on the Property.

- 2120.6 (a) Maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed building or structure at one time;

Response:

As noted above, Barracks Row already includes a large number of restaurants and retail stores. This proposed restaurant (which includes a maximum of 91 seats) is not expected to be a destination restaurant. Rather it is expected to add another choice to the numerous dining options that exist along 8<sup>th</sup> Street, SE. It is unlikely that most patrons of the restaurant will expect to find parking in the rear of the Property, off of the alley. A restaurant of this size is not expected to have a large number of staff coming to the Property every day. One of the members of the Applicant currently operates a restaurant at 527 8<sup>th</sup> Street, SE. Their experience at that restaurant is that the vast majority of their staff do not drive to work, and instead utilize public transportation. The Applicant expects the same staff travel patterns for this new restaurant. For these reasons, the Applicant believes that the removal of two parking spaces from the Property will not cause any

adverse impacts on the surrounding community due to the number of patrons that are expected to come to the restaurant or the number of staff that are expected to work in the restaurant.

- 2120.6 (b) Amount of traffic congestion existing and/or that the redevelopment of the historic resource can reasonably be expected to add to the neighborhood;

Response:

The addition of another restaurant of this size to the Barracks Row commercial corridor is not expected to generate any appreciable additional traffic congestion in the neighborhood. The Applicant expects that most patrons of the restaurant will come from the neighborhood or will come to the Property via public transportation or via taxi. As noted above, the Eastern Market Metro Station is located approximately three blocks to the north and 8<sup>th</sup> Street, SE is well-served by WMATA bus service. Therefore, the Applicant believes that the removal of two parking spaces from the Property will not cause any adverse impacts on the surrounding community due to any perceived increase in traffic congestion in the surrounding community.

- 2120.6 (c) Quantity of existing public, commercial, or private parking, other than curb parking, on the property or in the neighborhood that can reasonably be expected to be available when the redevelopment is complete; and

Response:

As noted previously, a large surface parking lot is located approximately two blocks from the Property. In addition, numerous restaurants along 8<sup>th</sup> Street, SE participate in a shared valet service for their patrons. It is the Applicant's belief that the surrounding community's general experience with these valet operations has been positive. The restaurant operator will explore the possibility of participating in this shared valet service. The Applicant believes that the proximity to the large surface parking lot at 8<sup>th</sup> and I Streets, SE, as well as the existing valet service on 8<sup>th</sup> Street, SE, will more than adequately account for the removal of the two parking spaces that are requested in this application.

- 2120.6 (d) Proximity to public transportation, particularly Metrorail stations, and availability of either public transportation service in the area, or a ride sharing program approved by the District of Columbia Department of Transportation.

Response:

The Property is located approximately three blocks from the Eastern Market Metro Station. In addition, 8<sup>th</sup> Street, SE and Pennsylvania Avenue, SE (also located three blocks to the north of the Property) are well-served by WMATA and Circulator bus lines. As noted above, two Capital Bikeshare stations are located within two blocks of the Property.

- 2120.7 Prior to taking final action on an application, the Board shall refer the application to the D.C. Department of Transportation for review and report.

Response:

The Applicant is providing a copy of this pre-hearing statement to the District Department of Transportation.

*The Requested Relief is in Harmony with the General Purpose and Intent of the Zoning Regulations and Zoning Maps and Will Not Adversely Affect the Use of Neighboring Property*

Approving the removal of the two existing parking spaces on the Property is in harmony with the general purpose and intent of the Zoning Regulations and will not adversely affect the use of neighboring property. As noted above, if there were no existing parking spaces on the Property, the proposed project would not be required to provide any parking spaces as it would not trigger the requirements of Section 2120 of the Zoning Regulations. Having no required parking spaces on this Property, for this project, is consistent with the general purpose and intent of the Zoning Regulations. The proposed project is not expected to generate additional vehicular traffic coming to the area, nor is it likely to have any impact on the overall amount of on-street parking available in the neighborhood.

Moreover, the Applicant's plan for the creation of an internal dumpster location (which is one of the factors necessitating the need for the removal of the parking spaces) addresses one of the

biggest complaints that neighborhood residents have with restaurants, the storage and removal of trash and food waste. The proposed interior dumpster location addresses this issue head-on, provides an attractive appearance along the alley and reduces the likelihood of vermin and unsightly conditions occurring in the alley.

For all of these reasons, the Applicant concludes that it is appropriate to grant the requested special exception relief.

#### **VI. COMMUNITY COMMENT**

The Applicant made a presentation to the Capitol Hill Restoration Society on June 28, 2012 and received approval of the project. On July 3, 2012, the Applicant made a presentation to the Planning and Zoning Committee of ANC 6B. At that meeting, the ANC 6B Planning and Zoning Committee unanimously adopted a recommendation in support of the revised application, subject to a review of the revised request for special exception relief. ANC 6B is expected to vote on this application at its regularly scheduled public meeting on July 10, 2012. The Applicant is not aware of any opposition to this project and has included letters in support of the project (see Exhibit D) from the adjacent property owners on 8<sup>th</sup> Street, SE, owners of properties on 7<sup>th</sup> Street, SE which abut the same alley as the Property, and other property owners in the immediate area.

#### **VII. LIST OF WITNESSES**

The following witnesses are expected to testify at the public hearing on behalf of the Applicant:

- 1) Ziad Demian, project architect; and
- 2) Greg Selfridge, representative of the Applicant.

#### **VIII. EXHIBITS**

EXHIBIT A: Materials Depicting the Property and Surrounding Area and Architectural Plans and Elevations of the Project

EXHIBIT B: BZA Order No. 18201  
EXHIBIT C: Outlines of Testimony of Ziad Demian and Greg Selfridge  
EXHIBIT D: Letters in Support of the Application

## **IX. CONCLUSION**

For the reasons outlined in this pre-hearing statement, the Applicant concludes that it has satisfied the standards for special exception relief to remove the two existing parking spaces on the Property. The Applicant looks forward to presenting this case at the July 24, 2012 Public Meeting.

Respectfully submitted,

Paul Tummonds



# 717 8th Street

Washington DC, 20003

Scope of work:  
The scope of the project is to build a shell to be leased to a future retail or restaurant operator.

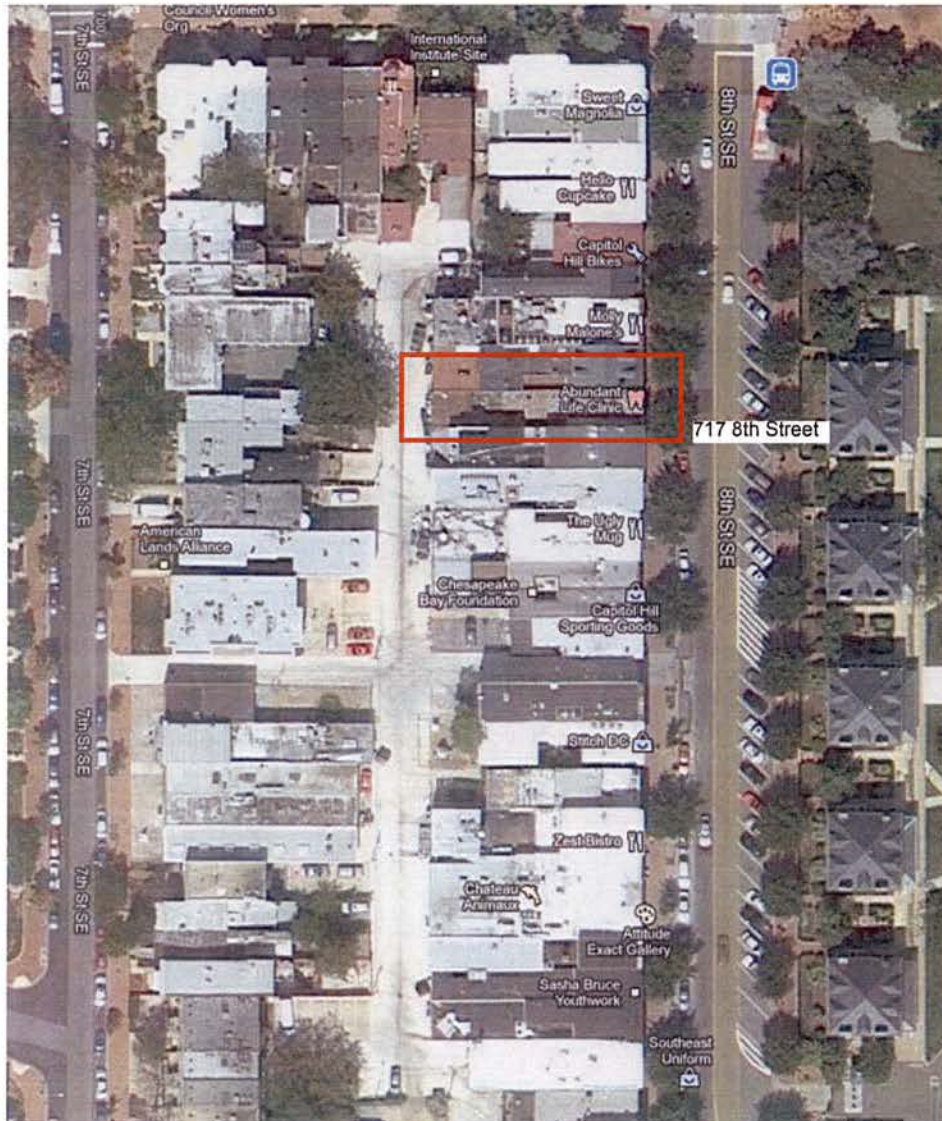


07/10/2012



1101 Pennsylvania Ave SE  
Suite 200  
Washington, DC 20003  
202/640/2929  
fax 202/640/2905  
demianwilbur.com

BZA Application No. 18364

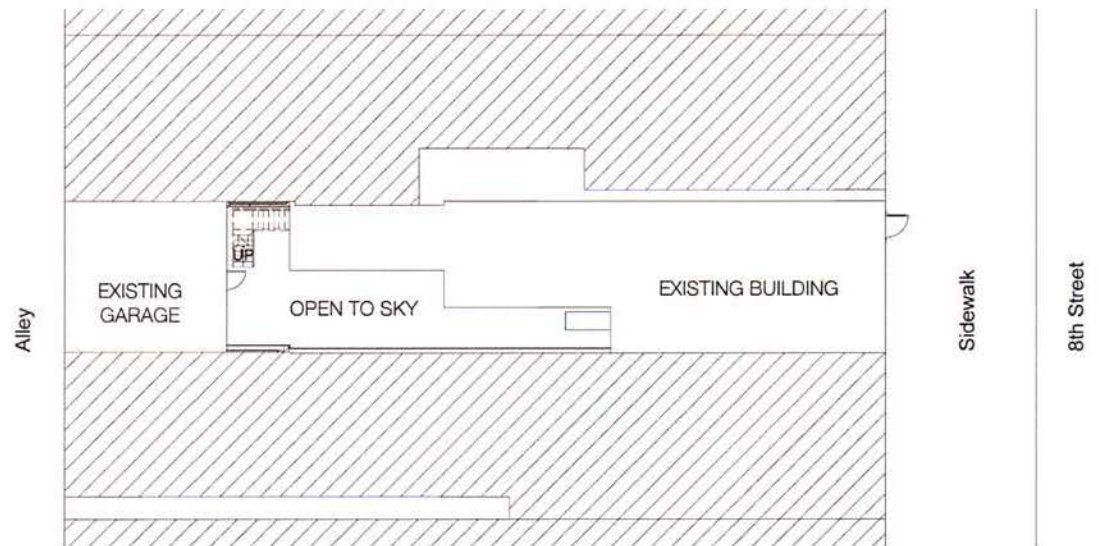


Existing block site plan - 1"=60'

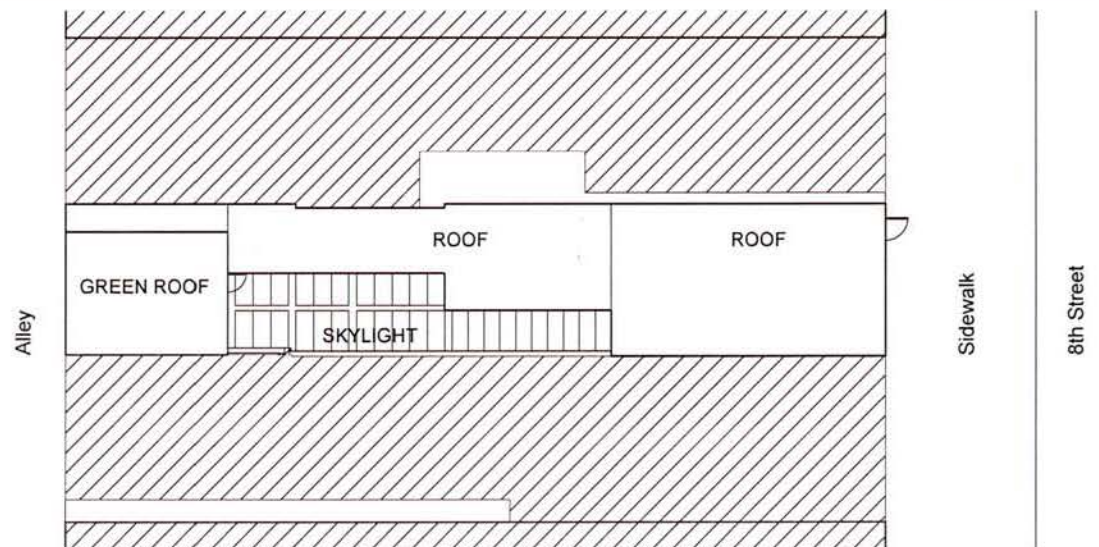


Proposed block site plan - 1"=60'

07/10/2012

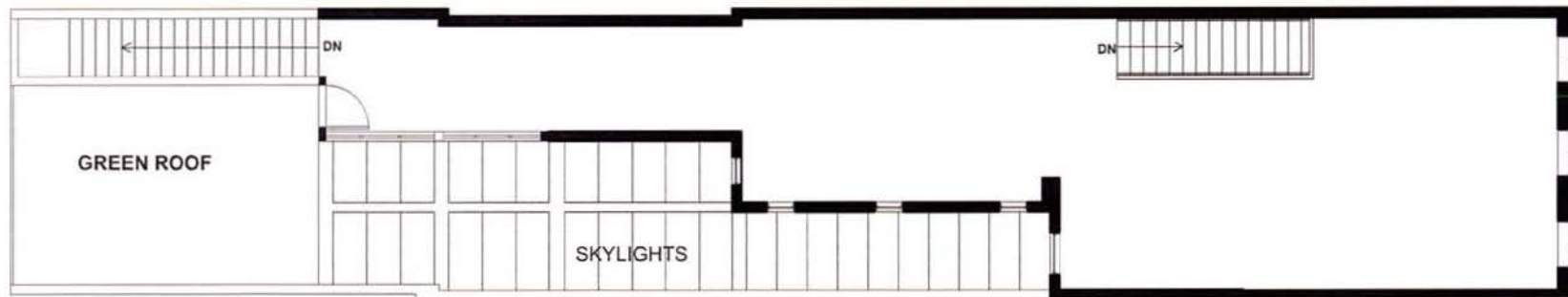


Existing site plan - 1/16"=1'-0"

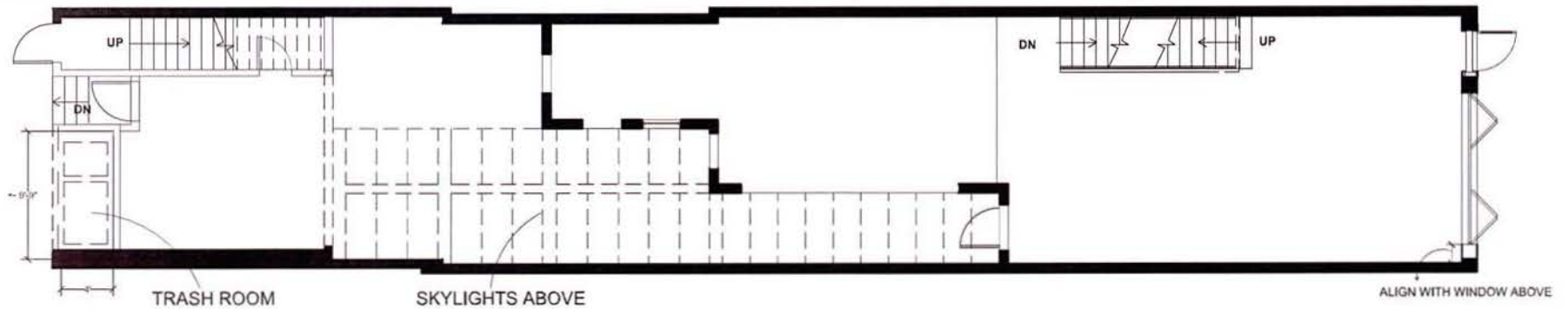


Proposed site plan - 1/16"=1'-0"

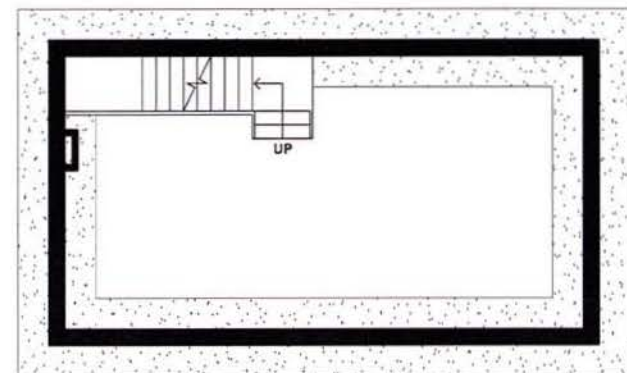
07/10/2012



Second floor plan - 1/8"=1'-0"



First floor plan - 1/8"=1'-0"



Cellar floor plan - 1/8"=1'-0"

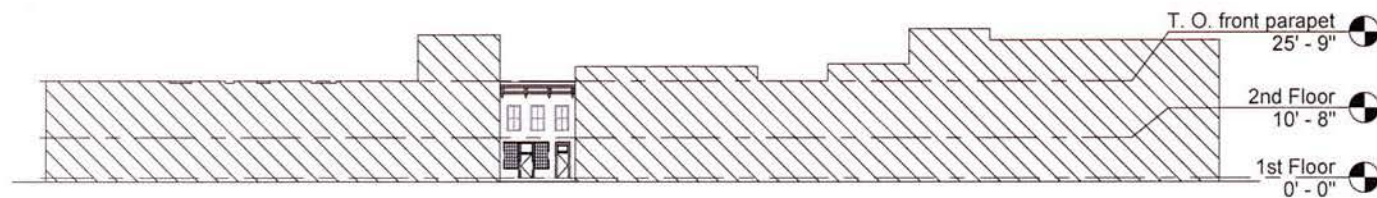
07/10/2012



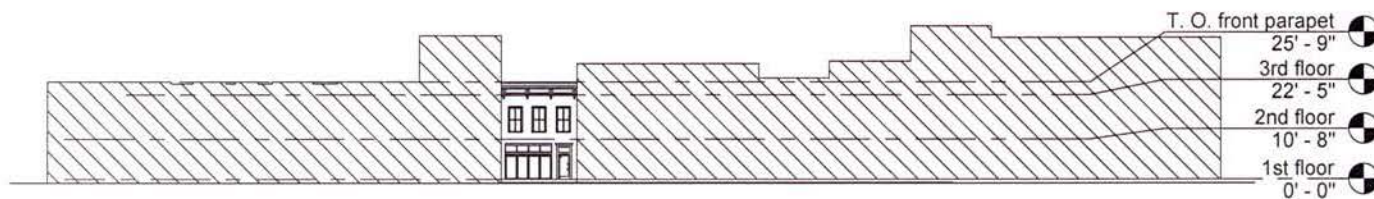
Existing street elevation - NTS



Proposed street elevation - NTS



Existing block elevation - 1/32"=1'-0"



Proposed block elevation - 1/32"=1'-0"

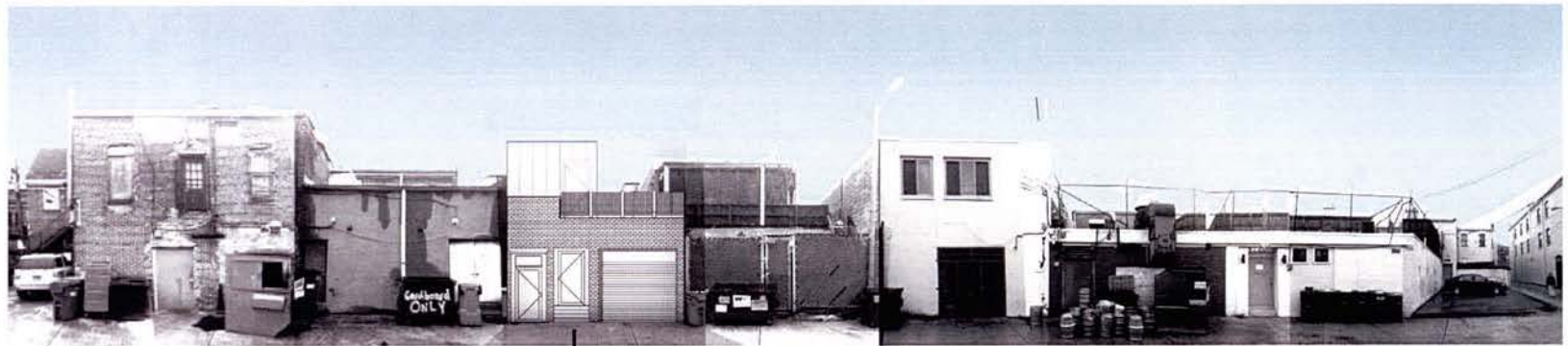
07/10/2012

Existing block  
rear elevation - NTS



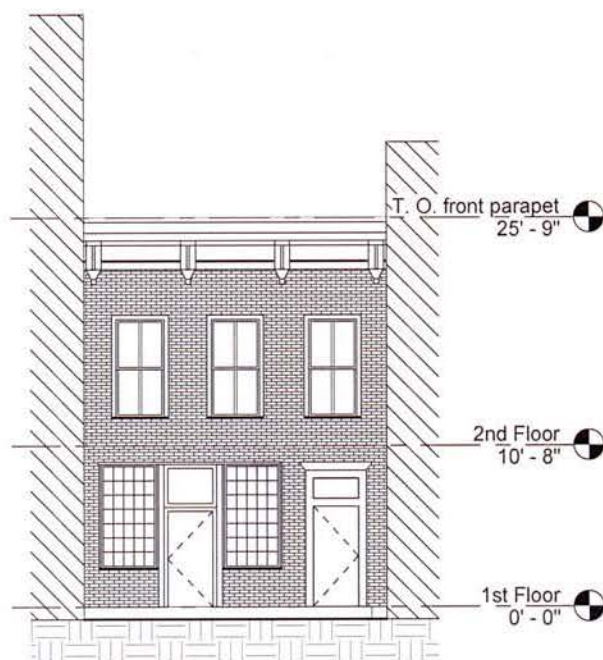
717 8TH ST. SE

Proposed block  
rear elevation - NTS



717 8TH ST. SE

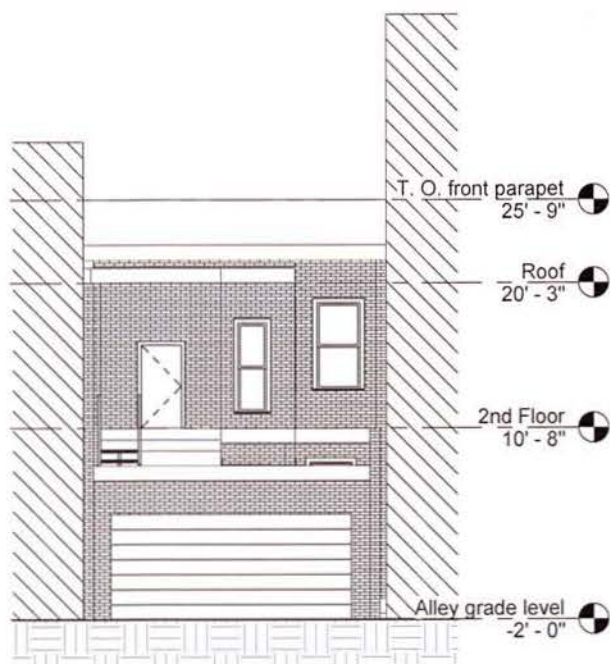
07/10/2012



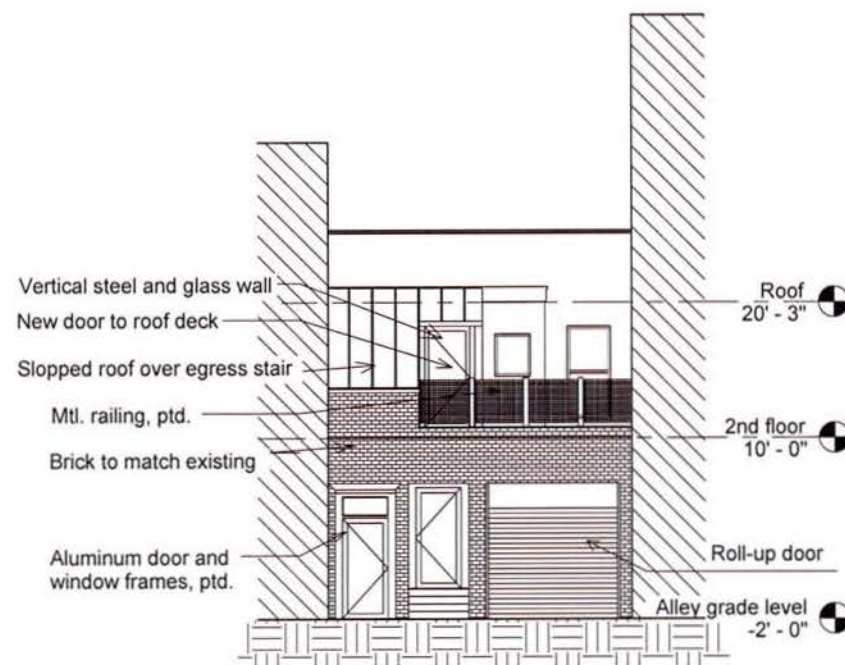
Existing east elevation - 1/8"=1'-0"  
(8th street, SE)



Proposed east elevation - 1/8"=1'-0"  
(8th street, SE)



Existing west elevation - 1/8"=1'-0"  
(Alley)



Proposed rear (west) elevation - 1/8"=1'-0"  
(Alley)



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



**Application No. 18201 of Ingomar Associates Inc.**, pursuant to 11 DCMR §§ 3103.2 and 3104.1, for variances from the rear yard requirement under § 933.2 and court requirements under § 935, and a special exception under § 2120.6 for relief from parking requirements for a historic resource, to allow a four-story rear addition to an existing building for commercial and residential occupancy, in the W-1 District at premises 1072 Thomas Jefferson Street, N.W. (Square 1198, Lots 821 and 822).<sup>1</sup>

**HEARING DATE:** April 26, 2011

**DECISION DATE:** May 17, 2011

**DECISION AND ORDER**

This self-certified application was submitted January 25, 2011 by Ingomar Associates Inc., the owner of the property that is the subject of the application (“Applicant”). The application was filed pursuant to 11 DCMR § 3103.2 for area variances from the minimum rear yard requirement under § 933.2 and minimum court width requirements under § 935, as well as a special exception under § 2120.6 for the removal of three parking spaces, to allow construction of a rear addition to an existing historic building on a site zoned W-1 at 1072 Thomas Jefferson Street, N.W. (Square 1198, Lots 821 and 822). Following a public hearing, the Board of Zoning Adjustment (“Board” or “BZA”) voted 4-0-1 on May 17, 2011 to grant the application.

**PRELIMINARY MATTERS**

Notice of Application and Notice of Public Hearing. By memoranda dated February 3, 2011, the Office of Zoning sent notice of the application to the Office of Planning (“OP”); the District Department of Transportation; the Councilmember for Ward 2; Advisory Neighborhood Commission (“ANC”) 2E, the ANC for the area within which the subject property is located; and the single-member district ANC 2E05.

---

<sup>1</sup> The caption has been modified to reflect the relief finally requested by the Applicant. The application originally sought only a variance from the rear yard requirement of § 933, but was amended by the Applicant in light of changes to the project made in response to issues raised by the Old Georgetown Board. The additional areas of relief were presented to Advisory Neighborhood Commission 2E before its final review of the project on April 4, 2011, and were included in the notice posted on the property on April 7, 2011 in accordance with § 3113.14.

**BZA APPLICATION NO. 18201**

**PAGE NO. 2**

A public hearing was scheduled for April 26, 2011. Pursuant to 11 DCMR § 3113.13, the Office of Zoning on February 18, 2011 mailed notice of the hearing to the Applicant, the owners of property within 200 feet of the subject property, and ANC 2E. Notice was published in the *D.C. Register* on April 1, 2011 (58 DCR 2826).

Requests for Party Status. In addition to the Applicant, ANC 2E was automatically a party in this proceeding. The Board granted a request for party status in opposition to the application from Graham Davidson, who represented the owner of the building at 1074-76 Thomas Jefferson Street, next to the proposed addition. The Board denied a request for party status submitted by Elliott Moulton on the ground that his request did not provide an explanation of how his interests “would likely be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning relief than those other persons in the general public,” as required by 11 DCMR § 3106.2(e)(5).

Applicant's Case. The Applicant provided testimony and evidence from Outerbridge Horsey, an expert in architecture; and Julio Murillo and Donald Malnati, principals of the Murillo/Malnati Group (“MMG”), the contract purchaser of the subject property. The Applicant described its project as a new rear addition, containing commercial and residential space, to a smaller historic building devoted to commercial uses; the changes to its original proposal made in response to concerns of the Old Georgetown Board; and measures the Applicant intends to implement to minimize impacts to neighboring properties during the construction of the addition.

Government Reports. By report dated April 19, 2011 and through testimony at the public hearing, OP recommended approval of the requested variances from the rear yard and open court width requirements as well as a special exception under 11 DCMR § 2120.6 to reduce the number of parking spaces at the subject property from three to none. According to OP, the zoning relief “would not affect the light, air and privacy to adjacent properties” and the “location and scale of the proposed addition would not be intrusive on the historic character of the area and would be complementary to the historic resource to which it is being added.” (Exhibit 30.)

ANC Report. By letter dated April 12, 2011, ANC 2E indicated that, at a regular, duly noticed monthly public meeting held April 4, 2011, with a quorum present, the ANC voted unanimously to adopt a resolution indicating no objection to the Applicant's proposed zoning relief, citing its objective “to preserve the existing structure facing Thomas Jefferson Street, NW and improvements to the rear of the property”.

Party in opposition. The party in opposition stated objections to the Applicant's proposal especially with respect to its alleged detrimental impact on the general welfare of the surrounding community and the character of the area, especially the houses along Thomas Jefferson Street. According to the party in opposition, the Applicant had not justified construction of the addition without meeting the minimum required rear yard requirement, which was necessary in this case to provide light and air for the residences that will face the rear of the property and to provide a setback from the traffic, odors, and noise that occur in the alley. The

## **BZA APPLICATION NO. 18201**

### **PAGE NO. 3**

party in opposition expressed concern that the Applicant's project will not remain a mixed-use development because the residential units will prove unappealing, so that the owner will eventually convert the residential space to commercial use.

Person in opposition. The Board heard testimony from a person in opposition to the application, who questioned the location of residential units at the rear of the addition, overlooking the alley, and expressed concern about increased demand for parking generated by the development.

## **FINDINGS OF FACT**

### ***The Subject Property and Surrounding Area***

1. The subject property is a rectangular parcel located on the west side of Thomas Jefferson Street, N.W., south of M Street (Square 1198, Lots 821 and 822). The two lots comprising the subject property combine to form a parcel fronting on Thomas Jefferson Street (Lot 822) and abutting a public alley at the rear (Lot 821). The Applicant will combine the two lots into one as part of proposed project.
2. The subject property is approximately 28 feet wide and 105 feet deep, with an area of 2,933 square feet.
3. The property is improved with a building built in phases: a three-story frame structure at the east end facing Thomas Jefferson Street, built around 1810; and a two-story brick structure, built around 1896, located in the center of the property and adjoining the original building at the rear.
4. The site is located within the Georgetown Historic District, and the building, which is contributing to the historic district, is also designated an individual historic landmark as the Adams Mason House.
5. The Foundation for the Preservation of Historic Georgetown holds a "scenic, open space and architectural façade" easement over Lot 822. The purpose of the easement, which was granted in 1983 by a prior owner of the subject property, is to "assist in preserving and maintaining the premises and the architectural ensemble of the Old Georgetown Historic District." The easement requires approval by the Foundation of any changes to Lot 822. By letter dated December 2, 2010, the Foundation acknowledged its preliminary approval of the Applicant's concept plan conditioned on representations made by the Applicant that: (i) no addition would be made to the third floor of the existing building located on Lot 821, and that building would be left intact; (ii) the portion of the new building or addition constructed on Lot 822 will be no higher than four stories; (iii) MMG will obtain a variance from the Board from the rear yard requirement; (iv) the total square footage and height of the proposed building on Lot 822 will be within

limits allowed by the Zoning Regulations for the W-1 District; (v) given that the new building on Lot 822 will require the combination of Lots 821 and 822 into a single lot of record, MMG will agree to grant, and pay all recording costs for, a new easement covering the entire property, satisfactory to the Foundation; (vi) MMG will consider making a voluntary cash contribution to the Foundation to assist in advancing its mission and defraying its costs of enforcement; and (vii) MMG will provide the Foundation with copies of all drawings, proposals, or other documents furnished to any regulatory body having jurisdiction over the project.<sup>2</sup>

6. The neighborhood in the vicinity of the subject property is developed with a mixture of residential, office, retail, and hotel uses. Building heights in the area generally range from two to seven stories. The properties immediately to the north and south of the subject property are both developed with four-story buildings; the building to the north is used as commercial office space while the building to the south contains residences above ground-floor retail. Properties to the north along M Street are zoned C-2-A, while the next block of Thomas Jefferson Street to the south is zoned W-3 and properties to the east of 30<sup>th</sup> Street, a block east of the subject property, are located in the W-2 zone.
7. The alley abutting the subject property to the west is 19 feet wide and is used by both residential and commercial properties, including restaurants. The alley experiences a relatively high volume of traffic and frequent congestion, due in part to the frequent use of the alley for parking.
8. The subject property currently contains three parking spaces, located at grade at the rear of the lot and accessible from the public alley.
9. The subject property is served by public transportation, including Metrobus and Circulator routes on M Street as well as a bus service providing regular access to nearby Metrorail stations in Foggy Bottom, Dupont Circle, and Rosslyn.
10. A survey of nearby parking facilities undertaken by the Applicant identified several commercial parking garages in the vicinity of the subject property, primarily on Thomas Jefferson and M Streets. The garages offer monthly parking plans suitable for employees and residents at the subject property, and currently have spaces available for rent.

#### ***The Applicant's Project***

11. The Applicant proposes to construct a four-story addition at the rear of the subject property. After renovation of the existing building and completion of the new rear addition, the development will contain commercial uses in all cellar and above-grade

---

<sup>2</sup> The Foundation's letter apparently reverses the lot numbers: under the Applicant's proposal, the existing building on Lot 822 will be renovated but not enlarged, while the new construction will occur at the rear of the parcel, on Lot 821.

floors of the existing building and a portion of the new addition, with residential uses located on all four floors of the addition: a studio apartment on the ground floor level, two units on the second floor, and two duplexes located on the third and fourth floors, for a total of five units ranging in size from approximately 500 to 1,000 square feet.

12. The completed project will have a lot occupancy of 79.8 percent and a floor area ratio ("FAR") of 2.30 (1.3 residential and 1.0 commercial). The W-1 Zone permits a maximum lot occupancy of 80 percent and a maximum FAR of 2.5, not more than 1.0 of which may be used for other than residential purposes. (11 DCMR §§ 932.1, 931.2.)
13. The rear addition will occupy the area currently devoted to the rear yard, extending approximately 36 feet from a one-story connection to the existing building to the rear lot line and 28 feet from the northern to the southern property line. Because of the location of the new addition, the area on the southern edge of the lot, currently a side yard, will be converted to a court ("Court 1"). This court will be approximately 12.5 feet wide along the two-story portion of the building and approximately 6.5 feet wide along the three-story portion facing Thomas Jefferson Street. The addition will have a one-story bay, with two additional courts, each approximately 30 inches wide, on either side ("Courts 2A and 2B"); the bay will face the court created along the southern edge of the existing building.
14. Two additional courts will be created on the second story. One, approximately seven feet wide, will be located between the new residential units in the rear addition and commercial space in the existing building ("Court 3"). The other, approximately 6.5 feet wide, will be located between the southern edge of the original portion of the existing building and the neighboring building to the south ("Court 4").
15. The massing of the Applicant's project – a four-story addition behind two- and three-story historic structures – will be consistent with the size and massing characteristics of several nearby buildings that also feature larger rear additions behind smaller historic structures.
16. The project was reviewed by the Old Georgetown Board<sup>3</sup> in a process that included participation by the Historic Preservation Office in OP. The Applicant revised the project

---

<sup>3</sup> The Old Georgetown Board is the "Board of Review" referenced in § 3 of An Act: To regulate the height, exterior design, and construction of private and semipublic buildings in the Georgetown area of the National Capital. (popularly known as the "Old Georgetown Act," D.C. Official Code § 6-1203, which requires the Commission of Fine Arts to "appoint a committee of 3 architects, who shall serve as a Board of Review ... and who shall advise the Commission of Fine Arts, in writing, regarding designs and plans referred to it." Section 2 of that same Act, DC Official Code § 6-1202, requires the Mayor "before issuing any permit for the ... alteration ... of any building within said Georgetown district" to "refer the plans to the ... Commission of Fine Arts for a report". The Commission is to inform the Mayor of its recommendations," including such changes as ... are necessary and desirable to preserve the historic value" of the District and the Mayor "shall take such actions as in his judgment are right and proper in the circumstances."

in response to comments by the Old Georgetown Board; some of the revisions created a need for additional zoning relief with respect to courts and parking.

17. A rear yard is generally required for a residential building in the W-1 District. (*See*, 11 DCMR § 933.1.) When the residential use begins at grade – as in the case of the Applicant’s project – the minimum depth of the rear yard must be three inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than 12 feet. 11 DCMR § 933.2.) The required minimum rear yard for the proposed rear addition, which will be 44 feet high, is 12 feet. The Applicant proposes to construct the addition to the rear lot line, thus providing no rear yard.
18. In the case of a residential building in the W-1 District, where an open court is provided, its width must be at least four inches per foot of height, or not less than 10 feet. In the case of other structures in the W-1 Zone, the minimum width of an open court is 2.5 inches per foot of height, or not less than six feet. (11 DCMR § 935.1.) The Applicant is proposing to provide open courts that will range in width from approximately 30 inches to 12.5 feet; only a portion of one court will provide the minimum required width.
19. Because the building was constructed prior to May 12, 1958, its present parking requirement is zero spaces. Ordinarily, additional parking is required when an addition increases the intensity of use of such a building by more than 25%. (11 DCMR §§ 2100.6 and 2100.7.) The building, however, receives a credit against this additional amount equal to the parking requirements that would have applied as of May 12, 1958. Not taking that credit into account, the additional minimum parking requirement for the Applicant’s project under § 2101.1, would be three spaces (one space for every three residential units and one space for every 1,800 square feet of office use in excess of 2,000 square feet). However, in the case of an addition or change of use in a historic resource,<sup>4</sup> off-street parking is required only when the gross floor area of the historic resource will be increased by at least 50% and the parking requirement attributable to the increase in gross floor area is at least four parking spaces. (*See*, 11 DCMR § 2120.3.) Since the additional parking requirement for the subject property would be three spaces, the Applicant’s project is not required under the Zoning Regulations to provide parking.
20. Nevertheless, the Zoning Administrator has advised the Applicant that the removal of non-required parking spaces from a historic resource requires special exception relief

---

<sup>4</sup> The building on the subject property meets the definition of a “historic resource” set forth in § 2120.2 as “a building or structure listed in the District of Columbia Inventory of Historic Sites or a building or structure certified in writing by the State Historic Preservation Officer as contributing to the character of the historic district in which it is located.”

under 11 DCMR § 2120.6. The Applicant has chosen to accept this ruling and requested the special exception relief.<sup>5</sup>

### **Harmony with Zoning**

21. The subject property is zoned W-1. The purpose of the Waterfront (W) Districts is “to encourage a diversity of compatible land uses at various densities, including combinations of residential, offices, retail, recreational, arts and cultural, and other miscellaneous uses.” (11 DCMR § 900.4.) The W-1 Zone permits a moderate height and density, and is “intended to be relatively self-contained by supplying a variety of housing, service, employment, and recreational opportunities in one location,” so that an area is allowed “to serve many different needs of a single population and to thereby reduce the amount of vehicular traffic generated by the uses in the [W] districts.” (11 DCMR §§ 900.3, 900.5.)
22. The Applicant’s project will conform to the applicable zoning requirements with respect to building height, bulk, and use.

### **CONCLUSIONS OF LAW AND OPINION**

The Applicant seeks area variances from the minimum rear yard requirement under § 933.2 and minimum court width requirements under § 935 to allow construction of a rear addition to an existing building in the W-1 District at 1072 Thomas Jefferson Street, N.W. (Square 1198, Lots 821 and 822). The Board is authorized under § 8 of the Zoning Act to grant variance relief where, “by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the original adoption of the regulations or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property,” the strict application of the Zoning Regulations would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property, provided that relief can be granted without substantial detriment to the public good and

---

<sup>5</sup> The Board notes that ordinarily the removal of non-required spaces is governed by 11 DCMR § 2100.10, which provides:

2100.10 In the case of a building or structure for which the Zoning Regulations now require more parking spaces than were required when the building or structure was built, the following shall be required:

- (a) If the existing number of parking spaces now provided is less than or equal to the minimum number of parking spaces now required by this chapter, the number of parking spaces cannot be reduced; and
- (b) If the existing number of parking spaces now provided is more than the minimum number of parking spaces now required by this chapter, the number of parking spaces cannot be reduced below the minimum number of parking spaces required by this chapter.

without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map. (See, 11 DCMR § 3103.2.)

As the Applicant notes, the District of Columbia Court of Appeals has held that “an exceptional or extraordinary situation or condition” may encompass the buildings on a property, not merely the land itself, and may arise due to a “confluence of factors.” See *Clerics of St. Viator v. District of Columbia Bd. of Zoning Adjustment*, 320 A.2d 291 (D.C. 1974); *Gilmartin v. District of Columbia Bd. of Zoning Adjustment*, 579 A.2d 1164, 1168 (D.C. 1990). Based upon the record, the Board concludes that the subject property is affected by an exceptional situation or condition due to a confluence of factors, and that those factors affect the Applicant’s ability to develop the property in a manner consistent with matter-of-right zoning requirements in the W-1 District.<sup>6</sup> The subject property is improved with a relatively small building, and the Applicant’s ability to enlarge the structure has been constrained by recommendations of the Old Georgetown Board and by conditions imposed by the scenic, open space, and architectural façade easement created by a prior owner of the property. See, e.g., *Gilmartin*, 579 A.2d at 1167 (BZA’s finding of uniqueness based on easements was upheld where property differed from other properties due to specific easements crossing in particular fashion in relation to improvements so as to preclude use of part of the property for parking, in effect making property’s topography unique); *Monaco v. District of Columbia Bd. of Zoning Adjustment*, 407 A.2d 1091, 1099 (D.C. 1979) (restrictions imposed by covenant may be considered as an extraordinary condition of a particular piece of property, since they effectively restrict design, height, and use); *Capitol Hill Restoration Society v. District of Columbia Zoning Comm’n*, 380 A.2d 174, 185 (D.C. 1977) (existence of lawful private restrictions on land use is an actuality properly considered in zoning decisions). Due to the easement and the concerns of the Old Georgetown Board, the Applicant designed an addition that will be set back to the rear of the lot. The proposed massing will minimize the appearance of the addition from Thomas Jefferson Street, thereby maintaining the historic low-scale character of the street. The setback will also avoid obstructing some at-risk windows located in the property to the north.

Also in consideration of the easement and the comments of the Old Georgetown Board, the project was designed to maintain much of the existing open space located at the southern edge of

---

<sup>6</sup> The Board was not persuaded by the Applicant’s testimony that the property is subject to an exceptional situation due solely to its location in a historic district and its status as a contributing building and an individually designated historic landmark. Such a contention was expressly rejected by the District of Columbia Court of Appeals:

The inclusion of intervenor’s property in the Capitol Hill Historic District is not a condition which uniquely affects the lot at issue. If this fact were sufficient to justify a finding of uniqueness, then each and every parcel of land within the Capitol Hill Historic District would be entitled to a variance on this basis.

*Capitol Hill Restoration Society, Inc. v. District of Columbia Bd. of Zoning Adjustment*, 534 A.2d 939, 942 (D.C. 1987). The District’s historic preservation law does not prohibit alterations to landmarks or contributing buildings, but only requires that the Mayor find that any such addition is consistent with applicable principles before issuing a building permit. (See D.C. Official Code § 6-1105.) However, when, as if in this instance, an entity charged with historic preservation review recommends a limitation on development, the Board has found that an exceptional condition exists.

the property, thereby converting a nonconforming side yard into several open courts. The Applicant is unable to enlarge the subject property to create additional width for the courts created in the former side yard, or to increase the widths of the other courts without unduly decreasing the size of the new addition. Under the Zoning Regulations, the open area could have been occupied by an addition, so as to eliminate the nonconforming side yard and avoid creating nonconforming courts, but the Applicant was required to maintain much of the area as open space to satisfy requirements of the Old Georgetown Board and the easement holder.

The Board further concludes that strict compliance with the Zoning Regulations would create practical difficulty in constructing the project as a result of the exceptional circumstances related to the construction of a rear addition compatible with the requirements of the easement and concerns of the Old Georgetown Board. Under the circumstances, strict compliance with the Zoning Regulations would limit the size of the rear addition such that the resulting space would be too small to house marketable residential units or to comprise a viable project. The Applicant demonstrated that that compliance with the rear yard requirement would require a 40-percent reduction in the size of the addition, thereby eliminating three of the planned five dwelling units and diminishing the Applicant's ability to create residences large enough to be marketable.

The requested variances can be granted without causing substantial detriment to the public good and without impairing the intent, purpose, and integrity of the zone plan. The project will add five dwelling units to an otherwise commercial development, consistent with the purpose of the W Zone to encourage a diversity of compatible land uses at various densities, including combinations of residential and office uses.<sup>7</sup> The Applicant's project will comply with zoning requirements with respect to FAR, lot occupancy, height, and use; variance relief is needed only to accommodate the placement of the addition at the rear of the lot, as necessitated by the easement and the concerns of the Old Georgetown Board. Because of the project's massing, the addition will have only a limited effect on the historic streetscape of the subject property, while the alley abutting the rear of the property will ensure that the rear addition will not unduly affect the provision of light and air to nearby properties.

The Applicant also requests a special exception under § 2120.6 from the parking requirement for an addition to a historic structure. The Board is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2) (2001) to grant special exceptions, as provided in the Zoning Regulations, where, in the judgment of the Board, the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to

---

<sup>7</sup> The Board was not persuaded by the testimony of the party in opposition that the owner of the subject property will eventually convert the residential space to commercial use because the apartments will inevitably prove unmarketable. The W-1 Zone limits non-residential FAR to not more than 1.0 of the maximum 2.5. (11 DCMR § 931.2.) After the addition is completed, the subject property will have a FAR of 2.3, comprising 1.3 devoted to residential use and the permitted maximum of 1.0 FAR of commercial space. The property owner will not be permitted to convert the apartments to commercial space, thereby increasing the nonresidential FAR at the subject property, without first obtaining a use variance.

affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Map, subject to specific conditions. (*See* 11 DCMR § 3104.1.)

Pursuant to § 2120.3, a historic resource and any addition to a historic resource are exempt from the requirement of § 2100.4 to provide additional parking as a result of a change of use and from the requirement of § 2100.6 to provide additional parking as a result of an increase of intensity of use, except that parking is required for any addition where the gross floor area of the historic resource is being increased by 50% or more, and the parking requirement attributable to the increase in gross floor area is at least four spaces. Pursuant to § 2120.6, the Board may grant relief from all or part of the parking requirements of § 2120 if the owner of the property demonstrates that, as a result of the nature or location of the historic resource, providing the required parking would result in significant architectural or structural difficulty in maintaining the historic integrity and appearance of the historic resource. The Board may grant only the relief needed to alleviate the difficulty proved by the owner, who must also demonstrate compliance with the general special exception standard set forth in § 3104 and address certain criteria specified in the Zoning Regulations.<sup>8</sup> In this case, the subject property does not have a parking requirement under § 2120; however, according to the Applicant, the Zoning Administrator has interpreted that section to require special exception approval for the removal of existing parking spaces at a historic resource, even if those spaces are not required parking spaces under the Zoning Regulations.

The Board concludes that the requested special exception can be granted consistent with the criteria specified in § 2120.6. The Board credits the Applicant's testimony that the existing parking spaces will be removed so as to provide residential units of adequate size in an addition designed so that its location and massing will satisfy the requirements of the easement and the Old Georgetown Board intended to maintain the historic integrity and appearance of the historic resource. The improvements at the subject property, including the planned addition, will be relatively small, so the redevelopment of the historic resource will not likely result in a significant number of people using the building at one time or add significantly to traffic congestion in the vicinity. The Applicant testified that removal of the parking spaces would likely decrease traffic congestion in the alley, which will no longer be used to access parking spaces at the subject property, and that parking on site would not be needed or marketable for the planned dwelling units. The subject property is located near several commercial parking facilities, and is also well-served by public transportation. Based on the findings of fact and for the reasons discussed above, the Board concludes that the requested special exception will be in

---

<sup>8</sup> These criteria are: (a) maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed building or structure at one time; (b) amount of traffic congestion existing and/or that the redevelopment of the historic resource can reasonably be expected to add to the neighborhood; (c) quantity of existing public, commercial, or private parking, other than curb parking, on the property or in the neighborhood that can reasonably be expected to be available when the redevelopment is complete; and (d) proximity to public transportation, particularly Metrorail stations, and availability of either public transportation service in the area, or a ride sharing program approved by the District Department of Transportation. (11 DCMR § 2120.6(a)-(d).)

**BZA APPLICATION NO. 18201**  
**PAGE NO. 11**

harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property.

Section 13(b) (d) of the Advisory Neighborhood Commissions Act of 1975, effective March 26, 1976 (D.C. Law 1-21; D.C. Official Code § 1-309.10 (d)(3)(A)) requires that the Board's written orders give "great weight" to the issues and concerns raised in the recommendations of the affected ANC. In this case, ANC 2E indicated no objection to the three areas of zoning relief requested by the Applicant, citing the ANC's objective to preserve the existing structure facing Thomas Jefferson Street, N.W. and improvements to the rear of the property. The Board's grant of the Application will allow for the preservation desired.

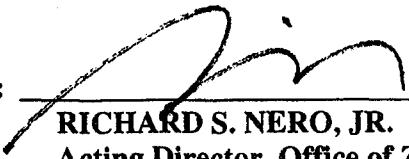
The Board is required under § 5 of the Office of Zoning Independence Act of 1990, effective September 20, 1990 (D.C. Law 8-163, D.C. Official Code § 6-623.04) to give great weight to OP recommendations. The Board concurs with the OP's recommendation that the zoning relief should be granted,

Based on the findings of fact, and having given great weight to the recommendations of the Office of Planning and to the issues and concerns of ANC 2E, the Board concludes that the requested zoning relief can be approved so that the Applicant's project is not likely to become objectionable to adjoining and nearby property. For the reasons stated above, the Board concludes that the Applicant has satisfied the requirements for area variances from the minimum rear yard requirement under § 933.2 and minimum court width requirements under § 935, as well as a special exception under § 2120.6 for the removal of three parking spaces, to allow construction of a rear addition, to be devoted to commercial and residential use, to an existing historic building used as commercial office space on a site zoned W-1 at 1072 Thomas Jefferson Street, N.W. (Square 1198, Lots 821 and 822). Accordingly, it is hereby **ORDERED** that the application is **GRANTED**, pursuant to Exhibit 28B (Revised Plans).

**VOTE: 4-0-1** (Jeffrey L. Hinkle, Lloyd J. Jordan, Nicole C. Sorg, and Anthony J. Hood  
(by absentee vote) to Approve; Meridith H. Moldenhauer not present,  
not voting)

**BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT**  
A majority of Board members has authorized the issuance of this order.

ATTESTED BY: \_\_\_\_\_

  
**RICHARD S. NERO, JR.**  
Acting Director, Office of Zoning

**FINAL DATE OF ORDER:** SEP 29 2011

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



**BZA APPLICATION NO. 18201**

As Director of the Office of Zoning, I hereby certify and attest that on September 29, 2011, a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail or delivered by electronic mail in the case of those ANC's and SMD's that have opted to receive notices thusly, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

Paul Tummonds, Esq.  
Goulston & Storrs  
1999 K Street, N.W., Suite 500  
Washington, D.C. 20006

Outerbridge Horsey Assoc.  
1228½ 31<sup>st</sup> Street, N.W.  
Washington, D.C. 20007

Donald Malnati  
Murillo/Malnati Group LLC  
1003 Crest Park Drive  
Silver Spring, Maryland 20903

Julio Murillo  
Murillo/Malnati Group LLC  
4725 Wisconsin Avenue, N.W.  
Washington, D.C. 20016

Charles M. Bruce, President  
Ingomar Associates, Inc.  
1072 Thomas Jefferson Street, N.W.  
Washington, D.C. 20007

Graham Davidson  
1074 Thomas Jefferson Street, N.W.  
Washington, D.C. 20007

---

441 4<sup>th</sup> Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: [dcoz@dc.gov](mailto:dcoz@dc.gov)

Web Site: [www.dcoz.dc.gov](http://www.dcoz.dc.gov)

**BZA APPLICATION NO. 18201**

**PAGE NO. 2**

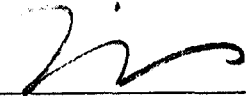
Chairperson  
Advisory Neighborhood Commission 2E  
3265 S Street, N.W.  
Washington, D.C. 20007

Single Member District Commissioner 2E05  
Advisory Neighborhood Commission 2E  
1045 31<sup>st</sup> Street, N.W., #502  
Washington, D.C. 20007

Jack Evans, Councilmember  
Ward Two  
1350 Pennsylvania Avenue, N.W., Suite 106  
Washington, D.C. 20004

Melinda Bolling, Esquire  
General Counsel  
Office of General Counsel  
Department of Consumer and Regulatory Affairs  
1100 4<sup>th</sup> Street, S.W., 5<sup>th</sup> Floor  
Washington, D.C. 20024

**ATTESTED BY:**

  
\_\_\_\_\_  
**RICHARD S. NERO, JR.**  
Acting Director, Office of Zoning



## **EXHIBIT C**

### **OUTLINE OF TESTIMONY OF ZIAD DEMIAN, PROJECT ARCHITECT, DEMIAN/WILBUR ARCHITECTS**

- I. Description of the Surrounding Area and the Property
  - A. Location and description of the area
  - B. Description of the property and the historic structure
- II. Proposed Project
  - A. Renovation of existing building
  - B. Proposed new addition
- III. Conclusion

## **EXHIBIT C**

### **OUTLINE OF TESTIMONY OF GREG SELFRIDGE, REPRESENTATIVE OF BARRACKS ROW VENTURE, INC., APPLICANT**

- I. Satisfaction of Special Exception Standards for Removal of the Parking Spaces on the Property
  - A. Experience with the neighborhood and proposed restaurant operator
  - B. Low expected demand for parking spaces
  - C. Proposed valet service
  - D. Close proximity to Eastern Market Metro Station and public transportation along 8<sup>th</sup> Street, SE and Pennsylvania Avenue, SE
- II. Community Outreach
  - A. Meetings with ANC 6B Commissioners, ANC 6B Planning and Zoning Committee, and CHRS
- III. Conclusion



**BERNARD RENARD**  
**Owner of**  
**706 and 708 7<sup>th</sup> St SE**  
**Washington DC, 20003**  
**202 246 0669**

**January 08, 2012**

**RE: Renovation**  
**717 8<sup>th</sup> Street SE**  
**Washington, DC 20003**

**To Whom it may Concern:**

**I have spoken to the owners and reviewed their architectural plans for the renovation of 717 8<sup>th</sup> Street SE and, particularly, the front and rear elevation drawings.**

**My two properties located at 706 and 708 7<sup>th</sup> St SE share the rear alley with the proposed project.**

**After reviewing the drawings, I conclude that the project will contribute to improve the rear alley landscape and does not have any negative impact on my neighboring properties. I believe that this project and particularly the rear elevation would help improve the alley landscape which is now quite substandard, and therefore improve the quality of building in the area and contribute to increase all property values.**

**In my view, the increase square footage of the project is in scale and consistent with the adjacent properties and does not have any negative impact on my properties, the alley or the neighborhood.**

**As Owner of nearby properties, I am in complete support of the project and fully support its approval.**

**Should you need any additional information, please do not hesitate to call me on my mobile at 202 246 0669**

**Sincerely,**



**Bernard Renard**

Date 1/12/12

RE: Renovation  
717 8<sup>th</sup> Street SE  
Washington, DC 20003

To Whom it may Concern:

I have spoken to the owners and reviewed the plans for the renovation of 717 8<sup>th</sup> Street SE including the elevation drawings. I am in support of the project. My property is adjacent to the proposed project.

Sincerely, Song Davis

Name: Song Davis Song Davis

Street Address: 719 8<sup>th</sup> Street SE

City: Washington, DC 20003

Date January 6, 2012

RE: Renovation  
717 8<sup>th</sup> Street SE  
Washington, DC 20003

To Whom it may Concern:

I have spoken to the owners and reviewed the plans for the renovation of 717 8<sup>th</sup> Street SE including the elevation drawings. I am in support of the project. My property is adjacent to the proposed project.

Sincerely,

Name: Nicky Lynne (Mary Ellen)

Street Address: 715 8<sup>th</sup> Street SE

City: Washington, DC 20003

Date 1/4/12

RE: Renovation  
717 8<sup>th</sup> Street SE  
Washington, DC 20003

To whom it may Concern:

I have spoken to the owners and reviewed the plans for the renovation of 717 8<sup>th</sup> Street SE including the elevation drawings. I am in support of the project.

Sincerely,  


Name MICHAEL SKINNER

Street Address 736 7<sup>TH</sup> STREET, SE

City WASHINGTON, DC 20003

Proximity to 717 8<sup>th</sup> SE

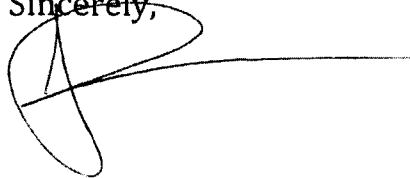
Date 1-9-12

RE: Renovation  
717 8<sup>th</sup> Street SE  
Washington, DC 20003

To Whom it may Concern:

I have spoken to the owners and reviewed the plans for the renovation of 717 8<sup>th</sup> Street SE including the elevation drawings. I am in support of the project. My property shares the rear alley with the proposed project.

Sincerely,



Name: Tanya Fulkerson

Street Address: 703 G Street SE

City: Washington, DC 20003

Date 1/9/12

RE: Renovation  
717 8<sup>th</sup> Street SE  
Washington, DC 20003

To Whom it may Concern:

I have spoken to the owners and reviewed the plans for the renovation of 717 8<sup>th</sup> Street SE including the elevation drawings. I am in support of the project. My property shares the rear alley with the proposed project.

Sincerely,

Name: Whitney Daw

Street Address: 707 G Street SE

City: Washington, DC 20003