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Real Estate | Zoning | Litigation | Business Law

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April 23, 2013

By Hand Delivery

Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2013 APR 23 PM 3:01

Re: Prehearing Statement, BZA Application No 18521, 819 6th Street, NW, Square 485, Lot 15

Dear Members of the Board,

Enclosed please find an original and twenty copies of the Applicant's pre-hearing statement

Sincerely,



Martin P. Sullivan, Esq

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18521
EXHIBIT NO. 28

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

RECEIVED
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2013 APR 23 PM 3:04

**PRE-HEARING STATEMENT
OF 819 6TH ST LLC**

**BZA APPLICATION No. 18521
HEARING DATE: MAY 7, 2013
ANC 2C**

**I.
NATURE OF RELIEF SOUGHT**

This statement is submitted on behalf of 819 6TH ST LLC (the “Applicant”), the owner of the property located at 819 6th Street, NW, also known as Lot 15 in Square 485 (the “Subject Property” or “Site”), in support of Application No. 18521 (the “Application”) pursuant to 11 DCMR § 3103.2 for area variance relief from the lot occupancy requirements of 11 DCMR § 403 and the rear yard requirements of 11 DCMR § 404.

**II.
JURISDICTION OF THE BOARD**

The Board of Zoning Adjustment (the “Board”) has jurisdiction to grant the requested variance relief pursuant to Section 3103.2 of the Zoning Regulations.

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

- Exhibit A:** Portion of the Zoning Map Showing the Subject Property
- Exhibit B:** Historic Preservation Review Board Staff Report and Recommendation for the Property
- Exhibit C:** Architectural Plans and Elevations.
- Exhibit D:** Resume of Carlos Garcia, 819 6th Street, LLC
- Exhibit E:** Resume of Michael Hall, Studio Crowley-Hall Architects.
- Exhibit F:** Additional Photographs of the Surrounding Properties

IV. BACKGROUND

A. Description of the Site and Surrounding Area

The Site consists of Lot 15 in Square 485, known as 819 6th Street, NW Square 485 is bounded by 6th Street, NW, to the west, I Street, NW, to the north, 5th Street, NW, to the east; and H Street, NW, to the south Square 485 is made up of a mixture of institutional, commercial, and residential uses. There are three properties to the north of the Subject Property, across a five foot public alley. These properties front on I Street, NW At 512 I Street, NW, is a four-story row structure known as the Fulton House of Hope, an addiction recovery center for women run by the Gospel Rescue Ministries At 510 I Street, NW, is a four-story residential building owned by the Chinese Consolidated Benevolent Association which appears to be at 100% lot occupancy. At 508 I Street, NW, is a three-story row dwelling with a deep rear yard

To the south of the Subject Property is a two-story commercial mixed-use building at 817 6th Street, NW, a three-story commercial office building at 815 6th Street NW, and a seven-story condominium apartment building at 809 6th Street, NW.

To the rear of the Subject Property, across a fifteen-foot public alley, is the rear wall of the Chinese Community Church at 500 I Street NW (which is a cinder block wall with two small windows), and the five-story Gospel Rescue Ministries Center located at 810 5th Street NW The Gospel Rescue Ministries building is set back approximately forty (40) feet from the public alley in the area of the Subject Property Directly across 6th Street from the Subject Property is a ten-story apartment building

The Site is zoned DD/R-5-E and is included in the Downtown Historic District. The Site has a land area of approximately 1,728 square feet, and is currently improved with a vacant three-story row structure (the “Building”). The Building includes an old “shed” addition in the

rear that will be removed as part of the proposed construction. The Building was most recently approved as a “private club” used by the Chinese War Veteran’s Association, according to C of O No. B138083, included with the original Application.

According to the Historic Preservation Office, the Building is a three-story, red brick, bay-fronted rowhouse capped by a slate pyramidal roof. The Building was originally constructed in 1896 for owner B. Schlosberg. The plans were prepared by A.B. Mullett & Company, the successor firm to the practice founded by Alfred B. Mullett, the Supervising Architect of the Treasury who was responsible for the design of numerous federal buildings in the 1860s and 1870s.

B. Project Description

The Applicant proposes to remove the Building’s rear addition, rehabilitate the existing façade and interior of the vacant structure, and construct an addition on top and to the rear of the existing Building. The Addition will be five stories tall, and the Building’s height will be 55’ 8”, which is only five inches greater than the current highest point of the existing Building. In order to address the design considerations of the Historic Preservation Review Board staff, the proposed Addition has been set back thirty-four (34) feet from the front property line, and is essentially not visible from the opposite side of 6th Street. The Applicant originally proposed building a four-story addition (seven stories total) with a building height of eighty (80) feet and an FAR of 6.0. After consultation with the Historic Preservation Office staff, the Applicant agreed to scale back the proposal to a two-story addition (five-story total) with a building height of 55’ 8” and an FAR of 3.99, over 2.0 FAR under the allowable FAR for this zone, and thirty-four (34) feet lower than the allowable height.

The Building will be converted to residential apartment house use (most likely for condominiums), with four units, including Unit 1, a two-bedroom unit of approximately 1,332 square feet in net sellable floor area on the basement and first floor levels; Units 2 and 3, both two-bedroom plus den, 1,274 square foot units on the second and third levels, respectively; and Unit 4, a two-story 1,628 square foot, three-bedroom unit on the fourth and fifth levels.

The proposed project will have an FAR of approximately 3.99, and a percentage of lot occupancy of 100%. The Applicant intends to provide 3 parking spaces on the basement level, to be accessed from the rear alley. While parking is not required for this proposal, the Applicant believes that providing parking spaces will be a benefit to the residents of this building, as well as to the surrounding neighborhood, and will also fit with the Applicant's expectation that these relatively large units will be attractive to young families that want to live downtown but desire on-site parking.

The maximum allowable lot occupancy for the Subject Property is seventy-five percent (75%). The maximum allowable height is ninety (90) feet. The maximum permitted FAR is 6.0. As a matter-of-right, the Applicant could build to nine stories, 75% lot occupancy, and 6.0 FAR, which would translate to as many as 9 or 10 apartment units. But, based on its conversations with HPRB staff, the Applicant has scaled back its plan to five stories, setting the addition back thirty-four (34) feet. HPRB's effective height restriction and required front setback make it unnecessarily burdensome to restore the Building, construct a reasonable addition, and convert the Building to residential use, without being granted the lot occupancy and rear yard relief necessary to shift the density of the addition from the front and top of the building to the rear of the Site.

In addition to the practical difficulties originating from the HPRB design requirements, the narrow lot and structure also provide challenges to building a matter of right addition, as discussed in more detail below

To overcome the practical difficulties, the Applicant is proposing to shift the density to the rear of the Property, building to 100% lot occupancy, which would require relief from both the 75% lot occupancy and the rear yard requirement of 13 62 feet The existing structure currently occupies about 77% of the lot.¹

The Applicant has worked diligently with the Historic Preservation Review Board (“HPRB”) staff to develop a proposal that respects the historic characteristics of the existing structure while simultaneously transforming the narrow, vacant structure into a vibrant and distinguished residential project The Applicant’s original proposal presented to HPRB staff included a four-story addition (seven stories total) set back twenty-five (25) feet from the front property line, a building height of eighty (80) feet, and FAR of 6 0

In its review of the original proposal, HPRB staff recommended that the Applicant increase the setback and reduce the height The Applicant made the suggested changes resulting in the current proposal. The Applicant will go before the HPRB on April 25th.

The increased setback and height restrictions limit the allowable area and available floor plates for the addition, and result in the Applicant shifting density to the rear of the Site in order to realize a feasible project While the proposed Building will be at 100% lot occupancy, it will still provide parking spaces underneath the Building, accessible from the rear alley. Across the rear alley from the Site is the rear of the Chinese Community Church, which has a cinder block

¹ The Applicant does not believe that relief from Section 2001.3 is necessary (for an addition to a building that exceeds the lot occupancy), because it will first remove the old addition, which will take the existing lot occupancy under 75%.

wall and only two small windows, opposite the northern half of the Subject Property, and opposite the southern half of the Subject Property is an open space forty (40) feet in depth behind the Gospel Rescue Mission building

Overall, the Applicant is proposing an addition that will utilize only about 62% of its allowable height and only 67% of its allowable FAR, in exchange for which it asks for lot occupancy and rear yard relief to reach that reduced density. The effect will be that the additional density from the Addition will be shifted to the location where it most benefits the design concerns of HPRB as well as the surrounding properties. In addition, putting the addition in the rear, rather than higher on top, avoids significant difficulties related to construction issues, and is much more compatible with the surrounding properties.

Accordingly, the proposed project respects the historic district characteristics of the existing structure and neighboring buildings, while also offering a vibrant and distinguished use in this downtown area.

V.

THE APPLICANT MEETS THE BURDEN OF PROOF FOR VARIANCE RELIEF

A. Standard for Granting Area Variance

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 unusual because of its 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 05, 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, all three prongs of the area variance test are met in this Application

B. Property Is Affected by An Exceptional Situation or Condition

The exceptional situation or condition standard applies to the land as well as permanent structures existing on the land See *Clerics of St. Viator v D C Board of Zoning Adjustment*, 320 A 2d 291, 293-294 (D.C 1974) The exceptional situation or condition of the property results from a confluence of factors See *Gilmartin v District of Columbia Board of Zoning Adjustment*, 579 A 2d 1164, 1168 (D C 1990) In the present case, the narrowness and size of the lot, the condition of the existing structure, and HPRB staff's recommendation of the setback are the confluence of factors creating an exceptional situation which affects the Subject Property In addition, the Subject Property is within an area of downtown which has several institutional and commercial uses, providing challenges for converting the Property to residential use with larger size condominium units

The Subject Property is a narrow lot approximately 20 feet wide The Subject Property is currently improved with an existing three-story structure, which occupies about 77% of the lot

Any addition to the existing structure is limited by the historic characteristics of the existing structure as well as the size and narrowness of the parcel

In order to accommodate the required front setback, the Applicant shifted the permitted density to the rear of the Site. This action not only adjusts to the practical difficulties of the narrow lot and the HPRB requirements, but it provides for a more efficient internal design, and makes the building much more compatible with the surrounding structures

The resulting effect of the required front setback and height restriction limits the amount of space which the addition can occupy and the amount of rear yard which can be provided. These conditions - the size and narrowness of the lot, the existing structure, and the HPRB staff recommended setback – lead to the practical difficulties detailed in the following section

C. The Owner Would Encounter Practical Difficulties if the Zoning Regulations Were Strictly Applied.

Both areas of requested relief spring from the same unique conditions and cause the same practical difficulty. In order to comply with the percentage of lot occupancy requirements of Section 403, or the rear yard requirements of Section 404, considering the further Historic Preservation restrictions, the Applicant would have to reduce the size of the addition to the extent that an expensive restoration and conversion to residential would be unnecessarily burdensome. The Applicant exceeds the allowable lot occupancy because it has shifted what allowable density it can utilize from the top of the Building, and the front portion of the top of the Building, to the back portion of the Property.

If the Zoning Regulations were strictly applied, the Applicant would have to provide its permitted density within the permitted zoning envelope, which is not permitted since that would

be contrary to HPRB guidelines and would negatively impact the character of the historic neighborhood.

In addition to the practical difficulties relating to the HPRB guidelines, there are several other practical difficulties associated with building a matter-of-right addition, due primarily to the narrow lot size and the building's location. These difficulties include

- A matter-of-right addition, with a taller height and larger rear yard, would increase the requirement for the number of egress stairways, which would eliminate valuable space in the narrow building and make internal layouts much less efficient
- Building a taller matter of right building would require much larger and deeper footings than what is required for the current proposal, which would be much more difficult on this narrow lot
- Building the addition higher rather than moving it back creates a greater impact on the two neighboring properties, both during construction and during the life of the addition
- Overall construction of a taller building, as opposed to the current proposal, is more costly and difficult. The current proposal can use a continuation of the existing framing structure, rather than the complete redesign necessary for a taller building with 75% lot occupancy

D. 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.

The requested lot occupancy and rear yard relief can be granted without substantial detriment to the public good or substantial impairment of the zone plan. The Subject Property is currently improved with an existing three-story brick structure that has been vacant for several years (the Applicant is unsure how long). As part of the Downtown Historic District and Chinatown sub-area, the proposed project would provide a vibrant and desired residential use in this area. Residential use is strongly encouraged in the Chinatown sub-area of the Downtown

District. In fact, § 1705 4 of the Zoning Regulations specifically incentivizes residential use in Square 485 only, which is an indication that the Zoning Commission views residential use in this area not only as a great benefit for the area, but also recognizes (by providing such incentive) that converting to residential use may not be the most economically rewarding choice for a property owner. Furthermore, while this Property is located in the residential zone, most of the surrounding uses are non-residential or large multi-family uses. Finally, the Applicant believes that it is a further benefit to the public good to provide these relatively large units in the downtown area because such configurations may attract young families to the downtown area.

Relief from the lot occupancy and rear yard restrictions will not cause a substantial detriment to the public good nor will it substantially impair the zone plan. The Property abuts a 15-foot wide alley. Opposite the alley on the north half of the Property is the cinder block rear wall of the Chinese Community Church – which has only two small windows. Opposite the alley on the south half of the Property the Gospel Rescue Mission building is set back about forty (40) feet from the public alley.

Shifting the allowable density and height from the middle of the Property to the rear provides a structure which is much more compatible with surrounding structures. As noted in the HPRB Staff Report, “The combination of its substantial set back from the front façade and its comparable height and alignment with the rear of the historic mid-rise apartment building at 510 Eye Street would result in a relationship that is within the established range of heights on this block.” This proposal actually moves the allowable density away from the closest neighboring structures, placing it in a rear yard that abuts a cinder block wall and open parking lot across a fifteen-foot wide public alley.

The Board considered a similar case in Application No 17571, for 1124 9th Street, NW, in which the HPRB required a similar setback for an addition, and four areas of relief were granted as a result, including lot occupancy, rear yard, and FAR relief In that Order, the Board stated:

“Merely being located in a historic district does not rise to the level of an “exceptional condition” in the context of the variance test See, *Capitol Hill Restoration Society v D C Board of Zoning Adjustment*, 534 A 2d 939, 942 (D C. 1987) When a building is subject to HPRB review, however, the specific design constraints imposed by HPRB as a condition to its approval can create practical difficulties in constructing a building within the parameters of the Zoning Regulations Such is the case here The practical difficulties in meeting the Zoning Regulations engendered by the effect of the much-greater-than-originally-contemplated setback results in the need for variance relief”

VI.

WITNESSES

- A. Carlos Garcia, Managing Member of the Applicant
- B. Michael Hall, Architect, Studio Crowley-Hall.

VII.

CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards of the Zoning Regulations and can be granted without substantially impairing the intent, purpose and integrity of the Zoning Regulations The Applicant therefore requests that the Board grant the application.

Respectfully Submitted,

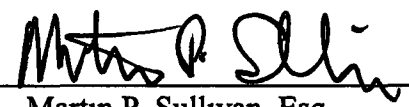
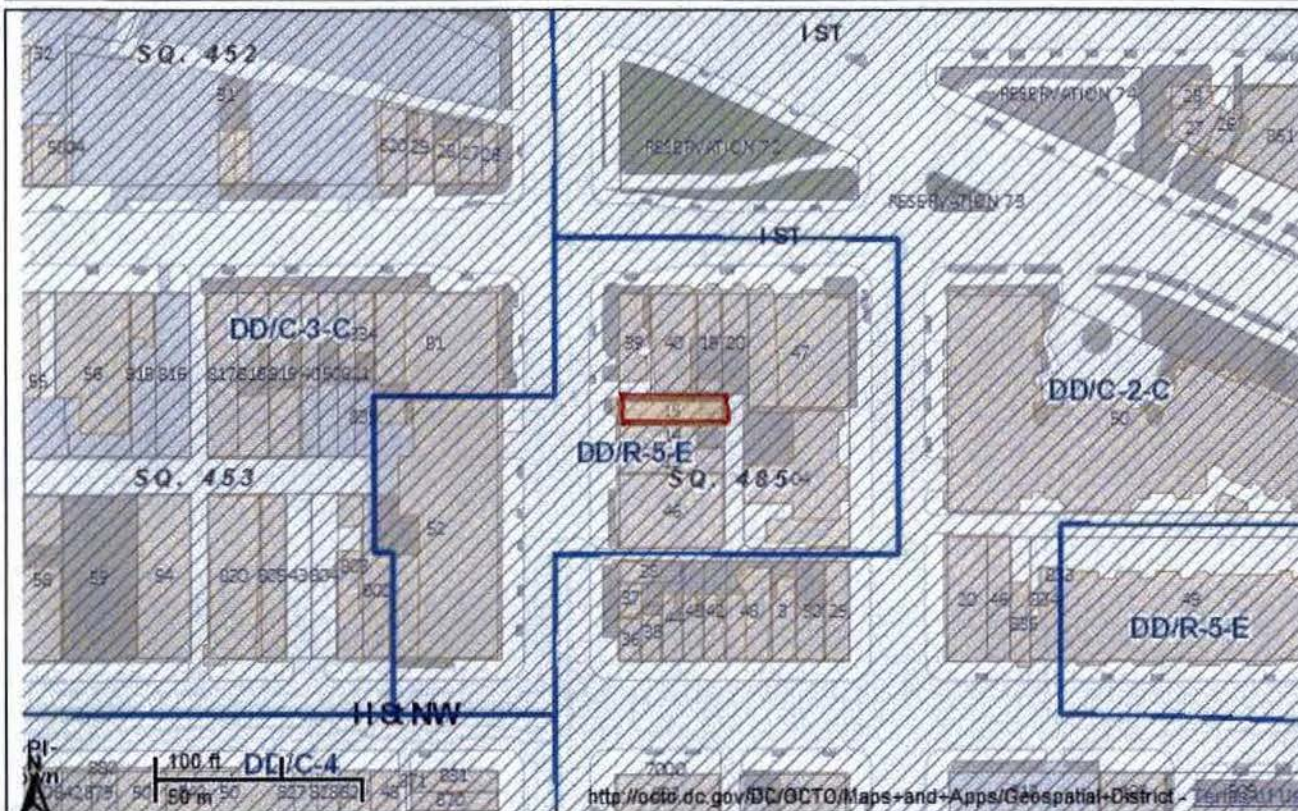
By 
Martin P Sullivan, Esq

Exhibit A



Zoning Report for Square: 0485 Lot: 0015

April 23, 2013



Zoning Layers

	Zone Districts		Pending Overlays		Active PUDs	Latitude: 38.900483, Longitude: -77.019573		
	Pending Zones		Baist Index		Pending			Campus Plans
	Overlays		Historic Districts		TDRs			CEA

While DCOZ is committed to providing accurate and timely zoning information via the zoning map, DCOZ cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics, links, and other items contained therein. All data visualizations on the zoning map should be considered approximate. Information provided in the zoning map should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. DCOZ assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. DCOZ retains the right to change any content on its zoning map without prior notice.

Zoning Data Summary*

Square/Suffix/Lot	0485 / n/a / 0015
Premises Address	0819 6TH ST NW
Zoning District (s)	R-5-E
Overlay District (s)	DD
Pending Zoning District(s)	
Pending Overlay District(s)	
PUDs	None
Pending PUDs	None
Ward	2
Council Member	Jack Evans
ANC	2C
ANC Chairperson	Kevin Wilsey
SMD	2C01
Commissioner	John Tinpe

* For a detailed explanation of zoning related terms, please refer to the DC Zoning Map Glossary available at http://maps.dcoz.dc.gov/css/Map_App_User_Guide/Glossary.pdf.

** To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site.

Exhibit B

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address	819 6th Street, NW	X	Agenda
Landmark/District.	Downtown Historic District		Consent Denial
		X	Concept Review
Meeting Date	April 25, 2013	X	Alteration
H P A Number	13-269		New Construction
Staff Reviewer	Steve Callcott		Demolition
			Subdivision

Studio Crowley Hall Architects, representing owner Jung Kong, seeks conceptual design review for alterations and a five -story addition to the rear of a three-story rowhouse

Building History and Description

819 6th Street, NW is a three-story, red brick, bay-fronted rowhouse capped by a slate pyramidal roof. According to the original building permit, the house was constructed in 1896 at a cost of \$5,500 for owner B. Schlosberg. The plans were prepared by A. B. Mullett & Company, the successor firm to the practice founded by Alfred B. Mullett, the Supervising Architect of the Treasury who was responsible for the design of numerous federal buildings in the 1860s and 1870s and later ran a successful private practice until his death in 1890.

The property is immediately adjacent to a row of two-story contributing buildings to the south with a seven-story non-contributing apartment building in mid-block. A narrow pedestrian alley immediately to the north separates the property from three- and four-story contributing rowhouses and apartment buildings facing Eye Street.

Proposal

The plans call for removing a one-story shed addition and the rear walls at the second and third levels for connection to a proposed five-story rear addition; the floor and roof assemblies of the main block of the house would remain. The addition would span the width of the property (20'), extending to the rear property line and rising approximately 54 feet tall. It would be set back approximately 38' from the building's front façade, the depth of the main block of the house. The addition would be clad in brick, with large multi-pane industrial style metal windows.

Evaluation

This project was initially proposed as a seven-story rear addition that rose substantially higher and sat partially on top of the existing building that would have resulted in substantial demolition to the underlying building. Based on concerns expressed in an HPO report to the HPRB in September, the applicants withdrew their application and worked to revise the plans.

When reviewing additions, the Board has most frequently cited the principle that an addition should be subordinate to the historic building to which it is being added in order to allow the historic structure to remain dominant and not overwhelmed by new construction. However, in some limited instances where the context supported it, the Board has approved additions that are larger than the buildings to which they are attached. These exceptions to the principle of being subordinate have been made if the addition can convincingly appear as a separate building to the rear or side of the historic building. As with the review of new construction, this approach has only been approved when the addition was found to be compatible with its context where buildings of different sizes and types allowed for the compatible insertion of a larger structure.

The combination of its substantial (37') set back from the front façade and its comparable height and alignment with the rear of the historic mid-rise apartment building at 510 Eye Street would result in a relationship that is within the established range of heights on this block. While not invisible from the street, the setback, form, materials and height of the addition would result in being perceived as a compatible, secondary element behind this row of historic buildings, rather than a discordant looming presence on top of it.

The proposal is consistent with the principle often cited by the Board that taller rear additions should typically be kept off the main block of the building, in order to limit demolition, retain their simple block-like form of the original building, and to preserve a sense of the open volume above the historic building.

As the design continues to be developed, the HPO recommends that the fenestration continue to be studied in consultation with staff. As an example, as shown on A-14, the banks of windows on the north elevation should be pulled further from the corner to allow more substantial masonry corners.

Recommendation

The HPO recommends that the Board find the concept for a five story rear addition to be compatible with the character of the historic building and its context within the Downtown Historic District, and delegate final approval to staff.

Exhibit C

819 6th Street NW
Washington, DC 20001

[illegible]

A0	COVER SHEET
C1	NEIGHBORHOOD SITE PLAN / VISIBILITY MAP
A1	BASEMENT DEMOLITION PLAN
A2	1ST FLOOR DEMOLITION PLAN
A3	2ND FLOOR DEMOLITION PLAN
A4	3RD FLOOR DEMOLITION PLAN

A5 BASEMENT PROPOSED PLAN
A6 1ST FLOOR PROPOSED PLAN
A7 2ND FLOOR PROPOSED PLAN
A8 3RD FLOOR PROPOSED PLAN
A9 4TH FLOOR PROPOSED PLAN
A10 5TH FLOOR PROPOSED PLAN

A11 BUILDING SECTION
A12 BUILDING SECTION

A13 EXTERIOR ELEVATIONS - PROPOSED FRONT
A14 EXTERIOR ELEVATIONS - PROPOSED SIDE
A15 EXTERIOR ELEVATIONS - PROPOSED REAR

A16 STREET VIEWS OF ADDITION
A17 EXTERIOR RENDERINGS

1. All work materials shall comply with all local and governing codes.
2. All necessary materials shall be provided and installed by contractor.
3. All products shall be new, best of their kind and installed according to manufacturer's instructions.
4. Owner shall be responsible for permits and fees.
5. Contractor shall be responsible for workmanship and responsible for inspections.
6. Contractor shall verify existing conditions in field prior to beginning work or beginning construction. Should the Contractor find any discrepancies, omissions, ambiguities or omissions, he shall immediately notify the Architect in writing. If the Contractor has any doubts or questions in doubt as to their meaning or intention, he should notify the Architect in writing for clarification prior to the contract to the beginning of work.
7. Contractor to coordinate work with Owner's advisors.
8. Contractor to coordinate all required utility work.
9. Contractor to maintain clean and secure premises at all times.
10. Do not scale drawings. Written dimensions on these drawings shall prevail over all dimensions on drawings. Contact the Architect for dimensions and details.
11. Plan dimensions are to finished face of walls, unless otherwise noted.
12. All work shall be checked and verified by the Contractor prior to beginning the work. Notify the Architect for inspection.
13. Contractor to follow strictly all manufacturer's written instructions and recommendations when using or installing respective products.

Existing 3 story multi-family building. Proposed work includes new addition at rear of existing, 5 stories total.

CLIENT
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Washington, DC 20005

ARCHITECT
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info@studiocrowleyhall.com

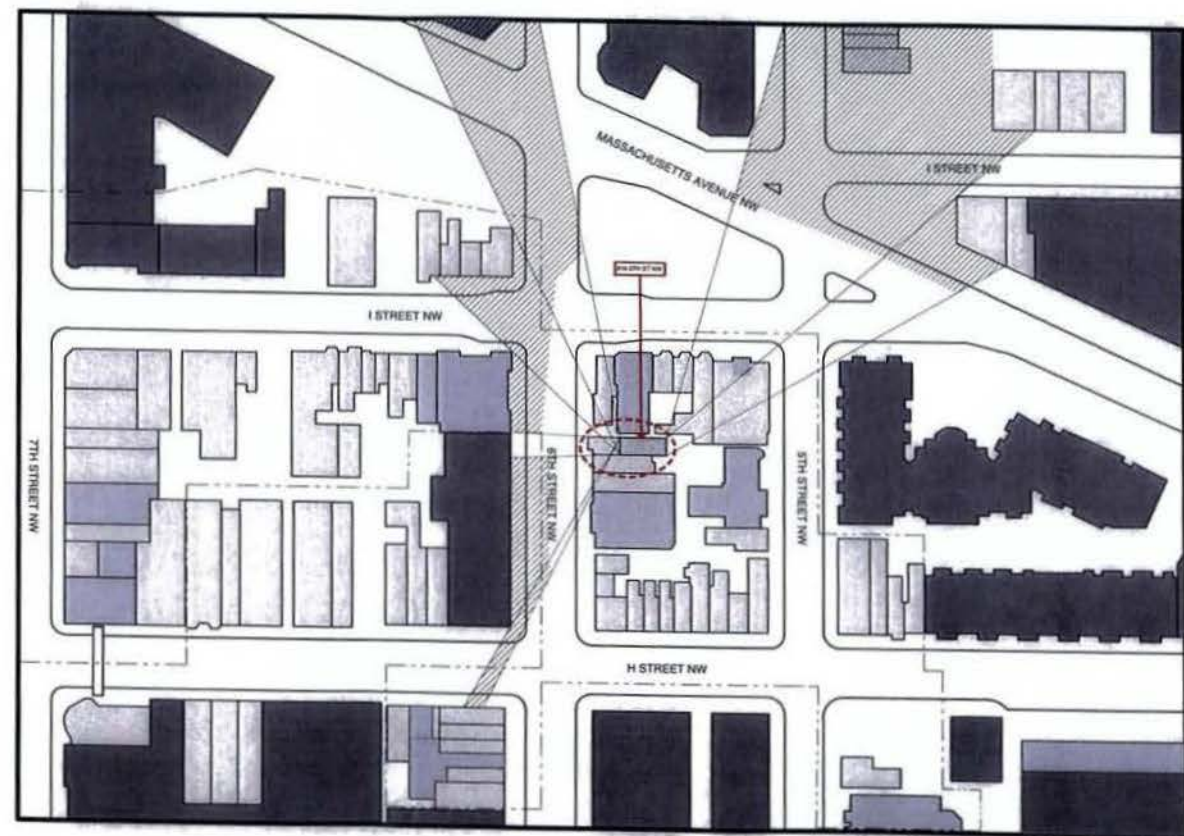
International Building Code 2000
International Residential Code 2009
with related D.C. addendums and Zoning Requirements:
BUILDING: ICC/IBC 2006 & DCMR 12A-2003
EXIST BLDG: ICC/IBC 2006 & DCMR 12J-2003
MECH: ICC/IMC 2006 & DCMR 12E-2003
ELEC: NFPA NEC 1996 & DCMR 12C-2003
FIRE: ICC/IFC 2006 & DCMR 12H-2003
ENERGY: ICC/IECC 2006 & DCMR 12I-2003
ACCESSIBILITY: ICC/ANSI A117.1 1998 & DCMR 12A

819 6TH STREET RENOVATION
819 6th Street, NW
Washington, DC 20001

04/23/12	CONCEPT DESIGN
03/30/13	WFO REVIEW
03/26/13	WFO SUBMITTAL

	AO
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NEIGHBORHOOD PLAN / VISIBILITY MAP
 C1 NOT TO SCALE

- LOW HEIGHT BUILDINGS / 1-3 STORIES
- MID HEIGHT BUILDING / 4-6 STORIES
- TALL BUILDINGS / 7+ STORIES
- SIGHT LINES / AREAS WHERE ADDITION IS VISIBLE
- DOWNTOWN HISTORIC DISTRICT

819 6TH STREET RENOVATION

819 6th Street, NW
 Washington, DC 20001

SITE PLAN

DESIGN CONCEPT DESIGN
 DESIGNER'S REVIEW
 DESIGNER'S SUBMITTAL

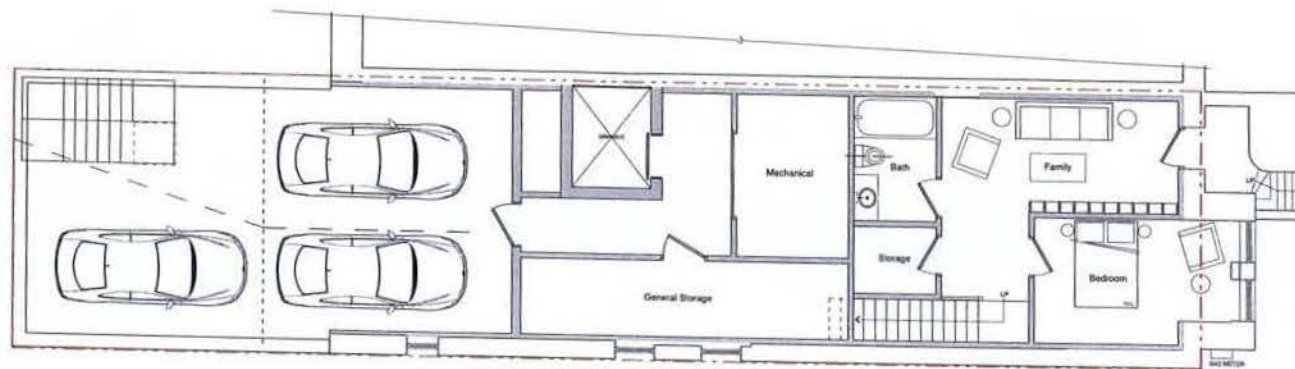
C1

Plan - Overview

11/14/00
 11/14/00

Copyright 2012 Mark Thompson

The 12-month lead time for the new product is a key factor in the company's decision to launch the product. The company's lead time is a key factor in the company's decision to launch the product. The company's lead time is a key factor in the company's decision to launch the product.



1 BASEMENT - PARKING / UNIT 1 LOWER LEVEL
AS SCALE 1/4" = 1'-0"

LEGEND

EXIST WALL TO REMAIN
EXIST WALL TO BE REMOVED
NEW PARTITION WALL

819 6TH STREET RENOVATION
819 6th Street, NW
Washington, DC 20001

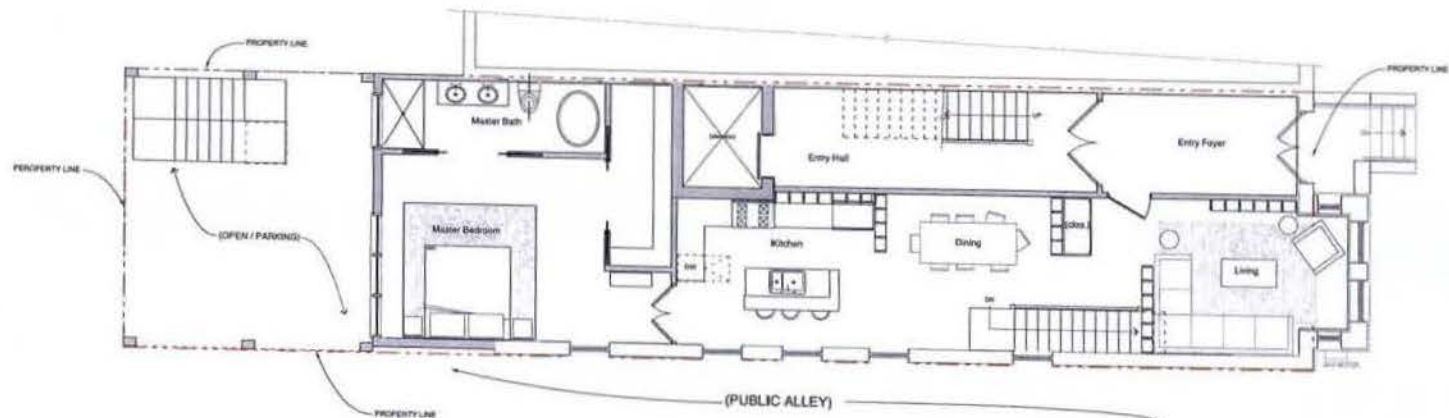
**BASEMENT
PROPOSED PLAN**

03/25/12 CONCEPT DESIGN
03/26/12 HPO REVIEW
03/26/12 HPRS SUBMITTAL

A5

<http://www.madey.com>

Journal of Management Inquiry 18(4)



1
A6
FIRST FLOOR - UNIT 1 MAIN FLOOR
SCALE: 1/8" = 1'-0"
LEGEND
--- EXIST. WALL TO REMAIN
--- EXIST. WALL TO BE REMOVED
--- NEW PARTITION WALL

819 6TH STREET RENOVATION
819 6th Street, NW
Washington, DC 20001

1ST FLOOR
PROPOSED PLAN
1/10/12: CONCEPT DESIGN
1/20/12: RPO REVIEW
1/20/12: RPO SUBMITTAL

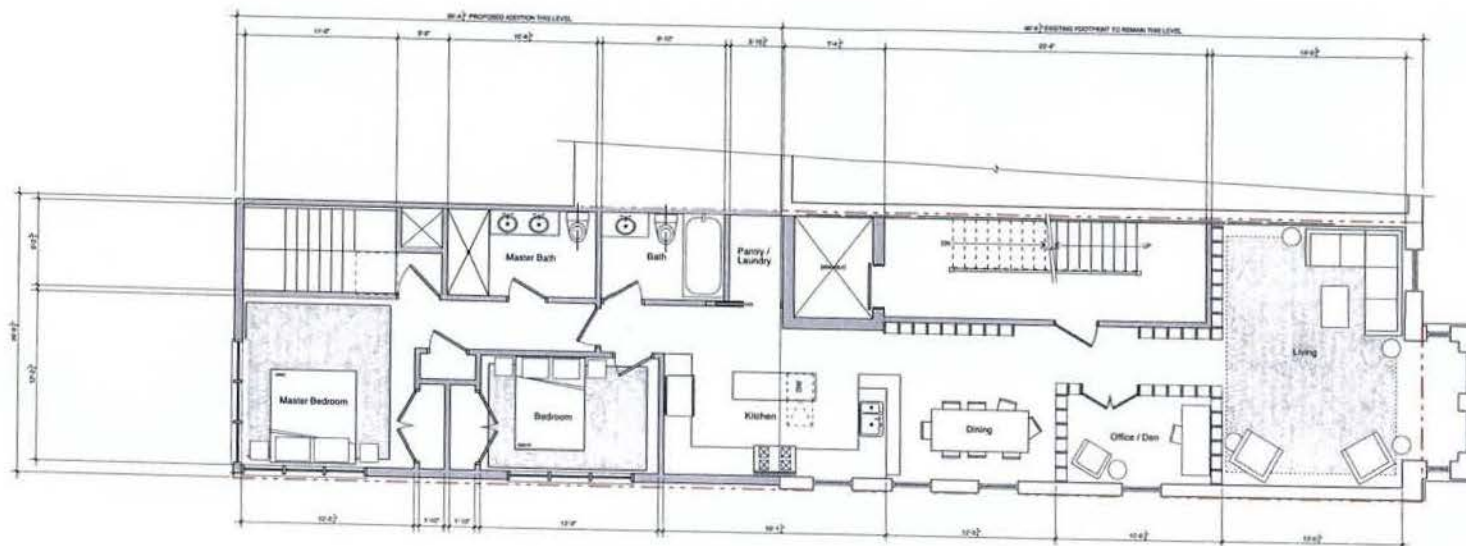
A6

Urban Design Studio, LLC

1/10/12: CONCEPT DESIGN
1/20/12: RPO REVIEW
1/20/12: RPO SUBMITTAL

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These displays were made available—and they were—only to the public. The museum's galleries—its public space—were the only place where the public could see the artwork. The public space was the only place where the public could see the artwork. The public space was the only place where the public could see the artwork.



1 SECOND FLOOR / UNIT 2
A3 SCALE 1/8" = 1'-0"

LEGEND

EXIST WALL TO REMAIN
EXIST WALL TO BE REMOVED
NEW PARTITION WALL

819 6TH STREET RENOVATION
819 6th Street, NW
Washington, DC 20001

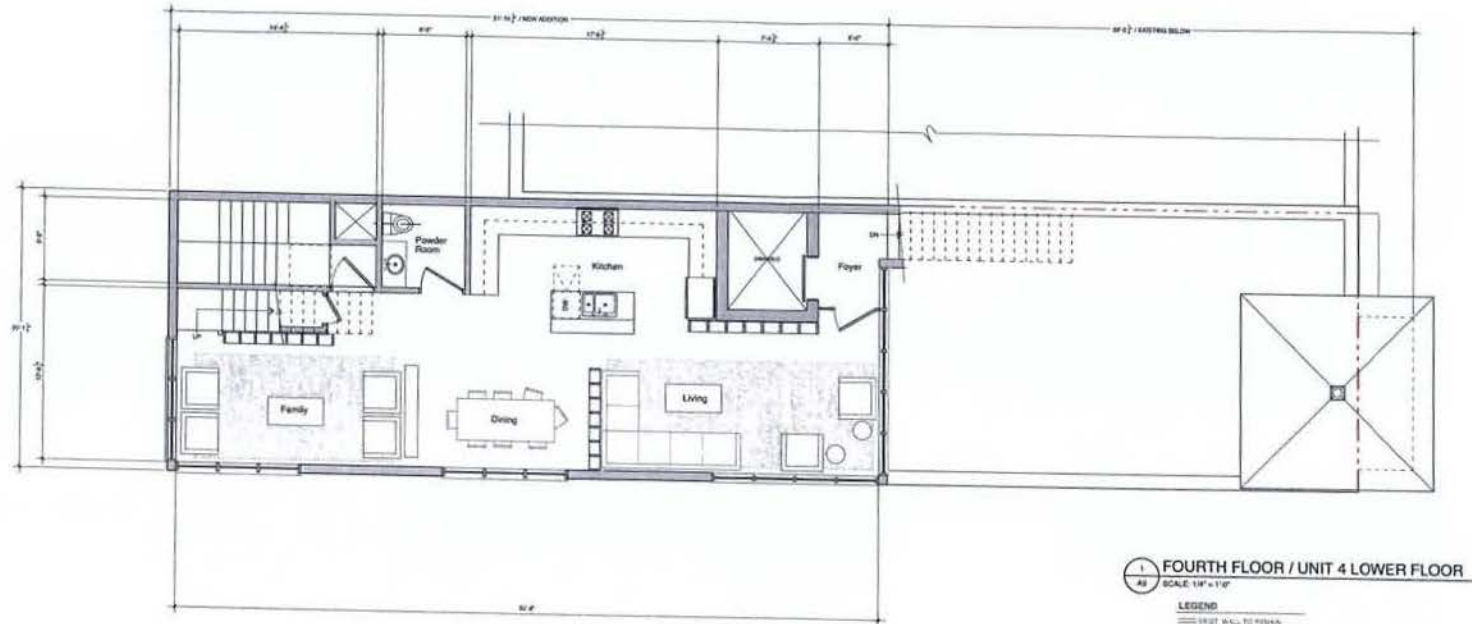
2ND FLOOR
PROPOSED PLAN

04/25/12 CONCEPT DESIGN
05/06/12 HPO REVIEW
05/28/12 HPRR SUBMITTAL

	A7
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DISCUSSION

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1
40
FOURTH FLOOR / UNIT 4 LOWER FLOOR
SCALE: 1/8" = 1'-0"

LEGEND
 --- DRY WALL TO REMAIN
 --- EXIST. WALL TO BE REMOVED
 --- NEW PARTITION WALL

819 6TH STREET RENOVATION

819 6th Street, NW
Washington, DC 20001

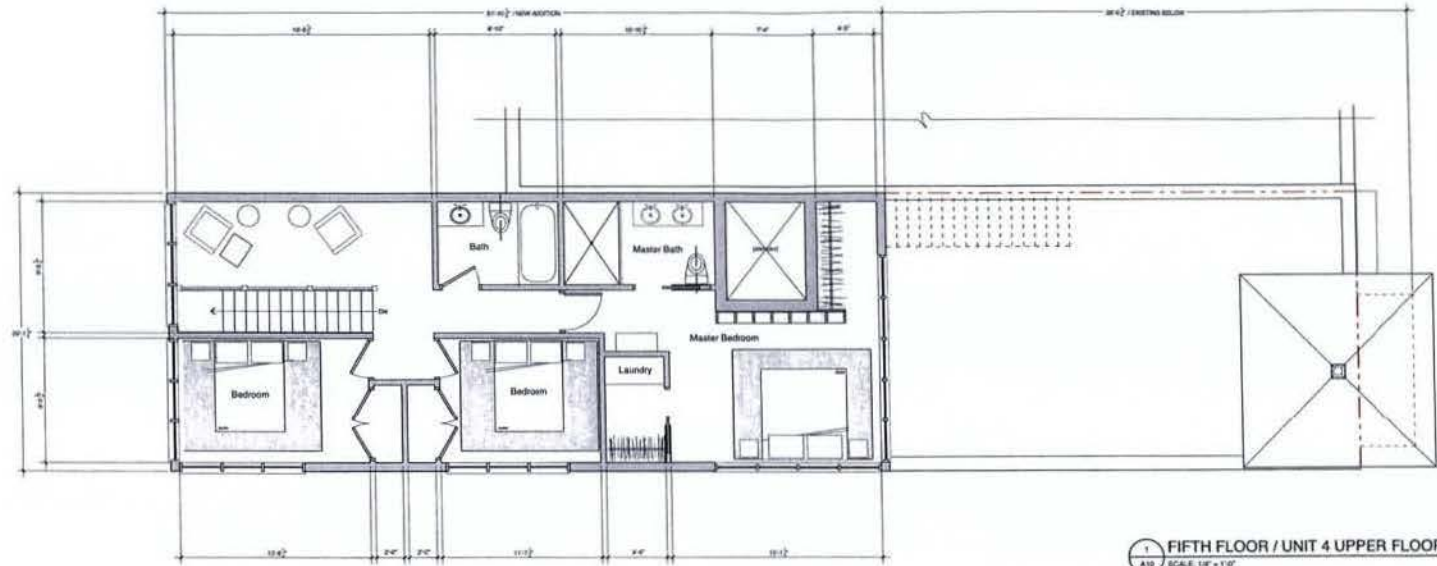
4TH FLOOR
PROPOSED PLAN

08/25/12 CONCEPT DESIGN
03/26/13 HPO REVIEW
03/26/13 HPO SUBMITTAL

A9

Architect: [illegible]

1000 10th St, NW
Washington, DC 20001



FIFTH FLOOR / UNIT 4 UPPER FLOOR

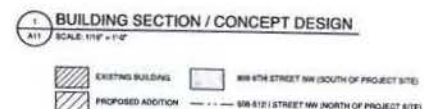
LEGEND
 (---) EXIST. WALL TO REMAIN
 (---) EXIST. WALL TO BE REMOVED
 (---) NEW PARTITION WALL

819 6TH STREET RENOVATION
 819 6th Street, NW
 Washington, DC 20001

5TH FLOOR PROPOSED PLAN
 06/20/12 CONCEPT DESIGN
 08/20/12 NPD REVIEW
 09/26/12 NPD SUBMITTAL

A10

Photo: [unclear]
 [unclear]
 [unclear]



A11



FRONT E
A13 SCALE: 1/4" = 1'-0"

2000-2001

These findings may have implications—and the authors suggest that they do—for the management of the firm's intellectual property. The authors note that the patent owner will be more likely to license or sell the technology if the technology is not used in the firm's own products. The authors suggest that the firm should consider the possibility of licensing the technology to other firms in the industry, or even to the government, if the technology is not used in the firm's own products. The authors also suggest that the firm should consider the possibility of selling the technology to other firms in the industry, or even to the government, if the technology is not used in the firm's own products.



819 6TH STREET R
819 6th Street, NW
Washington, DC 20001

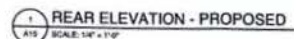
04/23/12	CONCEPT DESIGN
03/20/13	HFO REVIEW
03/28/13	HFRS SUBMITTAL

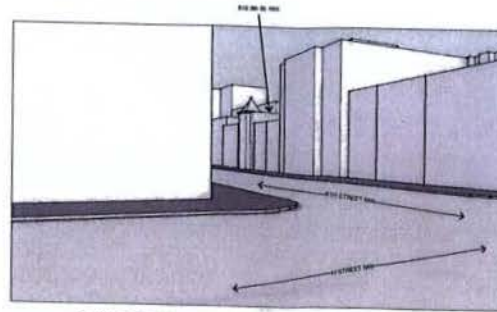
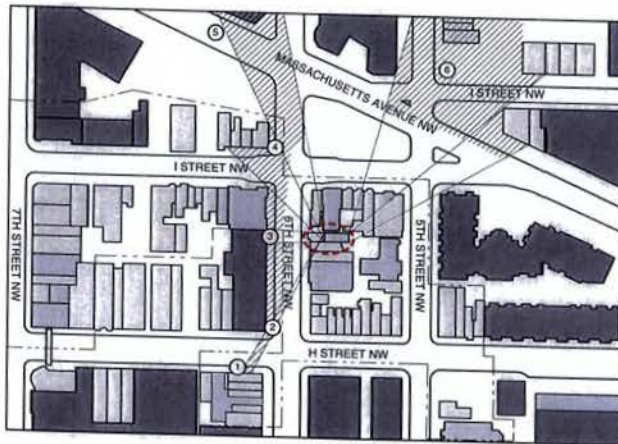
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819 6th Street, NW
Washington, DC 20001

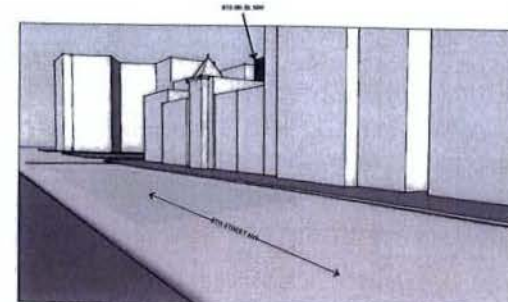
08/25/13 CONCEPT DESIGN
03/20/13 HPO REVIEW
03/26/13 HPRB SUBMITTAL

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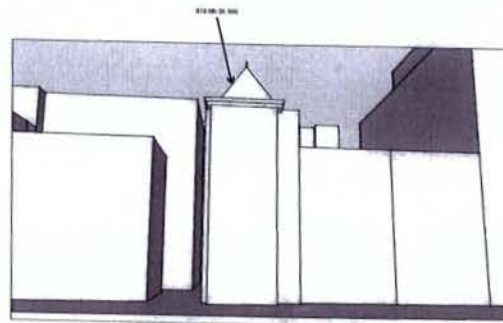




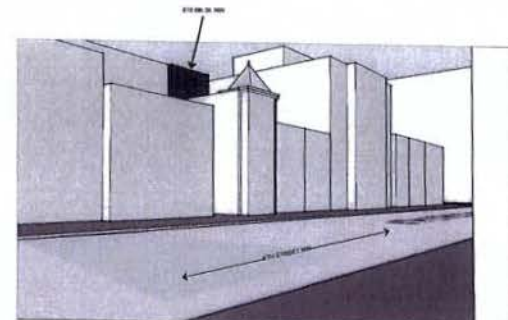
1 LOOKING NORTH ON 6TH / FROM 6TH AND H ST. NW
NOT TO SCALE



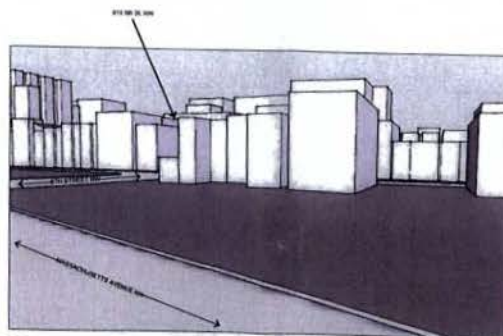
2 LOOKING NORTH ALONG 6TH ST. NW
NOT TO SCALE



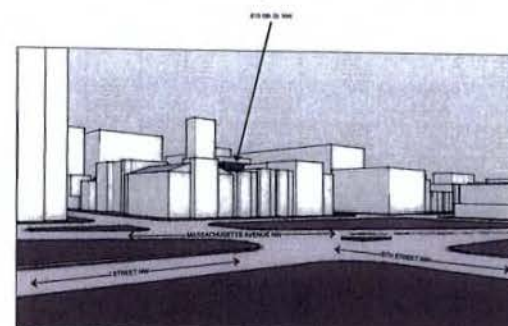
3 VIEW FROM ACROSS THE STREET
NOT TO SCALE



4 LOOKING SOUTH ALONG 6TH ST. NW
NOT TO SCALE



5 VIEW FROM MASSACHUSETTS AVE NW LOOKING SOUTH EAST
NOT TO SCALE



6 VIEW FROM 5TH AND 1ST. NW LOOKING SOUTH WEST
NOT TO SCALE



1 VIEW FROM 6TH STREET NW / LOOKING NORTH
A17 NOT TO SCALE



2 VIEW FROM 6TH STREET NW / LOOKING SOUTH
A17 NOT TO SCALE

819 6TH STREET RENOVATION
819 6th Street, NW
Washington, DC 20001

EXTERIOR
RENDERINGS

08/23/12 CONCEPT DESIGN
03/20/13 HPO REVIEW
03/20/13 HPOB SUBMITTAL

A17

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., July 16, 2012

Plat for Building Permit of SQUARE 485 LOT 15

Scale: 1 inch = 20 feet Recorded in Book B Page 69

Receipt No. 12-05014

Furnished to: CATHIE HARRISON

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

Date: _____

Surveyor, D.C.

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.

6th STREET, N.W.

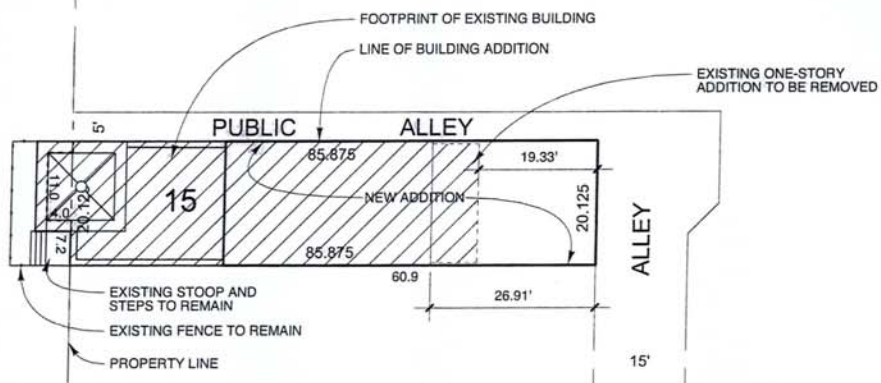


Exhibit D

Biography of Carlos Garcia

Principal and Representative of the Applicant in BZA Application No. 18521

Carlos Garcia is an attorney, real estate investor, licensed real estate salesperson, small business owner, and collaborator with local social entrepreneurs. He lives in Washington DC with his wife, Lucinda, and their three children who are enrolled in DC Public Schools. Carlos speaks English and Spanish.

He and Lucinda head Eng Garcia Properties (“EGP”), a real estate sales team, serving clients with residential and commercial properties in DC, Maryland and Virginia. EGP is the top-ranked team in the region for Keller Williams, which is the #2 brand in the country. Carlos is also an equity partner in Keller Williams Capital Properties, a Keller Williams brokerage office that covers the tri-state area and is DC’s top office, across all brands, for transaction volume. Previously, Carlos practiced law for nearly 15 years, at the U.S. Commerce Department, the firm of Gibson, Dunn & Crutcher, as General Counsel for ConsciousMedia.com, and as Senior Corporate Counsel for a Pitney Bowes subsidiary.

An active member of local community-based organizations since the early 1990s and former member of the DC Commission for Asian Pacific Islander Affairs, Carlos is dedicated to the fields of education and social justice. As board president of the Higher Achievement (“HA”) from 1998 through 2008, he nurtured it from a small, floundering group to a highly acclaimed model that is nationally recognized for bringing innovative programs to underserved middle-schoolers to improve grades, attendance and overall academic achievement. In 2005, the Washington Post selected HA as the best managed nonprofit in the Metro DC area, after recognizing it as among the Top 5 Nonprofits in 2004 and 2003.

In 2003 Carlos received the Linowes Leadership Award from the Community Foundation for the National Capital Region for exceptional work in fostering organizational change and sustainability within nonprofits. For many years thereafter, he served on the Selection Committee for recipients of this award, and also on the Selection Committee for the Washington Post Award for management excellence in Metro DC nonprofits.

Currently, Carlos is a Board Trustee at E.L. Haynes Public Charter School, which seeks to demonstrate that all students can succeed academically and to eliminate the achievement gaps related to socioeconomic factors. Carlos’ community activities also include years of service on the Board of Trustees for the Greater Washington Urban League, a major civil rights and social services organization and the Frederick B. Abramson Foundation, which provides scholarships to college-bound DC high-school students. He also served as an elected member of Oyster Bilingual Public School’s Restructuring Team when it worked with DCPS to expand its program into middle school.

Carlos previously served on the advisory board of CharityWorks, a volunteer organization providing manpower and financial resources to nonprofits addressing urgent social service and educational needs of underserved communities. He also served on the board of directors of the Conference for Asian Pacific American Leadership, chairing the committee on political activism and public service. For years he and his family participated in serving meals to the homeless via

“McKenna’s Wagon” and helped to revitalize public school facilities through “Hands On DC.”

Carlos is a graduate of Boston College Law School, Connecticut College, the Fieldston School (NYC) and Manhattan Country School (NYC). He is a member of the DC Bar Association, a former member of the Contracts and Clauses Committee of the Greater Capitol Area Association of Realtors (“GCAAR”) as well as the National Hispanic and Asian Pacific American Bar Associations, and a current member of GCAAR and the National Association of Realtors.

Exhibit E

Biography of Michael Hall

Architect in BZA Application No. 18521

Michael William Hall is an artist and licensed architect with more than 25 years of experience in design, construction, and project management.

Michael has extensive hands-on experience in all phases of building—from initial conception and technical detailing to final construction. This intimate understanding of how buildings are constructed strongly influences Michael's design approach. He is also greatly inspired by the art and craft of building—the physical aspects of drawing, modeling, and constructing to create things that are holistically beautiful. Through this process he takes into account each piece—down to the most minute detail—and how it fits into the whole.

Michael's interest in construction methods is further emphasized by the fact that he often personally builds what he designs—from stone retaining walls and fish ponds to ceramic tile murals. Most recently, he completed a 65-foot-long glass tile mural for the city of Ann Arbor, Michigan.

Michael holds a degree in architecture from the University of Michigan. An award-winning artist, Michael currently focuses his energy on architecture, private commissions, and public art competitions.

About Studio Crowley Hall

Founded in 2003, Studio Crowley Hall specializes in residential, institutional, and commercial design, ranging from private homes and religious organizations to neighborhood cafes. We help clients explore their needs and options, renovate or expand their facilities, build new facilities, and integrate custom features into their surroundings.

Whatever your specific goals, your project should meet your unique needs and reflect who you are. Whether you want to focus on a small project, a new structure from the ground up, or something in between, we can help you facilitate these changes and do so while acting sustainably, responsibly and creatively. Our services include feasibility analysis, renovations & additions, new construction and custom feature design.

Married since 1992, Anne Crowley and Michael Hall are licensed architects with over 40 years of combined professional experience in architecture, design, and construction.

Michael and Anne are well-versed in designing and creating built environments of all sizes and types including single family residences, religious facilities, colleges, universities, and equestrian projects. They have held positions in all levels of architectural practice, most recently opening and running a San Francisco office for a Washington, D.C.-based architecture firm.

With over 15 years of experience working together, Anne and Michael have developed skills and talents that support and complement one another. Anne's expertise in the management and organization of projects ensures that information is coordinated and that projects run smoothly. Michael's skills and knowledge in design and construction methods ensure that projects look

good and perform well. Together, Anne and Michael ensure a smooth design process resulting in a beautiful built environment.

For over twenty years, Anne and Michael have been actively involved in community and social issues. They have both volunteered for community organizations and they take an active interest in their neighborhood. They work from home, participate in community events, and send their children to neighborhood schools. In their spare time, Anne and Michael can be found fixing up their 1912 row house, working in their garden, or spending time with their sons Isaiah, Sam and Eli.

Exhibit F



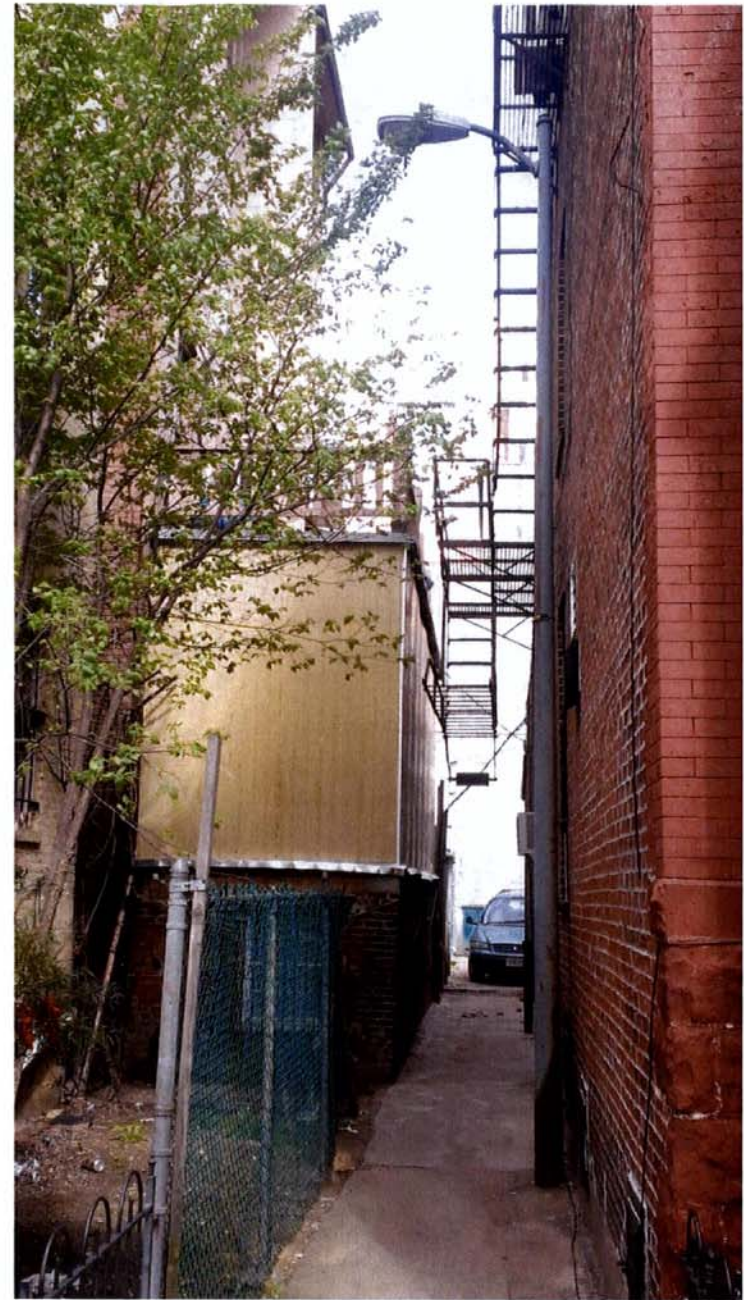
View of the Property from the northwest corner of Eye and
6th Streets



View of the Rear of the Property



View of the Rear of the Property



View from 6th Street of the 5-foot wide public alley, and the rear of the building on 510 Eye St