

# Holland & Knight

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Leila M. Jackson Batties  
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202 419 2583

September 13, 2012

Mr. Lloyd Jordan  
Chairperson  
The District of Columbia  
Board of Zoning Adjustment  
441 4<sup>th</sup> Street, NW - Suite 210-S  
Washington, DC 20001

RECEIVED  
D.C. OFFICE OF ZONING  
2013 SEP 13 AM 10:05

**Re: Application No. 18411 / Application of 5<sup>th</sup> and S Streets, LLC  
Prehearing Statement**

Dear Chairperson Jordan:

On behalf of 5<sup>th</sup> and S Streets, LLC, enclosed please find one original and 20 copies of the prehearing statement for the above-referenced application. Also, for your convenience, we have enclosed one unbound copy of the filing. The application is scheduled to be heard before the Board of Zoning Adjustment on October 2, 2012.

Thank you for your considerate attention to this matter. We remain hopeful of the Board's approval of the application.

Sincerely,

HOLLAND & KNIGHT, LLP



Leila M. Jackson Batties

Enclosures

Atlanta | Boston | Chicago | Fort Lauderdale | Jacksonville | Lakeland | Los Angeles | Miami | New York  
Northern Virginia | Orlando | Portland | San Francisco | Tallahassee | Tampa | Washington, DC | West Palm Beach

#11534015\_v1

BOARD OF ZONING ADJUSTMENT  
District of Columbia  
CASE NO. 18411  
EXHIBIT NO. 25

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 18411  
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Mr. Lloyd Jordan  
September 13, 2012  
Page 2

cc:     Advisory Neighborhood Commission 2C  
          c/o Commissioner Alex Padro, Chair (via U.S. Mail)  
          Commissioner Kevin Chapple, SMD Representative ANC 2C02 (via U.S. Mail)  
          Ms. Jennifer Steingasser, Office of Planning (via Hand Delivery)  
          Mr. Joel Lawson, Office of Planning (via Hand Delivery)

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

**APPLICATION OF  
5<sup>TH</sup> AND S STREETS, LLC**

**BZA APPLICATION NO. 18411  
HEARING DATE: OCTOBER 2, 2012**

**STATEMENT OF THE APPLICANT**

**I.  
NATURE OF RELIEF SOUGHT**

This Statement is submitted on behalf of 5<sup>th</sup> and S Streets, LLC (the "Applicant"), as the owner of the property located at 451 S Street, N.W. (Square E475, Lot 22) (the "Property"), in support of its application pursuant to 11 DCMR Section 3103.2. The Applicant seeks the following relief in order to permit the development of the Property with a new flat:

- (1) a variance from Section 403.2 of the Zoning Regulations in order to permit a lot occupancy of 70% where a maximum of 60% is permitted;
- (2) a variance from Section 2101.1 of the Zoning Regulations to have a flat with no off-street parking where the Zoning Regulations require one off-street parking space.

**II.  
JURISDICTION OF THE BOARD**

The Board of Zoning Adjustment (the "Board" or "BZA") has jurisdiction to grant the variance requested herein pursuant to Section 3103.2 of the Zoning Regulations.

**III.  
EXHIBITS IN SUPPORT OF THE APPLICATION**

**Exhibit A:** Building plat showing the Property

**Exhibit B:** Portion of the Zoning Map showing the Property

- Exhibit C:** Photos of the surrounding area
- Exhibit D:** Plans for proposed flat
- Exhibit E:** Memorandum from Matthew Le Grant to the Board, dated March 19, 2012, setting forth approvals required for proposed development of the Property
- Exhibit F:** Memorandum from Matthew Le Grant to the Board, dated April 17, 2012, setting forth approvals required for proposed development of the Property
- Exhibit G:** Excerpt from Office of Tax and Revenue showing Property boundaries and adjacent lots

#### **IV. BACKGROUND**

**A. Background Information Regarding the Property and Surrounding Area**

The Property is located at 451 S Street, NW, and is more particularly known as Lot 22, Square E475. It is situated at the northeast corner of the intersection of 5<sup>th</sup> and S Street, NW and consists of approximately 844 square feet of land area. As shown on the Zoning Map attached as Exhibit B, the Property and the surrounding area are located within the R-4 District. The R-4 District is designed to include those areas now developed primarily with row dwellings and the conversion of dwellings into dwellings for two or more families. The Property is currently vacant.

Photos of the Property and the immediately surrounding area are attached as Exhibit C. Immediately east of the Property, on the north side of S Street, are rowhouses; across the street from the Property, on the south side of S Street, are newly remodeled flats; to the west, across 5<sup>th</sup> Street, is an apartment house; and to

the north are rowhouses. The proposed flat is consistent with the surrounding residences in the immediate neighborhood. There are flats on the southwest corner of the intersection 5<sup>th</sup> and S Streets, the southeast corner of the intersection of 5<sup>th</sup> and S Streets, and across the street from the Property on the south side of S Street.

On September 5, 2012, the Applicant presented the Application to Advisory Neighborhood Commission ("ANC") 2C. At the meeting, ANC 2C voted to recommend approval of the application to the BZA. None of the residents in attendance at the ANC meeting objected to the project.

**B. Description of Proposed Development**

The plans for the flat are attached as Exhibit D. The upper unit, Unit A, is a 4-bedroom dwelling that will occupy floors 1 through 3 and includes the attic; it will consist of 1,764 square feet. The entrance to Unit A will be on S Street. The lower unit, Unit B, is a 1-bedroom dwelling that will occupy the cellar level of the building; it will consist of 588 square feet. At the recommendation of the Office of Planning ("OP"), the front entrance of Unit B has been relocated from 5<sup>th</sup> Street to S Street. Also at the recommendation of OP, the Applicant changed the material for the upper portion of the building from EIFS to colored brick and removed the rooftop trellis in order to reduce the massing of the building. Finally, the Applicant modified the original plan such that a variance of the rear yard setback is no longer necessary. (See memoranda from Matthew Le Grant attached as Exhibits E and F.)

The proposed structure is long and narrow due to the configuration of the site. It has a lot coverage of 70% where a maximum of 60% is permitted because

that is the only way to design the building to meet the Building Code requirements. Also, the flat was designed without an off-street parking space. However, the Applicant proposes to close the existing curb cut for the Property on 5<sup>th</sup> Street, which will result in one additional on-street parking space.

V.  
**THE APPLICANT MEETS THE BURDEN  
OF PROOF FOR VARIANCE RELIEF**

Under D.C. Code §6-641.07(g)(3) and 11 DCMR §3103.2, the Board is authorized to grant an area variance where it finds that three conditions exist:

- (1) the property is affected by exceptional size, shape or topography or other extraordinary or exceptional situation or condition;
- (2) the owner would encounter practical difficulties if the zoning regulations were strictly applied; and
- (3) the variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

*See French v. District of Columbia Board of Zoning Adjustment*, 658 A.2d 1023, 1035 (D.C. 1995) (quoting *Roumel v. District of Columbia Board of Zoning Adjustment*, 417 A.2d 405, 408 (D.C. 1980)); *see also*, *Capitol Hill Restoration Society, Inc. v. District of Columbia Board of Zoning Adjustment*, 534 A.2d 939 (D.C. 1987). As discussed below, and as will be further explained at the public hearing, all three prongs of the area variance test are met in this application.

**A. The Property Is Unusual Because of its Size, Shape or Topography and is Affected by an Exceptional Situation or Condition.**

The phrase "exceptional situation or condition" in the above-quoted variance test applies not only to the land, but also to the existence and configuration of a

building on the land. *See Clerics of St. Viator, Inc. v. D.C. Board of Zoning Adjustment*, 320 A.2<sup>nd</sup> 291, 294 (D.C. 1974). Moreover, the unique or exceptional situation or condition may arise from a confluence of factors which affect a single property. *Gilmartin v. D.C. Board of Zoning Adjustment*, 579 A.2<sup>nd</sup> 1164, 1168 (D.C. 1990). In this case, the Property is uniquely affected by its narrow configuration and relatively small size. As shown on the excerpt from the Office of Tax and Revenue Plat, attached as Exhibit G, the Property is 12.22 feet wide and has a land area of approximately 844 square feet, making it narrower and smaller than any other lot on this section of S Street. With the exception of Lot 20, all of the lots immediately east of the Property are wider than 15 feet. (Lot 20 is just under 15 feet in width at 14.97 feet.) Additionally, all of the other lots on this Section of S Street range in size from 918 square feet to 1,328 square feet. (Lot 21, which is immediately adjacent to the Property, has a lot area of 1,044 square feet.)

**B. Strict Application of the Zoning Regulations Would Result in a Practical Difficulty to the Owner**

The strict application of Section 403.2 and Section 2101.1 of the Zoning Regulations in this case would result in a practical difficulty to the Applicant.

Lot Coverage. In order to meet the Building Code requirement that one bedroom must be a minimum of 120 square feet with a minimum bedroom wall width of 7 feet, the building was designed with a lot coverage of 70% where a maximum of 60% is permitted, pursuant to Section 403.2 of the Zoning Regulations. As it relates to Unit B, the actual living area within the unit is only 10 feet, 2 inches after the construction of the foundation walls, which are 10" on

each side. Therefore, the living room, kitchen, bath, laundry room and bedroom must be stacked one behind the other in a single line in order to achieve the minimum bedroom size, along with a closet and window as required under the Building Code. With this configuration, even using the minimum required dimensions, the structure had to extend 7 feet beyond the 60% lot coverage footprint.

With regard to Unit A, after accounting for the minimum space for the skin of the side walls, there is exactly 11 feet of internal width. In order to achieve the minimum 7 foot width for bedrooms, the stairway must be constructed in the center of the unit versus along the side wall of the unit which would have resulted in a minimum use of 3 feet of stairway width and a minimum 3-foot hallway width, leaving a width of only 5 feet for the bedrooms. Therefore, the stairway was designed to be constructed in the center of the unit, a configuration that also requires the building to extend beyond the footprint for 60% lot coverage.

Off-street parking. The flat is designed without an off-street parking space where one (1) is required. There is an existing curb cut for the Property on 5<sup>th</sup> Street. However, given its current policies, DDOT is not likely to approve the use of the existing curb cut or the construction of a new curb cut for the Property, which means that the Applicant would not be granted vehicular access to the site. Further, the Property is too narrow to accommodate an on-site parking space. The narrowness is exacerbated by the fact that the Property abuts the wall of the residential dwellings to the north and east. In lieu of providing one off-street

parking space, the Applicant intends to close the existing curb cut, which will result in one (1) new on-street parking space.

In light of the foregoing, it would be practically difficult for the Applicant to comply with the requirements of Section 403.2 and Section 2101.1 of the Zoning Regulations in this case.

C. **No Substantial Detriment to the Public Good Nor Substantial Impairment to the Intent, Purpose and Integrity of the Zone Plan**

There will be no substantial detriment to the public good and no substantial impairment to the intent, purpose and integrity of the zone plan by approving the project as proposed. The project will benefit the neighborhood by redeveloping a vacant lot with a new, well-designed residential structure. The Property is in the R-4 District, which is intended for those areas now developed primarily with row dwellings and the conversion of dwellings into dwellings for two or more families. Thus, the proposed flat is in keeping with the zone plan and the character of the immediate neighborhood, which includes a mix of rowhouses and flats.

**VII.  
WITNESSES**

- A. Naresh Malkani  
General Contractor  
4825 Bethesda Avenue, Suite 200  
Bethesda, MD 20814
- B. Raoul Lissabet, AIA  
Architects, LLC  
19021 Sedley Terrace  
Gaithersburg, MD 20879

**VIII.**  
**CONCLUSION**

For the reasons stated above, the requested relief meets the applicable standards for variance relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests that the Board grant the application.

Respectfully submitted,

HOLLAND & KNIGHT, LLP

By: *Leila Batties*  
Leila M. Jackson Batties  
800 17<sup>th</sup> Street, N.W.  
Suite 1100  
Washington, DC 20006  
(202) 955-3000

## **Exhibit A**

DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D C , August 15, 2012

Plat for Building Permit of SQUARE E - 475 LOT 22

Scale 1 inch = 10 feet Recorded in Book 12 Page 170

Receipt No 12-05719

Furnished to HOLLAND & KNIGHT

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

  
Surveyor, D C

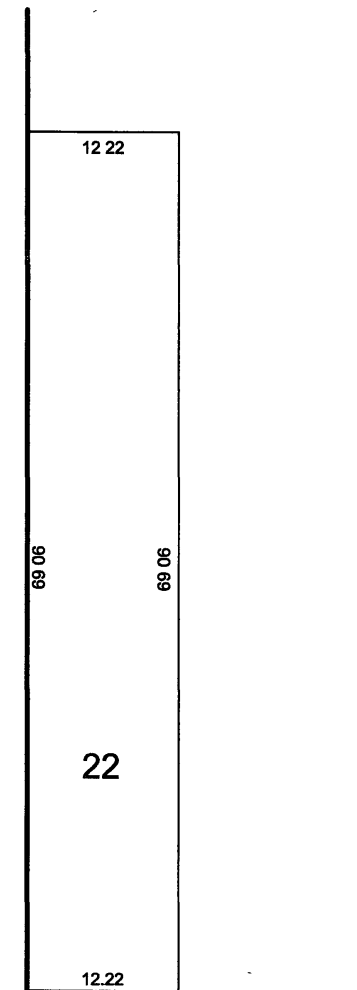
Date \_\_\_\_\_

By A S 

\_\_\_\_\_  
(Signature of owner or his authorized agent)

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

5th STREET, N.W.



S STREET, N.W.

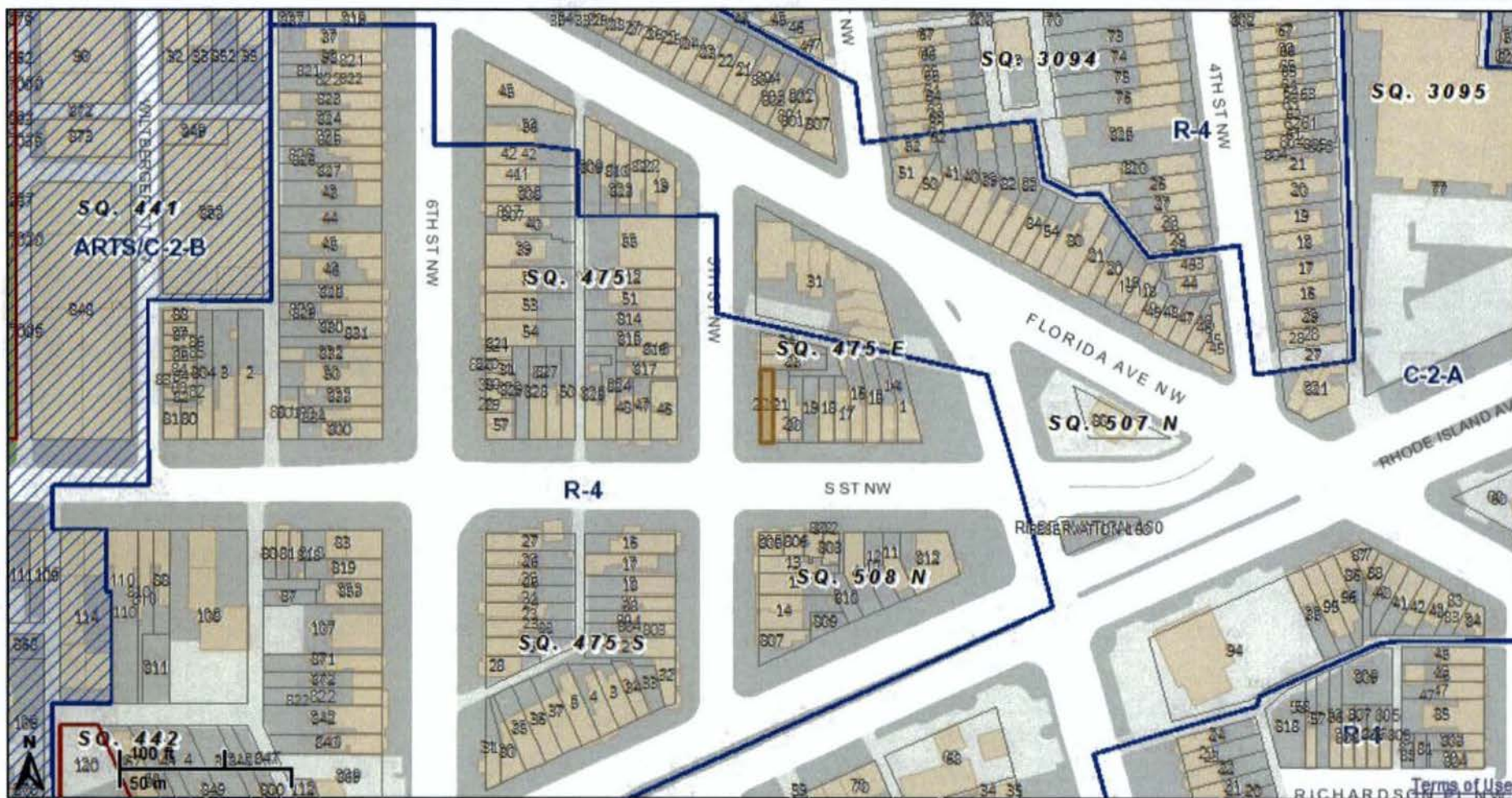
## **Exhibit B**



# District of Columbia Office of Zoning

## EXTRACT OF THE DISTRICT OF COLUMBIA ZONING MAP

July 31, 2012



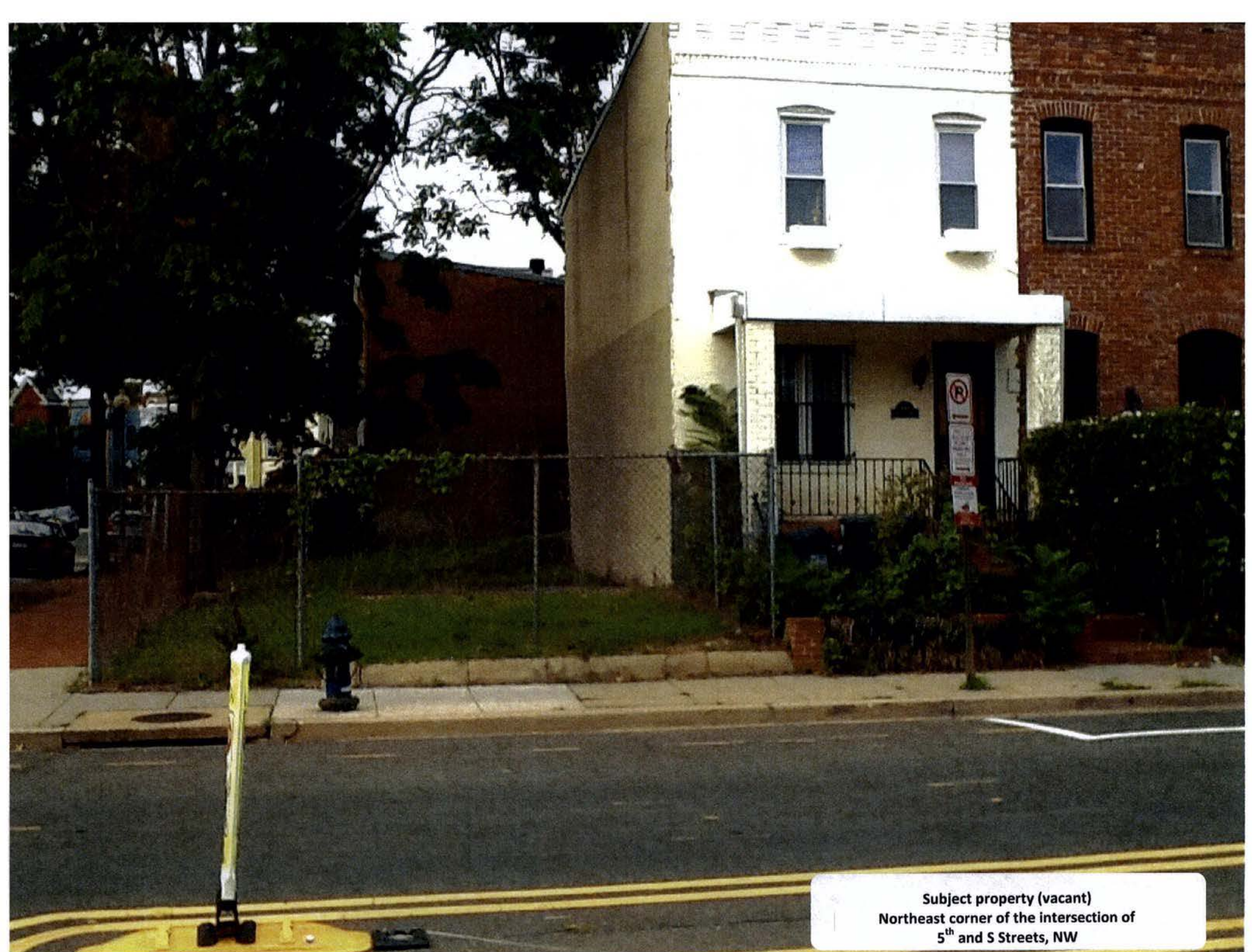
### Zoning Layers

|                    |              |                 |
|--------------------|--------------|-----------------|
| Zone Districts     | CEA          | Pending PUDs    |
| Historic Districts | Campus Plans | PUDs            |
| Overlays Districts | TDRs         | Air Rights Zone |

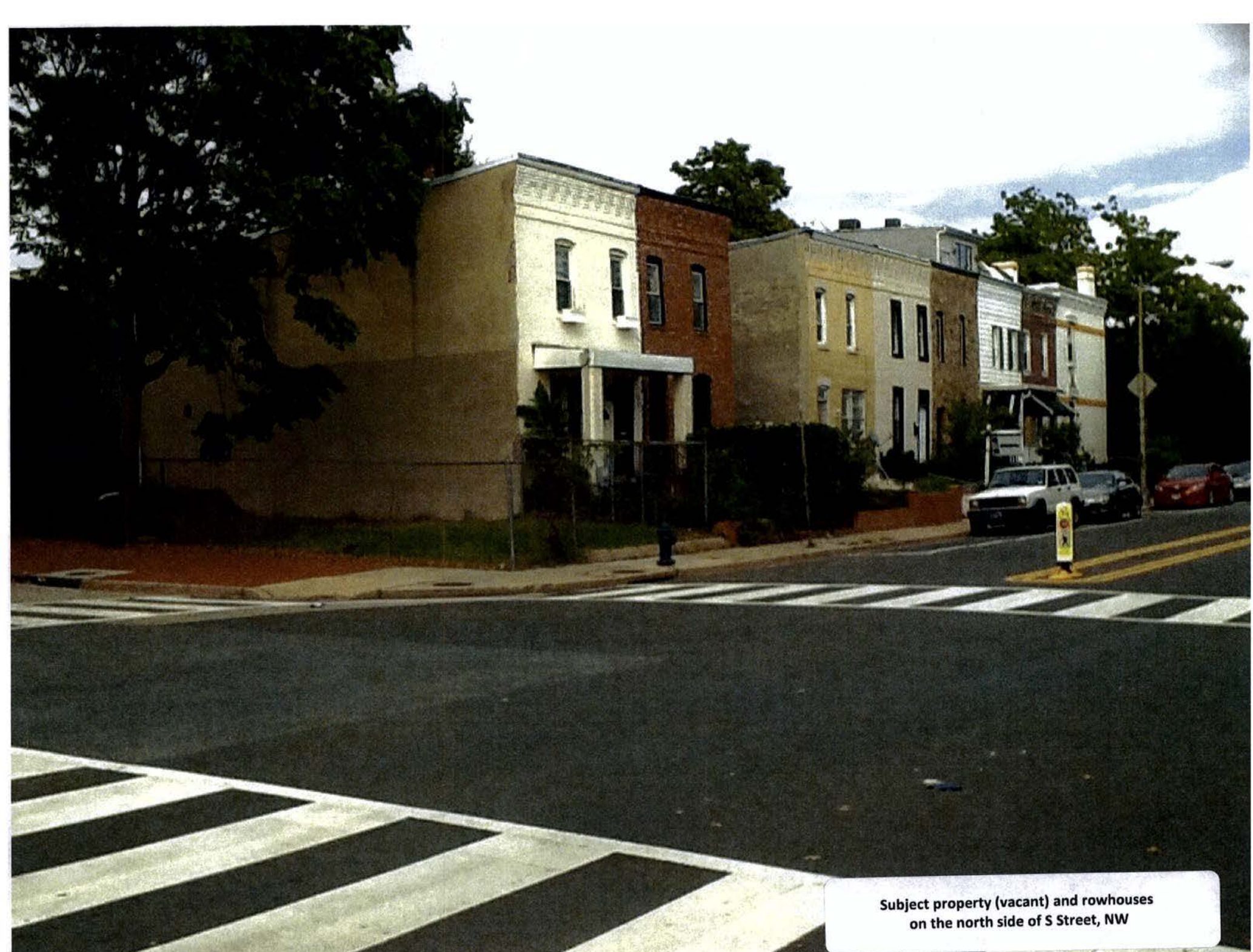
To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning at (202) 727-6311.

Terms of Use

## **Exhibit C**



**Subject property (vacant)**  
**Northeast corner of the intersection of**  
**5<sup>th</sup> and S Streets, NW**



**Subject property (vacant) and rowhouses  
on the north side of S Street, NW**



Flat at southwest corner of the intersection of  
5<sup>th</sup> and S Street, NW

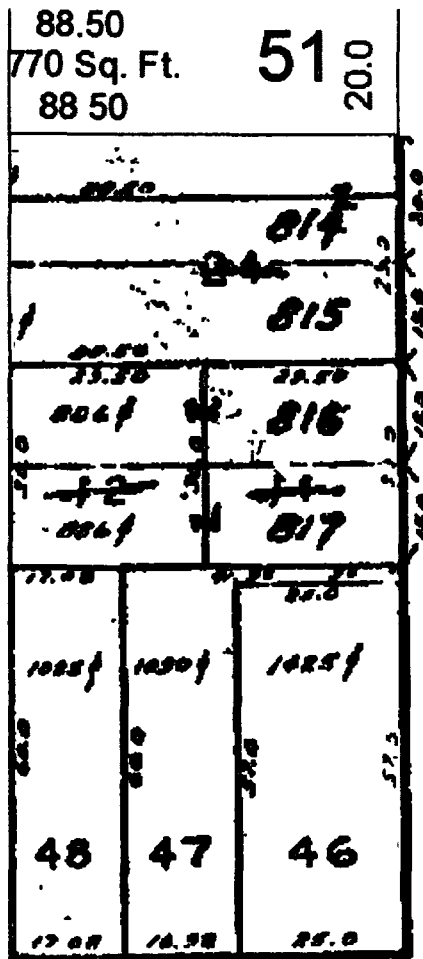




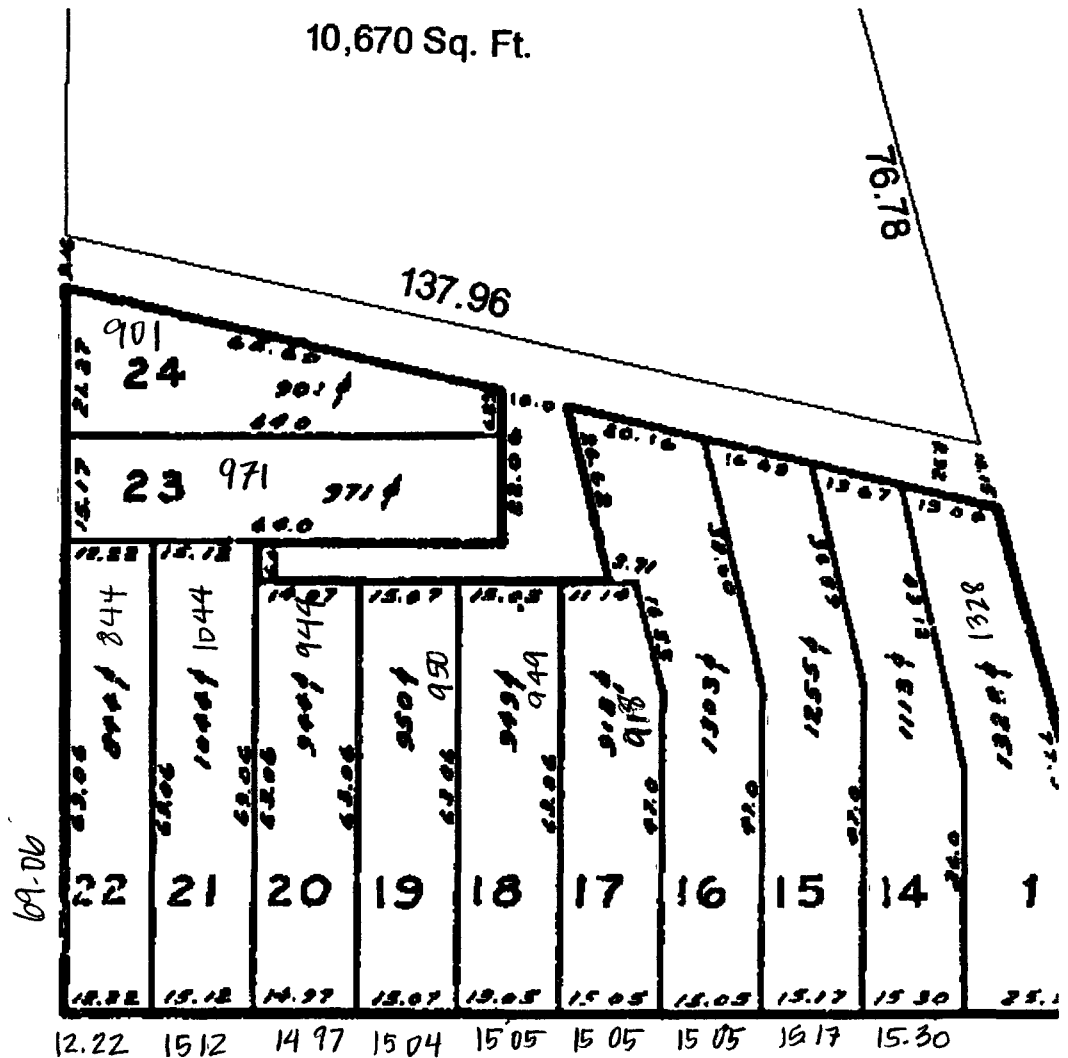
Flat at southwest corner of the intersection of  
5<sup>th</sup> and S Streets, NW  
One entrance on 5<sup>th</sup> Street, one entrance on S Street



Apartment house across from the Property  
at the southwest corner of the intersection  
of 5<sup>th</sup> and S Streets, NW

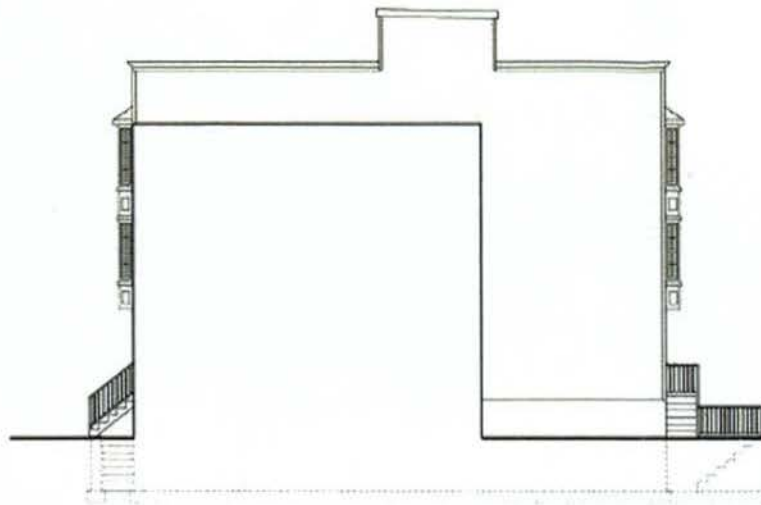


5th St NW



S St NW

## **Exhibit D**



INTERIOR SIDE ELEVATION

| WINDOW SCHEDULE |      |        |       |       |         |        |          |
|-----------------|------|--------|-------|-------|---------|--------|----------|
| NO.             | UNIT | TYPE   | SIZES |       | GLASS   | FINISH | REMARKS  |
|                 |      |        | W     | H     |         |        |          |
| 1               | 101  | WIN 1A | 4'-0" | 6'-0" | 1/2" GL | WOOD   | 10000 SF |
| 2               | 101  | WIN 1B | 4'-0" | 6'-0" | 1/2" GL | WOOD   | 10000 SF |
| 3               | 101  | WIN 1C | 4'-0" | 6'-0" | 1/2" GL | WOOD   | 10000 SF |
| 4               | 101  | WIN 1D | 4'-0" | 6'-0" | 1/2" GL | WOOD   | 10000 SF |
| 5               | 101  | WIN 1E | 4'-0" | 6'-0" | 1/2" GL | WOOD   | 10000 SF |
| 6               | 101  | WIN 1F | 4'-0" | 6'-0" | 1/2" GL | WOOD   | 10000 SF |
| 7               | 101  | WIN 1G | 4'-0" | 6'-0" | 1/2" GL | WOOD   | 10000 SF |
| 8               | 101  | WIN 1H | 4'-0" | 6'-0" | 1/2" GL | WOOD   | 10000 SF |
| 9               | 101  | WIN 1I | 4'-0" | 6'-0" | 1/2" GL | WOOD   | 10000 SF |
| 10              | 101  | WIN 1J | 4'-0" | 6'-0" | 1/2" GL | WOOD   | 10000 SF |
| 11              | 101  | WIN 1K | 4'-0" | 6'-0" | 1/2" GL | WOOD   | 10000 SF |
| 12              | 101  | WIN 1L | 4'-0" | 6'-0" | 1/2" GL | WOOD   | 10000 SF |



TYPICAL BEDROOM EMERGENCY  
ESCAPE WINDOW CLEARANCES  
SCALE: N.T.S.



REAR ELEVATION



FRONT ELEVATION



5TH STREET SIDE ELEVATION

**ARCHITECTS**  
RADOLUSSET, AIA  
ARCHITECTS, LLC

1701 100TH STREET  
GAITHERSBURG, MARYLAND 20878  
Tel: (301) 284-3100  
E-Mail: radolusset@architects.com

| Revision |          |                      |
|----------|----------|----------------------|
| No.      | Date     | Description          |
| 1        | 10/21/11 | SCBA REVIEW COMMENTS |
| 2        | 11/21/11 | SCBA REVIEW COMMENTS |

**NEW RESIDENCE**

451 S STREET N.W.  
UNIT-A AND UNIT-B  
WASHINGTON, DC 20001

SQUARE E475 LOT 22

Project Number: Drawn By:

Designed By: Checked By:

Client Name:

ELEVATIONS  
WINDOW SCHEDULE

Sheet Number:

**A-2**

# GENERAL NOTES

1. DO NOT SCALE FROM DRAWINGS.
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. PROVIDE BRACING, BRACING AND CONCEALED WOOD BRACING AT ALL PARTITIONS WHICH SUPPORT BEAMS, LIGHT FIXTURES, PLUMBING FIXTURES OR OTHER WALL MOUNTED ACCESSORIES.
4. AT CLOSETS PROVIDE 1" DEEP, 1/2" PANTED WOOD TRIM WITH WOOD CORNER MOULDING.
5. USE MOISTURE RESISTANT GYM WALL BATHROOMS & AREAS ADJACENT TO SINKS.

## PARTITION LEGEND

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- 83. 1/2" MINERAL BATT STAPLED TO CHW @ 18" O.C.
- 84. 1/2" MINERAL BATT STAPLED TO CHW @ 18" O.C.
- 85. 1/2" MINERAL BATT STAPLED TO CHW @ 18" O.C.
- 86. 1/2" MINERAL BATT STAPLED TO CHW @ 18" O.C.
- 87. 1/2" MINERAL BATT STAPLED TO CHW @ 18" O.C.
- 88. 1/2" MINERAL BATT STAPLED TO CHW @ 18" O.C.
- 89. 1/2" MINERAL BATT STAPLED TO CHW @ 18" O.C.
- 90. 1/2" MINERAL BATT STAPLED TO CHW @ 18" O.C.
- 91. 1/2" MINERAL BATT STAPLED TO CHW @ 18" O.C.
- 92. 1/2" MINERAL BATT STAPLED TO CHW @ 18" O.C.
- 93. 1/2" MINERAL BATT STAPLED TO CHW @ 18" O.C.
- 94. 1/2" MINERAL BATT STAPLED TO CHW @ 18" O.C.
- 95. 1/2" MINERAL BATT STAPLED TO CHW @ 18" O.C.
- 96. 1/2" MINERAL BATT STAPLED TO CHW @ 18" O.C.
- 97. 1/2" MINERAL BATT STAPLED TO CHW @ 18" O.C.
- 98. 1/2" MINERAL BATT STAPLED TO CHW @ 18" O.C.
- 99. 1/2" MINERAL BATT STAPLED TO CHW @ 18" O.C.
- 100. 1/2" MINERAL BATT STAPLED TO CHW @ 18" O.C.

# ARCHITECTS

RADIA LIGASSET, A.L.A.  
ARCHITECTS, LLC  
1801 RIDLEY TERRACE  
BATHINGEN, MARYLAND 20707  
Tel: (301) 948-8100  
E-Mail: rligas@radiaarch.com

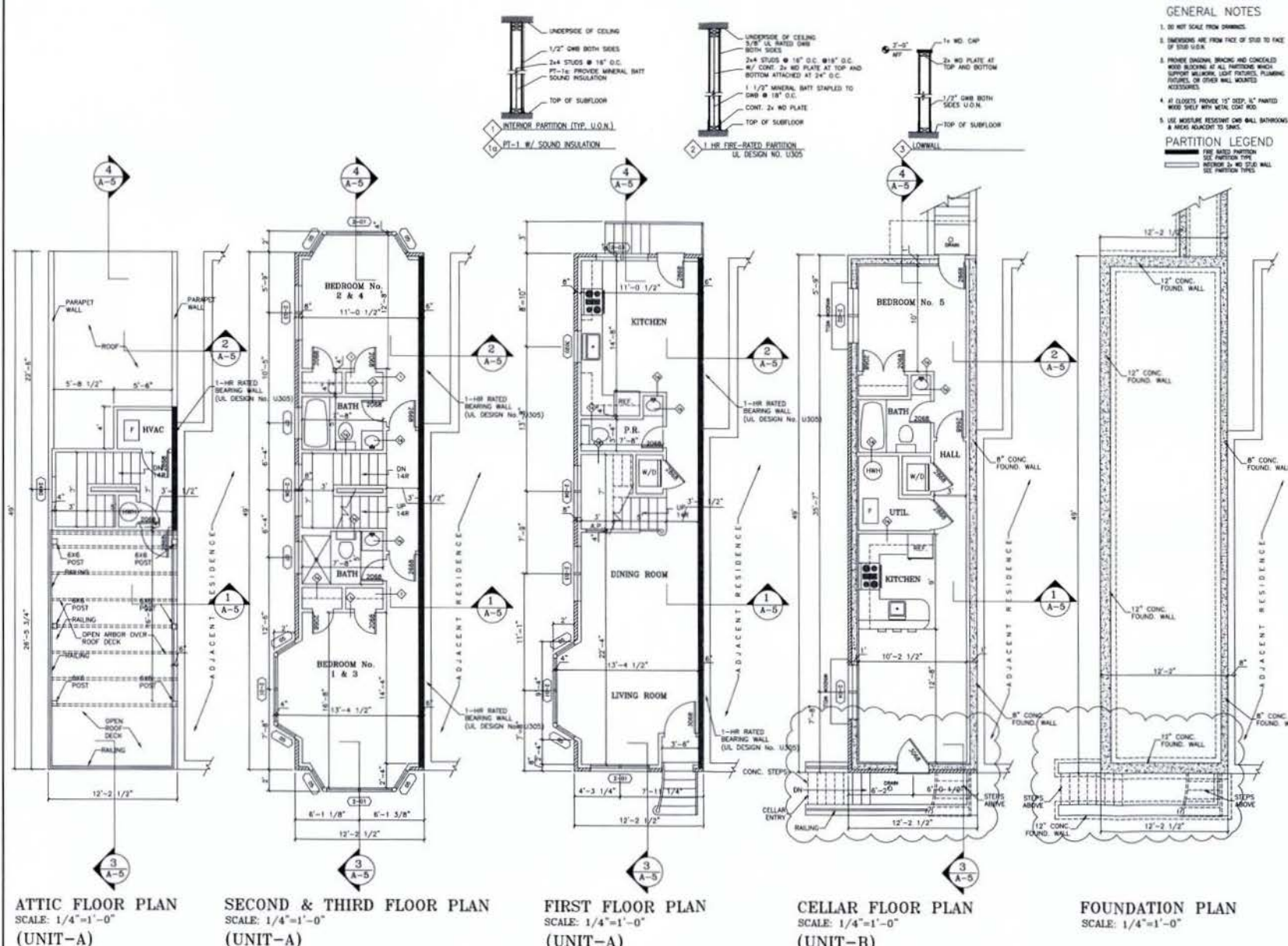
| Rev. | Date     | Description          |
|------|----------|----------------------|
| 1    | 10/01/11 | NOVA REVIEW COMMENTS |
| 2    | 11/01/11 | NOVA REVIEW COMMENTS |

**NEW RESIDENCE**  
451 S STREET N.W.  
UNIT-A AND UNIT-B  
WASHINGTON, DC 20001  
SQUARE E475 LOT 22

Project Number: \_\_\_\_\_ Drawn By: \_\_\_\_\_  
Designed By: \_\_\_\_\_ Checked By: \_\_\_\_\_

Sheet Title: **FLOOR PLANS**

Sheet Number: **A-1**



## **Exhibit E**

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

★ ★ ★  
[REDACTED]  
[REDACTED]

March 19, 2012

**MEMORANDUM**

**TO:** Board of Zoning Adjustment

**FROM:** Matthew Le Grant *MLG*  
Zoning Administrator

**SUBJECT:** Proposed new 2-unit Flat structure. The structure will be located at  
451 S Street, NW  
Lot: 0022 in Square: E-0475  
Zoned: R-4  
DCRA File Job #B1200747  
DCRA BZA Case #FY 12- 18-Z

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Variance pursuant to § 403.2 to permit a new Flat which exceeds the maximum percentage of lot occupancy allowed in the R-4 residential zone district. (§ 3103.2)
2. Variance pursuant to § 2101.1 to permit a new Flat without providing one (1) required parking space in the R-4 residential zone district. (§ 3103.2)
3. Variance pursuant to § 404.1 to permit a new Flat which does not meet the minimum required rear yard setback in the R-4 residential zone district. (§ 3103.2)

Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo.

**NOTES AND COMPUTATIONS****451 "S" St., NW.****LOT: 0022****SQUARE: E-0475****A New 2-unit Flat****ZONED: R-4**  
**PROVIDED****REQUIRED****ALLOWED****VARIANCE**

|                     |                    |                           |                         |                         |                 |
|---------------------|--------------------|---------------------------|-------------------------|-------------------------|-----------------|
| LOT AREA            | Min. 1,800 Sq. Ft. |                           | 844 Sq. Ft.<br>(Exist.) | 956 Sq. Ft.<br>(Exist.) | 53%<br>(Exist.) |
| LOT WIDTH           | Min. 18 Ft.        |                           | 12.22Ft.<br>(Exist.)    | 5.78 Ft.<br>(Exist.)    | 11%<br>(Exist.) |
| LOT OCCUPANCY (60%) |                    | 506 Sq. Ft.<br>(Max. 60%) | 590 Sq. Ft. 70%         | 84 Sq. Ft.              | 10%             |
| FLOOR AREA RATIO () |                    | N/A                       | N/A                     |                         |                 |
| PARKING SPACES      | 1                  |                           | 0                       | 1                       | 100%            |
| LOADING BERTHS      | N/A                |                           | N/A                     |                         |                 |
| FRONT YARD          | N/A                |                           | N/A                     |                         |                 |
| REAR YARD           | Min. 20 Ft.        |                           | 19 Ft.                  | 1 Ft.                   |                 |
| SIDE YARD           | N/A                |                           | N/A                     |                         |                 |
| COURT, OPEN         | N/A                |                           | N/A                     |                         |                 |
| COURT, CLOSED       | N/A                |                           | N/A                     |                         |                 |

**DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR**

Washington, D.C., September 12, 2011

Plat for Building Permit of SQUARE E-475 LOT 22

Scale: 1 inch = 10 feet Recorded in Book 12 Page 170

Receipt No 11-05582

Furnished to: IPUS INC

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

*[Signature]*  
Surveyor, D.C.

By: A.S. *[Signature]*

Date: *10-27-11*  
*[Signature]*  
(Signature of owner or his authorized agent)

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

**LOT DATA**

DISTURBED AREA: 800 SQ. FT.  
VOLUME OF CUT: 3,100 SQ.FT.  
VOLUME OF FILL: 0 SQ. FT.

**CODE ANALYSIS**

USE GROUP: R3  
CONSTRUCTION TYPE: 5-B  
NUMBER OF STORIES: 3  
LOT AREA: 844 SQ.FT.

**LEGEND**

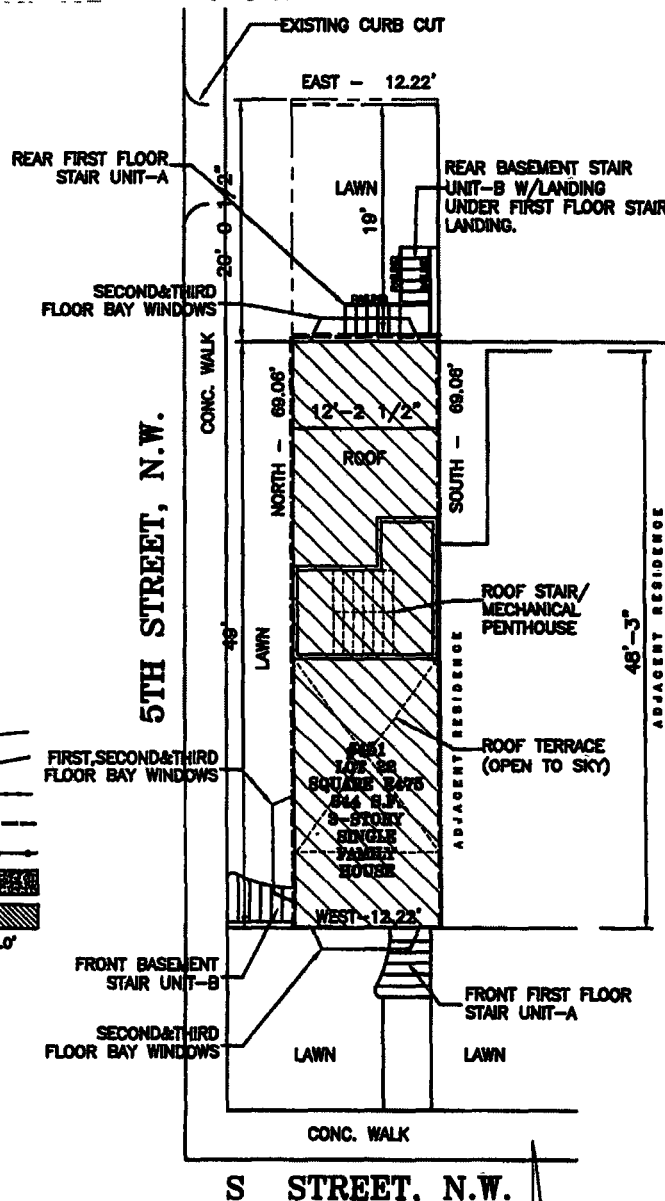
EXISTING CONTOURS *[Symbol]*  
PROPOSED CONTOURS *[Symbol]*  
EXISTING CHAIN LINK FENCE *[Symbol]*  
LIMIT OF DISTURBANCE *[Symbol]*  
SILT FENCE *[Symbol]*  
STABILIZED CONSTRUCTION ENTRANCE *[Symbol]*  
NEW RESIDENCE *[Symbol]*  
EXISTING SPOT ELEVATION *[Symbol]*



APPROVED BY

*[Signature]*  
d.

*[Signature]*  
Signature  
PCMA Technician  
11/30/11  
Date



S STREET, N.W.

**SITE PLAN**

SCALE: 1"=10'-0"

## **Exhibit F**

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

★ ★ ★  
[REDACTED]  
[REDACTED]

April 17, 2012

REVISED

**MEMORANDUM**

**TO:** Board of Zoning Adjustment

**FROM:** Matthew Le Grant *MLG*  
Zoning Administrator *int*

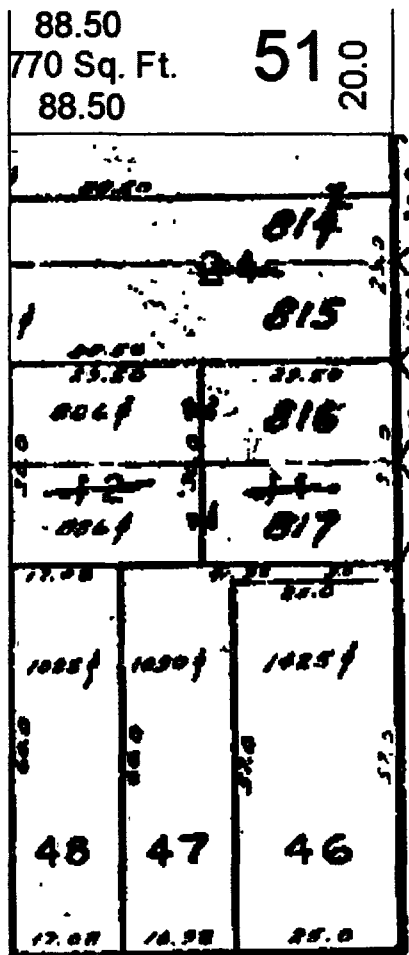
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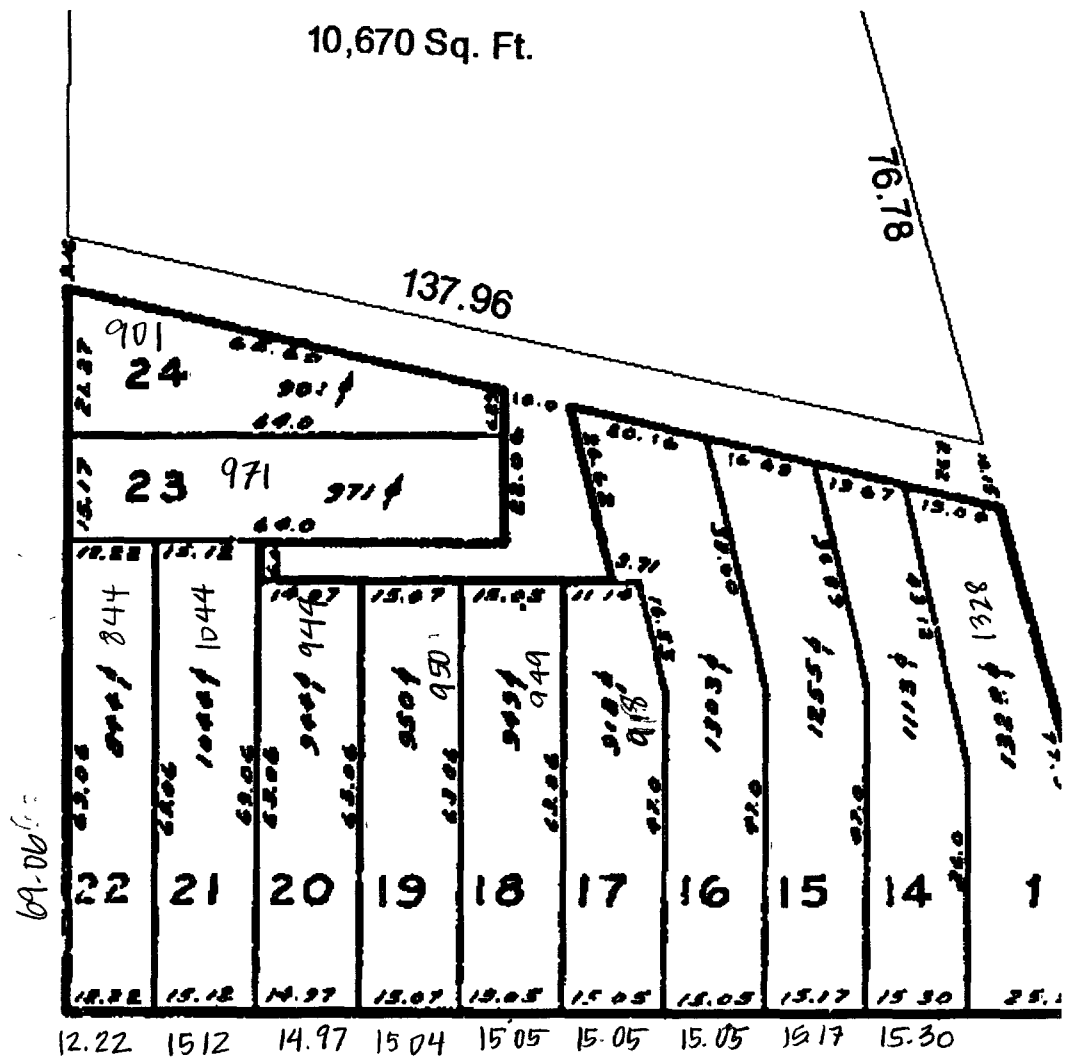
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2. Variance pursuant to § 2101.1 to permit a new Flat without providing one (1) required parking space in the R-4 residential zone district. (§ 3103.2)

**Note:** All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo.

## **Exhibit G**



5th St NW



S St NW

Excerpt from Office of Tax  
and Revenue Plats