

JORDAN & KEYS, PLLC

ATTORNEYS AT LAW

SUITE 710

1400 SIXTEENTH STREET, N.W.

WASHINGTON, D. C. 20036-2217

(202) 483-8300

FACSIMILE (202) 328-6153

gkeys@jordankeys.com

November 5, 2012

GEORGE R. KEYS, JR.*

*Also Admitted in Maryland

OF COUNSEL:

HAROLD E. JORDAN

E-MAIL TRANSMISSION

bzasubmissions@dc.gov

Lloyd Jordan, Chairman
D.C. Board of Zoning Adjustment
441 4th Street, N.W. - Room 210 South
Washington, D.C. 20001

Re: BZA Application No. 18462 – Karen Sayre, 13 15th Street, S.E. (Square 1058, Lots 0047)

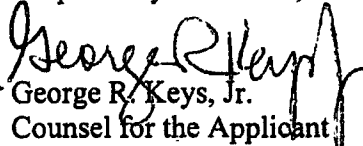
Dear Mr. Jordan:

This firm acts on behalf of Karen Sayre, the owner of the above-referenced property (the "Applicant") in connection with the special exception application originally set for expedited processing on October 23, 2012, which the Board has continued to November 7, 2012 for public

In anticipation of the public hearing and on behalf of the Applicant, we file the following materials:

1. Letter, dated October 24, 2012 designating the undersigned as counsel for the Applicant
2. Structural Report from FMS & Associates, LLC, dated June 6, 2012
3. Professional Resume of Will Teass, AIA LEED AP, Tektonics Architecture

Respectfully submitted,


George R. Keys, Jr.
Counsel for the Applicant

cc: Advisory Neighborhood Commission 6B (via e-mail)
D.C. Office of Planning (via e-mail)
John A. Adam (via e-mail)

RECEIVED
D.C. OFFICE OF ZONING
2012 NOV -6 AM 9:56

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18462

EXHIBIT NO. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 18462
EXHIBIT NO. 29

Karen Sayre
13 15th Street, S.E.
Washington, D.C. 20003

October 24, 2012

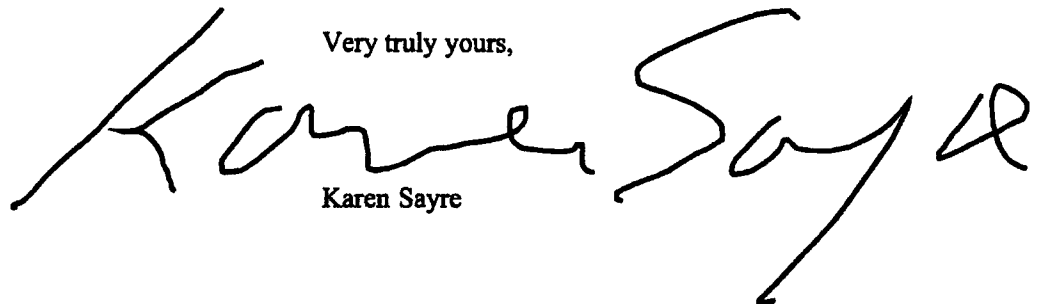
Lloyd Jordan, Chairperson
District of Columbia Board of Zoning Adjustment
Office of Zoning
441 4th Street, N.W. - Room 200 South
Washington, D.C. 20001

Re: Authorization of Agent

Dear Mr. Jordan:

I am the owner of land and improvements identified as Lot 0047 in Square 1058 and located at 13 15th Street, S.E., which is the subject of a special exception application under Section 223 of the Zoning Regulations. George R. Keys, Jr. of Jordan & Keys, PLLC is hereby designated as the authorized agent for me for the purpose of prosecuting the above-referenced application and all correspondence should be directed to his attention.

Very truly yours,


Karen Sayre



FMC & Associates, LLC.

June 6, 2012

Mr. Will Teass, AIA LEED AP
Tektonics Architecture
515 M Street SE, Suite 116
Washington, DC 20003

Reference: Investigation and Assessment of Existing Structure to Support Proposed Additional Floor at 13 15th St SE in Washington, DC.

Dear Mr. Teass:

The purpose of this letter is to certify that the existing structure at the above mentioned site is adequate to support the proposed additional floor constructed of wood frame. FMC had the opportunity to visit the site and investigate the existing conditions of the building. The following observations were noted:

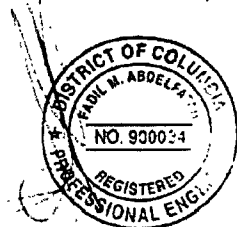
1. No significant cracks or settlement in load bearing masonry walls were found.
2. Stepped wall footing was measured to be 1'-4" wide and 7" deep, with the bottom of the footing 37" below grade (see attached field report).
3. Footing is supported on natural soils and as tested indicated that footing is capable of supporting foundations designed for an allowable bearing capacity of 2000 psf.
4. Overall integrity of the existing building appears to be structurally sound.

Existing footing is constructed of brick masonry. Although reinforced concrete footings are preferred for footing materials, brick masonry stepped footings are common and typical of the Washington DC area. Therefore, based on our previous experience with similar projects, it is our professional opinion that the existing footings are adequate to support the proposed additional wood framed floor.

Taking into consideration a reasonable degree of engineering certainty and probability and the risk to building and land, it is our professional opinion that the structural integrity of the existing building along with the proposed additional loads at 13 15th St SE shall be sound.

Should you have any questions with regard to the information contained in this letter, please do not hesitate to contact us at (202) 863-0911.

Respectfully,
FMC & Associates, LLC.



Fadil M. Abdelfatah, P.E.
Principal

Attachments:
- Field Report #1

515 M St., SE. #106, Washington, DC 20003

www.fmcassoc.com

Phone: 202-863-0911 Fax: 202-863-0944



FMC & Associates, LLC.

FIELD REPORT

Project: 13 15 th . St., SE Site Address: 13 15 th . St., SE, Washington, DC	FMC Project No.: 2012-085 FMC Technician: Oscar Vazquez
Permit No.: Report Date: 6/4/2012	Report No. 1 Technician Onsite Time: 12:00 PM to 1:30 PM

Outstanding Non-compliant Items Noted Today:

- ☒ None. All items observed and tested today were performed in accordance with project specifications and approved drawings.

Observations and Testing Performed:

- ☒ To Inspect, investigate and measure the size of existing wall footings:

One test pit was inspected adjacent to the rear wall and indicated that:

- The width of the wall footing adjacent to the rear wall is 1' - 4"
- The depth of the wall footing adjacent to the rear wall is 0' - 7"

- ☒ Foundation Bearing Capacity for existing wall footings:

Using a hand auger and Dynamic Cone Penetrometer (ASTM STP-399), tests were performed at the footing adjacent to the rear wall. Please see the attached sketch for test locations and data sheets for testing observations.

Test results indicated that the soils, at the locations and elevations tested meet the minimum for a net allowable bearing capacity of 2000 psf.

Attachments:

- ☒ Photographs
- ☒ Location Sketch
- ☒ Footing Sketch
- ☒ Bearing Capacity Data Sheet



FMC & Associates, LLC.



Test Pit Location



Test Pit Excavation



FMC & Associates, LLC.



Wall Footing (Showing Depth)



Wall Footing (Showing Width)

Project: 13 15th St SE
FMC Project No. 2012-085
Test Pit Location

AX --- Kanstoroom

10/01/2012

CONSUMER INFORMATION NOTES:

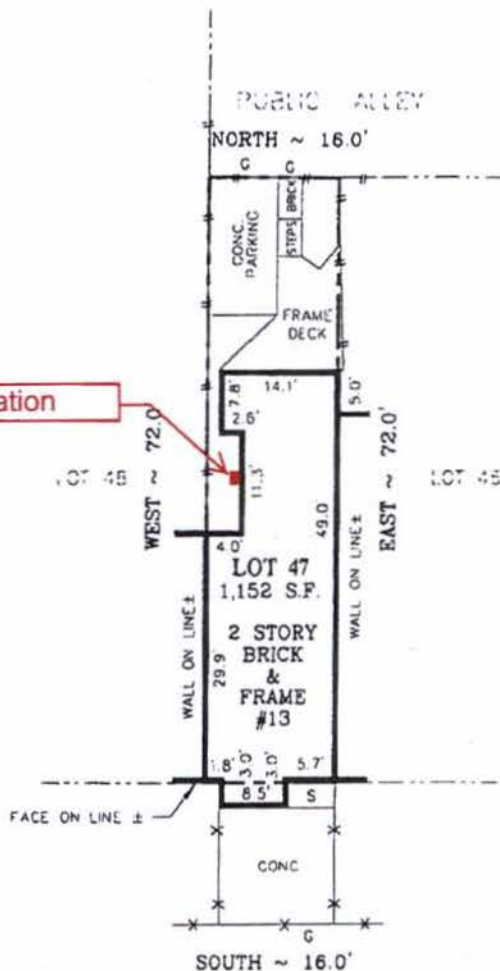
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes:

- 1) No property corners found. Lines shown evidenced by drawing of record and field measurement.



test pit location



LOCATION DRAWING
LOT 47, SQUARE 1058
WASHINGTON
DISTRICT OF COLUMBIA

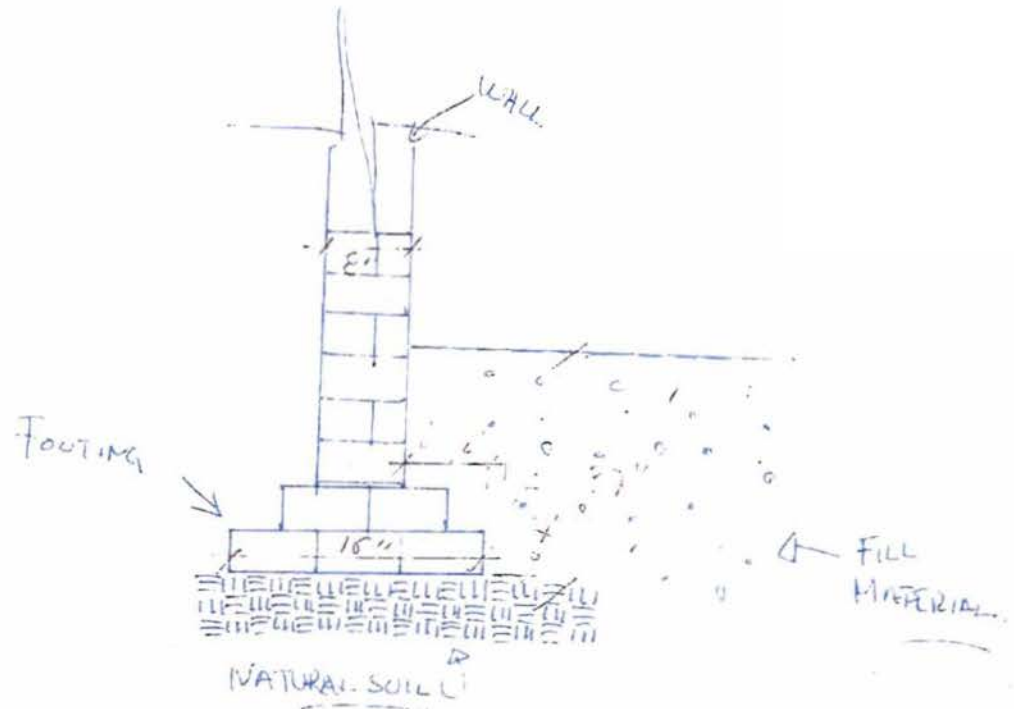
15TH STREET, S.E.

SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100 Fax 301/948-1286		
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO DOCUMENTS OF RECORD AT THE OFFICE OF THE DISTRICT OF COLUMBIA SURVEYOR. LOCATION OF IMPROVEMENTS SHOWN HAS BEEN BASED UPON FIELD MEASUREMENTS FROM EXISTING LINES OF APPARENT OCCUPATION. WHENEVER POSSIBLE, PRIOR SURVEYS OF PUBLIC RECORD HAVE BEEN USED TO CONFIRM INFORMATION SHOWN.		D.C. SURVEYOR RECORDS			DATE OF LOCATIONS		SCALE: 1" = 20'
		BOOK 45	PAGE 102		WALL CHECK:		DRAWN BY: D.M.L.
LIBER		FOLIO		HSE. LOC.: 04-30-12		JOB NO.: 11-02241	

DISTRICT OF COLUMBIA LICENSED SURVEYOR NO. LS 000832

Project: 13 15th St SE
FMC Project No. 2012-085
Footing Sketch

13 15th St, SE.



6/01/2012

O.V.

Will Teass, AIA LEED AP

Principal In Charge

Education:

2001 Masters of Architecture: Princeton University
1997 Bachelor of Science in Architecture: University of Virginia

Licenses and Accreditations

Virginia - 13363 (2005)
District of Columbia - 100811 (2006)
Maryland - 15953 (2009)
US Green Building Council LEED (2005)

Work Experience:

2009 Principal: Tektonics Architecture DC, Washington, DC
2009 Consulting Architect: Gronning Architects, Washington, DC
2005 Owner: studio100a pllc, Washington, DC
2004 Architect: Shalom Baranes Associates, Washington, DC
2001 Architect: Hillier Architecture, Princeton, NJ
1997 Architect: Solomon Architecture and Urban Design, San Francisco, CA

Selected Projects:

Residential Architecture:

2012 20th Street NW - Alterations, Washington, DC: Principal in Charge
2012 Princeton Place NW - Addition, Washington, DC: Principal in Charge
2012 Sargent Road NE - Addition, Washington, DC: Principal in Charge
2012 Lowell Street NW - Alterations, Washington, DC: Principal in Charge
2012 Patterson Street NW - Addition, Washington, DC: Principal in Charge
2012 Jackson Ave - Addition, Takoma Park, MD: Principal in Charge
2011 L Street NE - Addition, Washington, DC: Principal in Charge
2011 L Street SE - Alterations & Addition, Washington, DC: Principal in Charge
2011 Fordham Rd NW - Alterations & Addition, Washington, DC: Principal in Charge
2011 Whitehaven Parkway NW - Alterations & Addition, Washington, DC: Principal in Charge
2011 Florida Ave NW - Alteration, Washington, DC: Principal in Charge
2010 K Street SE - Alterations, Washington, DC: Principal in Charge
2010 T Street NW - Alterations, Washington, DC: Principal in Charge
2009 St. Albans Road - Addition, Mclean, VA: Principal in Charge
2009 Constitution Ave NE - Alteration & Addition, Washington, DC: Principal In Charge
2005 Klinge Street NW - Alterations, Washington, DC: Principal in Charge
2005 Reservoir Road - Alterations, Washington, DC: Principal In Charge
2005 15th Street SE - Washington, DC: Principal In Charge

Multifamily Architecture:

2011 600 Preston Place, Charlottesville, VA: Principal In Charge
2010 Franklin Apartments, Silver Spring, MD: Project Architect
2008 2400 14th Street NW, Washington, DC: Project Architect
2004 22 West, Washington, DC: Project Architect

2002 The Waxwood, Princeton, NJ: Project Architect
 1998 Lake Court Row houses, San Francisco, Ca: Project Architect
 1997 101 San Fernando, San Jose, CA: Designer

Commercial Architecture & Interiors:

2012 Minnesota Ave Offices, Washington, DC: Principal in Charge
 2012 Overlook Retail, Washington, DC: Principal in Charge
 2012 O'Sullivan's Bar & Restaurant, Arlington VA: Principal in Charge
 2012 Boilermaker Retail, Washington, DC: Principal in Charge
 2011 APP Jet Center Renovations, Various Locations: Principal in Charge
 2011 7th Hill Pizza, Washington, DC: Principal in Charge
 2010 Heiner Contemporary Art Gallery, Washington, DC: Principal in Charge
 2010 Jack Rose Bar & Restaurant, Washington DC: Project Architect
 2009 Local 16 Bar & Restaurant, Washington DC: Project Architect
 2009 McQuade Brennan, Washington, DC: Principal in Charge
 2006 Parcel D at The Yards, Washington, DC: Project Architect
 2006 Monument Design Center, Arlington, Va: Project Architect
 2006 WASA Occupied Site Masterplan, Washington DC: Project Architect
 2005 The Yards Masterplan (LEED ND) Washington, DC: Project Architect

Competitions:

2010 AIA DC District Architecture Center, Washington, DC: Principal in Charge
 2009 Stevens School Site, Washington, DC: Project Architect
 2009 Hine School Site, Washington, DC: Project Architect
 2008 5th & I St NW, Washington, DC: Project Architect
 2003 Institute for Advanced Study - Faculty Housing, Princeton, NJ: Designer
 1998 Stanford University Graduate Student Housing, Palo Alto, CA: Designer

Awards & Publications:

2008 Residential Architect Design Award: 22 West
 2006 AIA DC Pro Bono Publico Award: DCBIA Community Improvement Day

Approvals:

Board of Zoning Adjustment (DC)
 Commission of Fine Arts (DC)
 Historic Preservation Review Board (DC)
 Old Georgetown Board (DC)
 Public Space Committee (DC)
 Zoning Commission (DC)
 Arlington County Historic Affairs and Landmark Review Board (VA)
 Charlottesville Board of Architectural Review (VA)
 Charlottesville Planning Commission (VA)