

ADI

ARCHITECTURE AND DESIGN INC.

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D.C. OFFICE OF ZONING
2013 FEB 19 PM 4:42

Government of the District of Columbia
Board of Zoning Adjustments
441 4th Street, N.W., Suite 200/210-S
Washington, D.C. 20001

19 February 2013

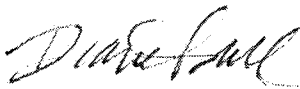
RE: BZA Application No. 18498

Dear Zoning Board,

Please accept the following revisions for the referenced application. No change is requested in relief, but the following revisions and clarifications are included and attached:

- Preliminary Cellar Plan (Schematic Design Drawing A1, 1 sheet, rev. 2-14-13) – As requested by the Zoning Board per Section III in the Office of Planning Report.
- Additional Acceptance Letters from Neighboring Owners (2 pages)
- Owner Representation Letter (1 page, 2-18-13)
- Revised Site Plan (1 sheet, rev. 2-14-13) - After meeting on-site with Mr. and Mrs. Jeffery Noel, the adjoining property owners at 716 13th Street, and Sara Loveland, the ANC Commissioner for 6B-07, the gate and a portion of the rear fence have been deleted in response to the Noel's concern that the location of the gate promoted the use of their property by the occupants of 1311 Pennsylvania Ave, SE .

Regards,



Diane Odell, AIA

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18498

EXHIBIT NO. 29

4318 OWENSBROOKE COURT WEST RIVER, MD 20778
(410) 867-8847 P (410) 867-4436 F

Board of Zoning Adjustment
District of Columbia
CASE NO.18498
EXHIBIT NO.29

Project & Variance expectance letter for 1311 Pennsylvania S.E. Washington D.C.

Dear Mr. Archer Mapp
Property Owner
718 13th Street S.E, D.C 20003

This letter is in regards to the property located at 1311 Pennsylvania Ave S.E., a neighboring property from your location. KB-1-Builders LLC., on behalf of the owners of this property is asking for your approval in regards to the development of this project. The development of this property will not only fill a vacant slot within the Pennsylvania Ave corridor but also enhance & advance the redevelopment of the last few blocks within the Capital Hill/Penn corridor area. As you are aware empty vacant property neighboring yours and or with in your community will slow the growth and value of your property. Therefor we are pleased to not only seek your approval but to share with our neighbors the future development of this property.

To outline the project KB-1-Builders, LLC. is proposing to build a 3 ½ story condo consisting of 3/three small studio condominium units. The roof will be an occupied recreational area with a small sun deck above. The facade will follow the same design as across the street at 1300 Penn Ave with gray/brown brick and dark aluminum balcony railings. Two variances were required to be filed for this projects development and are included in this letter. The proposed drawings of the project to be built, plat, location photos and an outline of the variances submitted for approval are also included.

Approval signature  DAVID BLACKSTOCK

Date: 2-5-13

Disapproval signature _____

Date: _____

Thank you for your time in review and please contact if KB-1-Builders can be of service to you.

Sincerely,

David Blackstock

Project Coordinator/Manager

KB-1-Builders LLC.
6269 Solomon's Island Rd.
Tracy's Landing, MD. 20779

Offices/Fax 301-855-2920

Project & Variance expectance letter for 1311 Pennsylvania S.E. Washington D.C.

Dear Mrs. Phyllis BoJan
Property owner
1339 Pennsylvania Ave. S.E, D.C. 20003

This letter is in regards to the property located at 1311 Pennsylvania Ave S.E., a neighboring property from your location. KB-1-Builders LLC., on behalf of the owners of this property is asking for your approval in regards to the development of this project. The development of this property will not only fill a vacant slot within the Pennsylvania Ave corridor but also enhance & advance the redevelopment of the last few blocks within the Capital Hill/Penn corridor area. As you are aware empty vacant property neighboring yours and or with in your community will slow the growth and value of your property. Therefor we are pleased to not only seek your approval but to share with our neighbors the future development of this property.

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Approval signature _____

Date: 1-7-13

Disapproval signature _____

Date: _____

Thank you for your time in review and please contact if KB-1-Builders can be of service to you.

Sincerely,

David Blackstock

Project Coordinator/Manager

KB-1-Builders LLC.
6269 Solomon's Island Rd.
Tracy's Landing, MD. 20779

Offices/Fax 301-855-2920

February, 18,2013

To Whom It My Concern,

This is a letter of representation in regards to the property located a 1311 Pennsylvania Ave S.E., Washington D.C. 20003-2739.

That David Blackstock project coordinator of KB-1-builders LLC, the developing Co. of the property located 1311 Penn. Is the majority owner and representative of 1311 Penn LLC, the property owners of record.

That David Blackstock is also the representative of record with in the state of Maryland where the 1311 Penn LLC was chartered/formed.

That David Blackstock has all rights to represent and to make all decisions in regards to the development of subject property and the 1311 Penn LLC.

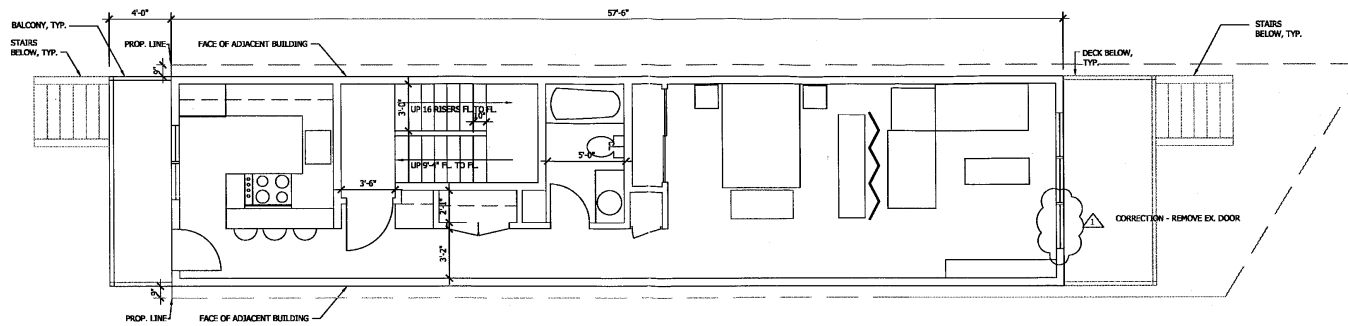
Sincerely,

David Blackstock
Project Coordinator/manager
6269 Solomon's Island Rd.
Tracy's Landing MD. 20779

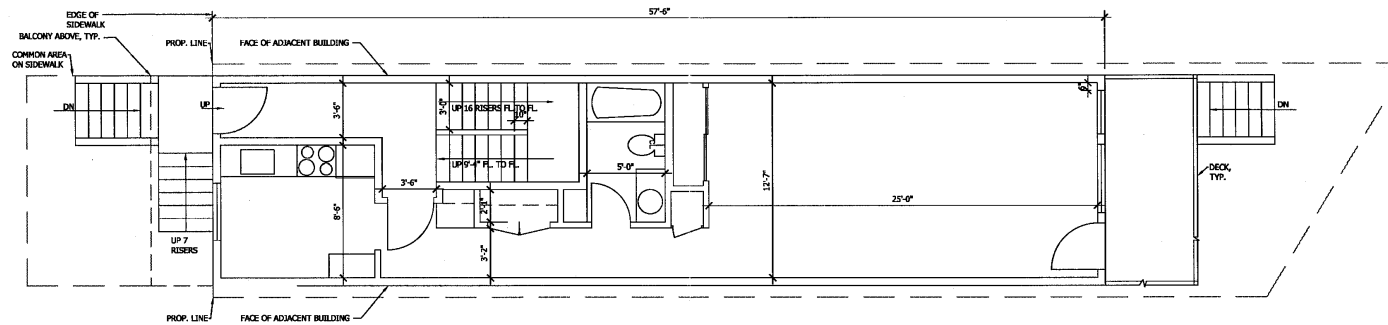
A handwritten signature in black ink, appearing to read 'David Blackstock', written over a horizontal line.

Date: 02-18-13

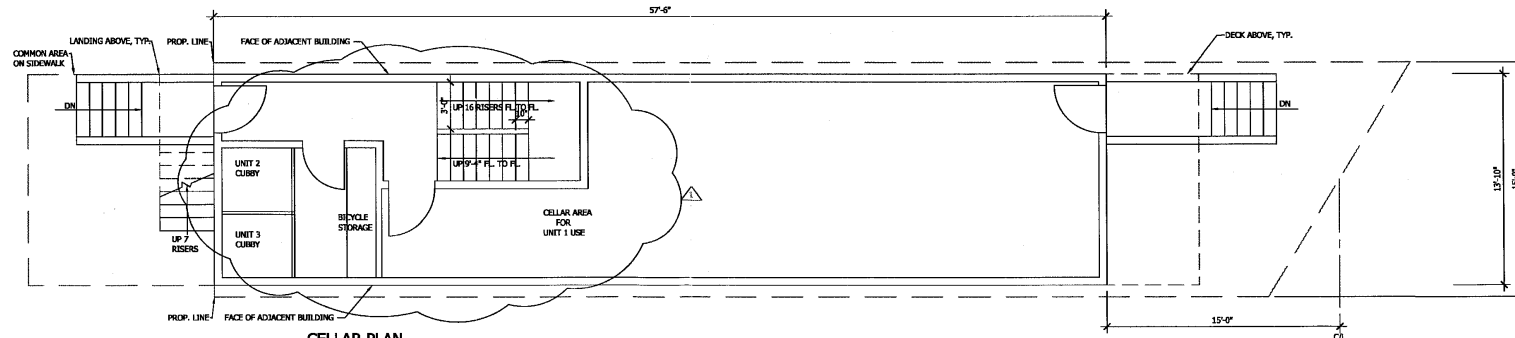
Office/Fax 301-855-2920



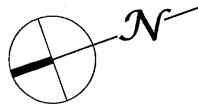
FLOOR PLAN - UNITS 2 & 3 w/ OPTIONAL FURNITURE LAYOUT



FLOOR PLAN - UNIT 1



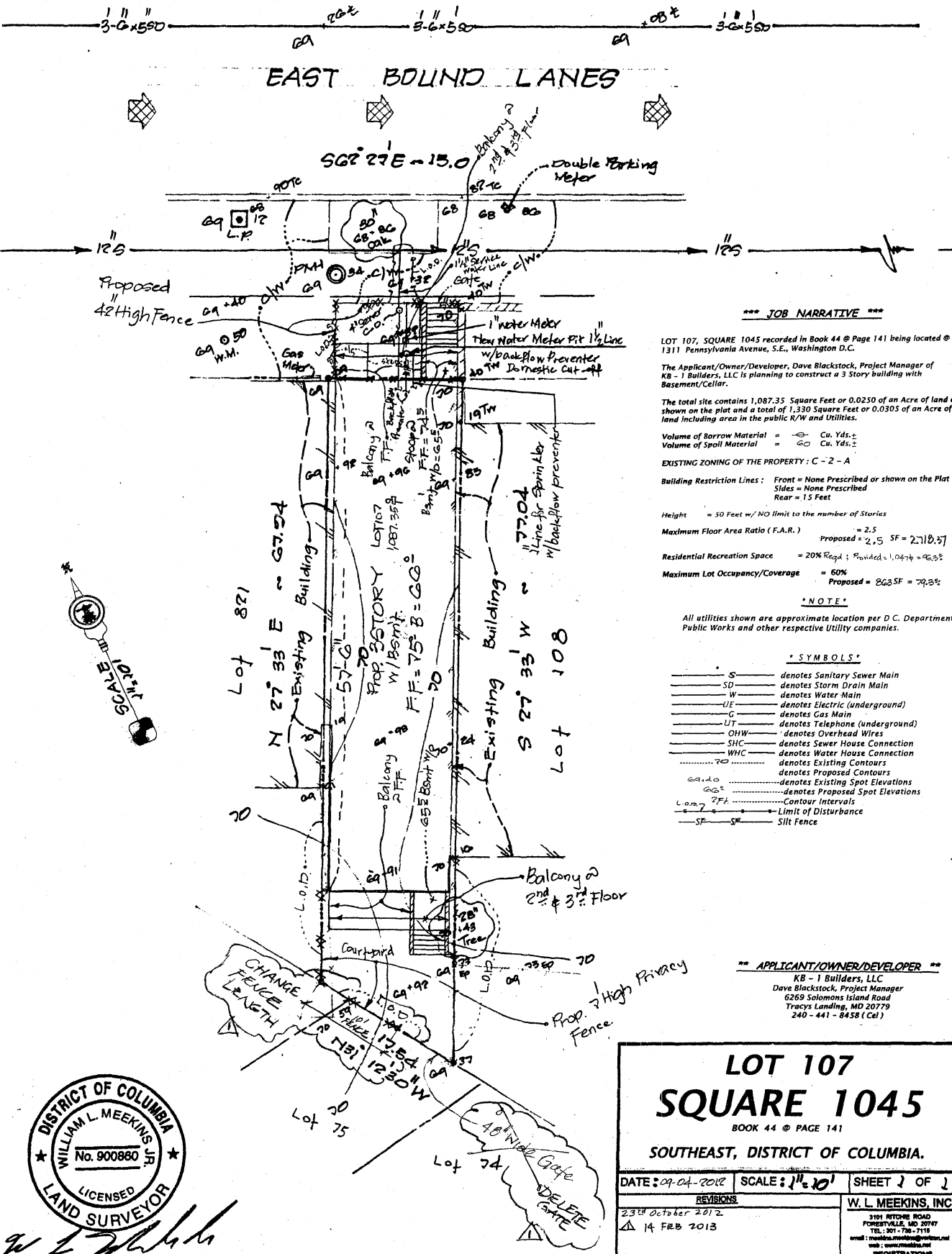
CELLAR PLAN



ADI	ARCHITECTURE AND DESIGN INC. DIANE ODELL, ARCHITECT 4318 OWENSBROOKE COURT WEST RIVER, MD 20778 (410) 867-8847	DATE: 11/5/12 1/14/13 - REVISED 2/14/13 - Δ SCALE: 1/8" = 1'-0" U.N.O.	SCHEMATIC DESIGN	1311 PENNSYLVANIA AVE., SE WASHINGTON, D.C. LOT 107, SQUARE 1045, BOOK 44 @ PAGE 141	SD-1 SHEET 1 OF 2
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PENNSYLVANIA [100' W] AVENUE S.E.

EAST BOUND LANES



*** JOB NARRATIVE ***

LOT 107, SQUARE 1045 recorded in Book 44 @ Page 141 being located @ 1311 Pennsylvania Avenue, S.E., Washington D.C.

The Applicant/Owner/Developer, Dave Blackstock, Project Manager of KB - 1 Builders, LLC is planning to construct a 3 Story building with Basement/Cellar.

The total site contains 1,087.35 Square Feet or 0.0250 of an Acre of land as shown on the plat and a total of 1,330 Square Feet or 0.0305 of an Acre of land including area in the public R/W and Utilities.

Volume of Borrow Material = 0 Cu. Yds.±
Volume of Spoil Material = 0 Cu. Yds.±

EXISTING ZONING OF THE PROPERTY: C-2-A

Building Restriction Lines: Front = None Prescribed or shown on the Plat
Sides = None Prescribed
Rear = 15 Feet

Height = 50 Feet w/ NO limit to the number of Stories

Maximum Floor Area Ratio (F.A.R.) = 2.5
Proposed = 2.5 SF = 2,710.37

Residential Recreation Space = 20% Reg'd; Provided = 1.0474 = 96.3%

Maximum Lot Occupancy/Coverage = 60%
Proposed = 86.3 SF = 79.3%

* NOTE *

All utilities shown are approximate location per D.C. Department Public Works and other respective Utility companies.

* SYMBOLS *

S	denotes Sanitary Sewer Main
SD	denotes Storm Drain Main
W	denotes Water Main
UE	denotes Electric (underground)
C	denotes Gas Main
UT	denotes Telephone (underground)
OHW	denotes Overhead Wires
SHC	denotes Sewer House Connection
WHC	denotes Water House Connection
70	denotes Existing Contours
69.10	denotes Proposed Contours
69.2	denotes Existing Spot Elevations
69.1	denotes Proposed Spot Elevations
2 Ft	Contour Intervals
7	Limit of Disturbance
SF	Silt Fence

** APPLICANT/OWNER/DEVELOPER **

KB - 1 Builders, LLC
Dave Blackstock, Project Manager
6269 Solomons Island Road
Tracy's Landing, MD 20779
240 - 441 - 8458 (Cel)

LOT 107
SQUARE 1045
BOOK 44 @ PAGE 141
SOUTHEAST, DISTRICT OF COLUMBIA.

DATE: 04-04-2012 SCALE: 1"=10' SHEET 1 OF 1

REVISIONS
23rd October 2012
14 FEB 2013

W. L. MEEKINS, INC.
3101 RITCHIE ROAD
FORESTVILLE, MD 20747
TEL: 301-724-7115
email: meekins.mw@verizon.net
web: www.meekins.net
REGISTRATIONS

