

Patricia A. Fisher
1308 Pennsylvania Avenue, S.E.
Washington, D.C. 20003

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D.C. OFFICE OF ZONING
2013 JUN 21 PM 3: 58

June 21, 2013

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 200S
Washington, D.C. 20001

Board Members:

Attached is my completed Form 140 – Party Status Request for Case No. 18584 for the July 9, 2013 meeting. My completed Form 140 contains referenced attachments as well as a copy of my June 4th revised written statement presented at the ANC B6 meeting. I have also included a Form 155 – Request For Reasonable Request. All of these documents will, I believe, address in an appropriate and convincing manner the basis for my (and other residents and business persons) opposition to the application for a zoning variance and variance relief for a 24/7 dog boarding and grooming facility at 1310 Pennsylvania Avenue, S.E..

Thank you for your attention to this matter.

Sincerely,



Patricia A. Fisher
Residential Owner,
1308 Penn. Ave., S.E.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18584

EXHIBIT NO. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.18584
EXHIBIT NO.25



BOAR

BEFORE THE ZONING COMMISSION ON
ZONING ADJUSTMENT OF THE DISTRICT

COLUMBIA



FORM 140 - PARTY STATUS REQUEST

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

PLEASE NOTE: YOU ARE NOT REQUIRED TO COMPLETE THIS FORM IF YOU SIMPLY WISH TO TESTIFY AT THE HEARING. COMPLETE THIS FORM ONLY IF YOU WISH TO BE A PARTY IN THIS CASE.
[Please see reverse side for more information about this distinction.]

Pursuant to 11 DCMR §§ 3022.3 or 3106.2, a request is hereby made, the details of which are as follows:

Name:	Patricia A. Fisher		
Address:	1308 Pennsylvania Avenue, S.E. Washington, DC 20003		
Phone No(s):	202-583-8926 (H)	E Mail:	dacpatfisher@verizon.net
I hereby request to appear and participate as a party in Case No.:			
Signature:		Date:	June 21, 2013
Will you appear as a(n)	☐ Proponent	☒ Opponent	Will you appear through legal counsel? ☐ Yes ☒ No
If yes, please enter the name and address of such legal counsel.			
Name:			
Address:			
Phone No(s):		E Mail:	

PARTY WITNESS INFORMATION:

On a separate piece of paper, please provide the following witness information:

1. A list of witnesses who will testify on the party's behalf;
2. A summary of the testimony of each witness (Zoning Commission only);
3. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts (Zoning Commission only); and
4. The total amount of time being requested to present your case (Zoning Commission only).

PARTY STATUS CRITERIA:

Please answer all of the following questions referencing why the above entity should be granted party status:

1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board?
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? (Preferably no farther than 200 ft.)
4. What are the environmental, economic, or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission/Board is approved or denied?
5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied.
6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.

Except for the applicant, appellant or the ANC, to participate as a party in a proceeding before the Commission/Board, any affected person shall file with the Zoning Commission or Board of Zoning Adjustment, this Form 140 not less than fourteen (14) days prior to the date set for the hearing.

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See Attached
↓

Person vs. Party in a Proceeding

Any person or representative of an organization may provide written and/or oral testimony at a public hearing. A person who desires to participate as a party in a proceeding, however, must make a request and must comply with the provisions on this form. A party has the right to cross-examine witnesses, submit proposed findings of fact and conclusions of law, receive a copy of the written decision of the Zoning Commission or Board of Zoning Adjustment, submit a Motion for Reconsideration or Rehearing, and exercise any other rights of parties as specified in the Zoning Regulations. Approval of party status is contingent upon the requester clearly demonstrating that his or her interest will be more significantly, distinctively, or uniquely affected by the proposed zoning action than that of other persons.

INSTRUCTIONS

Any request for party status as provided in the District of Columbia Zoning Regulations (11 DCMR Zoning) that is not completed in accordance with the following instructions shall not be accepted.

1. All applications shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form (drawings and plans may be no larger than 11" x 17").
2. Present this form and supporting documents to the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001, not less than fourteen (14) days prior to the date set for the hearing.



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning
441 4th Street, N.W., Ste. 200 S, Washington, D.C. 20001
(202) 727 6311 * (202) 727 6072 fax * www.dcoz.dc.gov * dcoz@dc.gov

Patricia A. Fisher
1308 Pennsylvania Avenue, S.E.
Washington, DC 20003

BZA Case Number: 18584
June 21, 20013

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Form 140 – Party Status Criteria Responses

1. The applicant is requesting a variance relief and special exception relief at the subject property located at 1310 Penn. Ave., SE for the purpose of establishing a dog boarding and grooming facility d/b/a City Dogs. There will be several adverse effects for me, Patricia Fisher the abutting residential owner of 1308 Penn. Ave., S.E., should the BZA approve the applicant's request. (See attached photos of front and rear of the two properties) These adverse effects would have environmental, personal, social, and economic consequences for me:
 - a. Environmentally, they include: objectionable noise, odor, vermin/rodents; questionable waste management procedures; and increased vehicular and pedestrian challenges.
 - b. Personally and socially, the adverse effects include: a negative impact on/in my ability to enjoy the 'quiet enjoyment' of my property which was extensively renovated at great cost several years ago to accommodate my visual impairment (I am legally blind in one eye and use a white cane) and my mobility problems; a decrease in the quality of my life and mental well-being as a result of the fore mentioned environmental impacts; and an increase in my anxiety and stress levels. I would also be deprived of my 'quiet enjoyment' rights as a residential owner if the variance were approved.
 - c. Economically, I have been advised by several realtors that my home equity and property value would decrease if such a proposed facility were located next to me. There would also be a more limited pool of prospective buyers should I decide or want to sell. All of these factors would result in a financial loss to and for me. Furthermore, in this 'heating up' real estate market, it is highly unlikely that I would be able to find a comparable, affordable residence.
2. I am the residential owner of the property abutting the subject property. I purchased my property in 1987. It has been my primary residence for the past four plus (4+) years where I have homestead exemption status. (Real Property Tax Statement attached)
3. The subject property at 1310 Penn. Ave. abuts my property at 1308 Penn. Ave. for a total of 60' which includes interior and exterior walls/spaces. (See attached photos of interior and exterior spaces) Brick walls are shared 30' for the interior, two-level front building and another 30' is shared by the rear warehouse building wall. That shared rear wall is my exterior patio and breezeway wall/area while simultaneously being the west warehouse wall of 1310 Penn. Ave., S.E.. The abutting walls are depicted in the attached drawings and plats. (See attached Surveyor's Plats, Google aerial photo, Fisher residential drawing, interior & exterior space photos)
4. The proposed subject property owner's application for a 24/7 dog boarding and grooming facility would result in an unsuitable facility for this particular physical location. The objectionable facility would literally be in 'my backyard' (as well those of nearby neighbors and businesses on Penn. Ave. and 13th Street). All us would be deprived of the peaceful, quiet use of our properties. For me in particular, the use and enjoyment of both my townhouse and my rear, year-round enclosed porch and patio would be seriously compromised as a result of having a 24/7 dog boarding and grooming facility adjacent to me for 60'. Its presence would be an

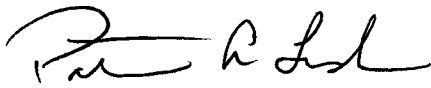
annoyance and result in the loss and less-than-full use of my property resulting from objectionable noises, sounds and odors. Additionally, the use of my second floor rooms/area would be adversely affected. The applicant's front room office is parallel to my master bedroom where I can already hear sounds from 2-3 people talking. The applicant indicated to me that they plan to put 3-4 desks in this area. The middle room/den (where my adapted, desktop computer is located) and my rear bedroom would also be negatively impacted because of the rear patio and breezeway 'captured' noise and odors emanating from the subject property's windows and skylights. An examination of my property drawing illustrates the 'fishbowl' like characteristic of my three sided, wall enclosed rear area. (My property is bound on the west by the four level condo building walls; on the north by the tall, cinder block wall separating my patio from the condo's rear parking lot; and on the east by the 30' subject property's rear warehouse wall.) (See House and Measurements Drawing) Section 735.3 of the Special Exception Relief Variance requires that 'the animal boarding use shall take place entirely within an enclosed and soundproof building in such a way so as to produce no noise or odor objectionable to nearby properties'. It seems highly unlikely, if not impossible, for the applicant to satisfy these required criteria in light of the noise, odor and waste management issues found at its current DuPont Circle location is an example of how they operate. The applicant has failed to provide certifiable, verifiable, guaranteed, and documented proof that the buildings can and will be 100% soundproof prior to the issuance of a Certificate of Occupancy. I/we nearby residents and businesses are entitled to such protections from an applicant seeking variance relief.

5. As the 1308 Penn. Ave. abutting residential property owner and for the reasons stated above, I feel that my overall quality of life (psychologically, environmentally, and socially) will be negatively affected if a 24/7 dog boarding and grooming facility is allowed to be located next to me. I have visited several such facilities in the city in recent weeks and heard from nearby public areas the sound of barking dogs emanating from 'sound proof' buildings. Is this not a violation of current zoning regulations? In spite of the applicant's assertions to the contrary, and the June 11th approved ANC B6 recommended conditions in support of the application, I have no reason to believe that the negative, adverse consequences associated with a 24/7 dog boarding and grooming facility would not happen in this case. This statement is based on what Mrs. Andrews-Weller and I observed on a visit to the applicant's DuPont Circle site on May 27, 2013. From the public alley, the sound of barking dogs was clearly heard through the closed windows and brick walls. We saw stacked plastic bags of waste materials with maggots and flies around them. The smells and odors from the bags were not good ones. If this is how City Dogs operate its existing business, why should/would one think that things would be different in a larger facility with no open space for waste containers. From what I have been told in response to my many inquiries, DCRA, The Office of Zoning, and the Health Dept. have few regulatory enforcement mechanisms currently in place. They are very limited in what they can do to correct or remediate problems or issues associated with the monitoring and non-compliance violations of such facilities. What then am I/we supposed to do when the sounds and noise, odors or other problems occur in my home or in my backyard? Calling the police or DCRA to complain and/or to correct the problem will be for naught once the Certificate of Occupancy has been granted since 'real teeth' enforcement mechanisms are currently not in place. Is it fair or right that I (and others) be inconvenienced and my (our) life and businesses be disrupted unnecessarily when the situation could have been prevented in the first place? Many of us longtime residents have been in our properties 7 – 27 years. What about my rights as a lifelong, tax paying resident who wants (and expected) to live in tranquility, peace and quiet in a comfortable home in this phase of my life? Have my rights been negated, minimized, and devalued because I live on a mixed residential-

commercial block? Several dog boarding and grooming facilities already exist within 2 -12 blocks of the proposed facility. (See attached listing of said facilities) I'm sure that there are other, more appropriate and suitable sites on the Hill for such a facility.

6. As described in the above responses and as the owner of the property immediately abutting the subject property, I will be significantly, distinctively AND uniquely affected more than the general public by the proposed zoning action. I have resided in my adaptively designed home for the past four years. (I have owned the property since 1987.) I have invested a significant amount of time, financial resources, and emotion in making my property 'my home'. I feel safe, secure, and comfortable in my home. I love the amenities of my home and neighborhood. I have experienced no major sources of anxiety, stress, or disruption during the years that I have resided in my retirement home. A 24/7 dog boarding and grooming facility would without question or doubt change everything. What am I to do?

NOTE: In addition to the Form 140 responses provided in this statement, I am also including for the BZA's consideration a copy of the statement that I submitted and presented at the June 11th ANC B6 meeting. This statement presents in a more relevant and factual manner my opposition to the applicant's application based on issues relative to the specific variances that the applicant is seeking relief for/ from. After reviewing this additional information/statement, I hope that the BZA will agree with those of us opposing the application that the applicant has not met the burden of proof relative to the cited variances in his application and as required by the zoning regulations and the BZA.


June 20, 2013

Patricia Fisher
1308 Pennsylvania Avenue, S.E.
Washington, DC 20003

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ANC 6B Meeting, June 11, 2013
BZA Case No. 18584
BZA Zone Variances Points/Issues

BZA MEMORANDUM:

"It is the responsibility of the applicant to carry the burden of proof to an application. The applicant should be prepared to tell the Board how your application meets the requirements of the Regulations against which it must be judged. (Variances refer to 11DCMR 3103 and for Special Exceptions 3104.1)"

BASIS OF APPLICATION:

(1) **VARIANCE RELIEF 735.2** The applicant must satisfy a three-part test which requires: (1) a demonstration that the property is affected by some exceptional situation or condition; (2) without the requested variance relief, the strict application of the Zoning Regulations would result in some practical difficulty upon the property owner; and (3) the requested relief can be granted without substantial detriment to the public good or substantial impairment of the zone plan.

(2) **SPECIAL EXCEPTION RELIEF 735** Pursuant to Section 3104.1 of the Zoning Regulations, the Board is authorized to grant special exception relief, where, in the judgment of the Board, the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not tend to affect adversely the use of neighboring property, subject also, in this case, to the specific requirements for relief under Section 735 of the Zoning Regulations.

2.1 735.2 THE ANIMAL BOARDING USE SHALL NOT ABUT A RESIDENTIAL ZONE

2.2 735.3 THE ANIMAL BOARDING USE SHALL TAKE PLACE ENTIRELY WITHIN AN ENCLOSED AND SOUNDPROOF BUILDING IN SUCH A WAY SO AS TO PRODUCE NO NOISE OR ODOR OBJECTIONABLE TO NEARBY PROPERTIES. THE WINDOWS AND DOORS OF THE PREMISES SHALL BE KEPT CLOSED AND NO ANIMALS SHALL BE PERMITTED IN AN EXTERNAL YARD ON THE PREMISES.

2.3 735.5 THE BOARD MAY IMPOSE ADDITIONAL REQUIREMENTS PERTAINING TO THE LOCATION OF BUILDINGS OR OTHER STRUCTURES; ENTRANCES AND EXITS; BUFFERS, BARRIERS, AND FENCING; SOUNDPROOFING; ODOR CONTROL; WASTE STORAGE AND REMOVAL (INCLUDING FREQUENCY); THE SPECIES AND/OR NUMBER AND/OR BREEDS OF ANIMALS; OR OTHER REQUIREMENTS, AS THE BOARD DEEMS NECESSARY TO PROTECT ADJACENT OR NEARBY PROPERTY.

SUMMARY/CONCLUSION:

VARIANCE RELIEF 735

1. Violation of 735.2 Applicant failed all three of the three part test, i.e. (1) he did not show or prove how or in what way the property 'is affected by some exceptional situation or condition.' **COMMENTS:** The property is a long, narrow rectangle lot with no apparent irregularities. The previously submitted aerial photo and Surveyors plats show how very

similar the lot is to others on both 13th Street and Penn. Ave. There is nothing irregular about the lot/property; (2) 'without the requested variance relief, the strict application of the Zoning Regulations would result in some practical difficulty upon the property owner.' COMMENT: The application did not address, mention or cite at either the ANC's June 4th or June 11th meetings any 'practical difficulties upon the owner if the variance was not granted. This point/issue was completely ignored in the application and at the ANC meetings; and (3) there was no mention in the application how or in what ways the 'requested variance relief would not be detrimental to the public good or substantial impairment of the zone plan'. COMMENT: To the contrary, the opposing nearby residents and business owners have provided substantial and substantive evidence that the property's proposed use will have multiple negative consequences that are detrimental to the public good. The opponents of the application were in unanimous agreement that the proposed use of the subject property was not comparable with the nearby existing properties and it was not an appropriate location for a 24/7 dog boarding and grooming facility.

2. Violation of 735.2 Applicant's property abuts a 13th Street residence in a residential zone. COMMENT: The applicant argues that the abutting subject property and the 13th Street residential zone residence is a very small space/area and is of little significance because of that. You cannot have it both ways. Per the variance regulation, the issue is not the quantitative amount/length of the existing abutment but the fact of the abutment existence itself.
3. Violation of 735.3 Applicant has failed to provide irrefutable evidence that the dog boarding and grooming facility will 'PRODUCE NO NOISE OR ODOR OBJECTIONABLE TO NEARBY PROPERTIES' COMMENT: There are no mechanisms cited or outlined in the application stating how the applicant will guarantee in a verifiable, certifiable manner that he will comply with the application's stated intentions. The applicant merely restates what the regulations say. Because of the lack of strong enforcement regulations and mechanisms, we the opponents would ask that the applicant be required to have professionally certified and verified systems in place and signed off on by DCRA PRIOR TO THE BZA RULING AND THE SUBSEQUENT ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
4. The applicant has failed to DEMONSTRATE AND GUARANTEE that the facility will not 'adversely affect the use of neighboring properties' as required in the above cited regulations. COMMENT: Residents and business persons opposed to the proposed dog boarding and grooming facility presented their opposition both orally and in writing at the June 4th ANC 6B zoning committee meeting. Their presentations and supporting materials clearly demonstrate that there are numerous adverse effects of personal, business and economic natures. These include: noise, odor, waste management, vermin/rodents, safe use of the heavily used sidewalks and the METRO bus zone and stop, and increased parking shortages/difficulties. For residents and businesses directly or nearby adjacent to the proposed property, the adverse effects are of a more personal and business-impact nature and will have more of a negative economic impact. The financial/economic impacts include a negative impact on the business's operations and practices and the resulting loss of revenue: and devaluation of property values with the accompanying loss of both property equity and money when the affected properties are sold. Another more personal adverse effect for both nearby residents and businesses would be a decrease in the quiet enjoyment of our lives, environment, and properties which we as DC citizens (residents and business persons) have a right to. Last but certainly not least, is the fact that the proposed use of the subject property as a 24/7 dog boarding and grooming facility is simply not compatible with the immediate and surrounding existing residences and businesses.

In conclusion, the application for a variance relief and a special exception relief should be denied. Reference the reasons and supporting stated in the more detailed testimony and supporting materials submitted for the June 4th ANC Planning Committee meeting as well as for the reasons stated in this variance-specific response and the attached signed petition. The applicant has failed to meet the burden of proof as required by the regulations, and it simply is not the/a type of business that is in harmony with those already existing in the encompassing block.

**Patricia A. Fisher
Residential Owner
1308 Penn. Ave., S.E.**

Revised: June 20, 2013

**Attachment (1)
Signed Petition**



FORM 155 - REQUEST FOR REASONABLE ACCOMMODATION FORM

Name(s) and contact information of Person(s) with Disabilities Requesting Modifications, Auxiliary Services, etc.:

Patricia A. Fisher

Address:

1308 Penn. Ave., S.E. WDC 20003

Telephone/TTY:

202-583-8926 (H)

E Mail:

dofpatfisher@verizon.net

Name and contact information for person making request:

(If different from above)

Relationship to Person(s) with Disabilities:

Self

Address:

1308 Penn. Ave., S.E. WDC 20003

Telephone/TTY:

202-583-8926 (H)

E Mail:

dofpatfisher@verizon.net

Preferred method of contact:

Phone: 583-8926

Do you (or someone you represent) have, have a record of having,

or are regarded as having, a physical or mental impairment that substantially limits a major life activity? (optional)

☐ Yes ☐ No

What is the modification or auxiliary service being requested? (Please specify any modification, auxiliary aid or service being requested to participate in OZ's processes for example, large print forms, assistance completing forms, sign language interpretation for meetings/hearings).

Large print materials for the 7/9/13 BZA Case # 18584 meeting

I/We are requesting a modification or auxiliary service (please check all that apply):

- ☒ That will allow me to participate in a program or activity offered by OZ (please specify the program or activity, i.e., ZC Case, BZA Case, Public Outreach): BZA Case 18584
- ☐ I/We are gathering basic information about OZ's programs, activities and services
- ☐ I/We are filing an application: (ZC or BZA Case #) _____
- ☐ I/We are researching zoning case files, the Zoning Regulations, and/or the Zoning Map
- ☒ I/We are participating at a hearing for ZC/BZA Case # 18584 as a: ☐ Applicant or Party ☐ Witness
- ☐ Other - Observer, etc. ☐ Other (please specify): _____

Date(s) modification or auxiliary service is required:

July 9, 2013 Meeting

Approximate duration of event for which modification or auxiliary service is required:

1-3 Hours

If sign language interpretation is required, what is your preference?

- ☐ American Sign Language (ASL)
- ☐ Signed Exact English (SEE)
- ☐ Oral
- ☐ Other (please specify) _____
- ☐ Do you require a Certified Deaf Interpreter (CDI)? ☐ Yes ☐ No

Please be advised that when OZ secures sign language interpreters for a hearing or meeting, the interpretation can be broadcast by the video camera so that it becomes part of the record.

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REQUEST FOR REASONABLE ACCOMMODATION FORM

If you have a disability and you believe you may need an accommodation to fully and equally participate in a particular Board of Zoning Adjustment (BZA) or Zoning Commission (ZC) meeting/hearing, or activity or meeting with the Office of Zoning (OZ), you may request a reasonable accommodation. Any request that is not completed in accordance with the following instructions shall not be accepted.

1. All applications shall be made on this form and must be completely filled out and be typewritten or printed. If additional space is necessary, use separate sheets of 8 1/2" x 11" paper to complete the form. If you need assistance completing this form, contact Sara Bardin at OZ at (202) 727-5372 or sara.bardin@dc.gov.
2. Present this form and any supporting documents to the Office of Zoning by mail to 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001, by facsimile at (202) 727-6072, or by e-mail to sara.bardin@dc.gov.

Accommodation requests are granted to any person with a disability for whom such accommodation is reasonable and necessary under the Americans with Disabilities Act of 1990 (ADA), other similar local, state, and federal laws and in such other circumstance as may be required by law.

You may be required to provide additional information to properly evaluate your reasonable accommodation request. **Medical and other health information submitted with the form shall not be made public or shared with anyone outside the department, unless authorized by law.**

Generally, five business days advance notice is required to process reasonable accommodation requests. However, a response to an immediate need for accommodation will be considered to the fullest extent possible. Requests made with less time will be accepted with the understanding that last minute requests may be very difficult to accommodate.

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Review and Action by the Office of Zoning (For OZ Use Only)

Date: Intake Staff Person:

Request for Accommodation: ☐ Approved ☐ Denied Date:

APPROVAL:

Date accommodation will be provided:

Service to be provided:

DENIAL:

Reason for denial:

AUTHORIZED BY:

Employee Name: Title: Signature:



If you have any questions or concerns about this process or the request received, you should contact the OZ ADA Coordinator, Esther Bushman at 202-727-5471 or by email at esther.bushman@dc.gov

District of Columbia Office of Zoning
 441 4th Street, N.W. Ste. 200 S, Washington, D.C. 20001
 (202) 727 6311 • (202) 727 6072 fax • www.dcoz.dc.gov • dcoz@dc.gov

ATTACHMENTS

★ ★ ★ Government of the District of Columbia
 Office of the Chief Financial Officer
 Office of Tax and Revenue

REAL PROPERTY TAX BILL
 OFFICE OF TAX AND REVENUE
 P.O. BOX 98095 - WASHINGTON, DC 20090-8095

Notice Number: 2231342120816 Tax Year 2012 is October 1, 2011 thru September 30, 2012 Class001

Square	Suffix	Lot	Property Address	Mrtg. No.	Assessment	Tax Rate/\$100	Annual Tax
1043		0868	1308 PENNSYLVANIA AV SE		586,350	0.85	1,830.82
DESCRIPTION			TAX	PENALTY	INTEREST	PAYMENT	TOTAL
2012 Second Half			915.41				915.41
Total							915.41

pd 9/10/12

Additional Information

- TO PAY YOUR TAX IN PERSON, YOU MUST PAY YOUR TAX BILL AT ANY WELLS FARGO BANK IN WASHINGTON, D.C.
- 14% OF YOUR TAX YEAR 2012 REAL PROPERTY TAX IS USED TO PAY THE GENERAL OBLIGATION BONDS DEBT SERVICE REQUIREMENT.
- THE HOMESTEAD DEDUCTION REDUCED YOUR TAX BY \$573.75. THE SR.CITIZEN PROGRAM FURTHER REDUCED YOUR TAX BY \$915.41.
- YOUR PROPERTY IS RECEIVING AN ASSESSMENT CREDIT (10% CAP) AND THE HOMESTEAD \$67,500 ASSESSMENT DEDUCTION. THEREFORE, YOUR REAL PROPERTY TAX HAS BEEN REDUCED BY \$748.57. IT IS A CREDIT APPLIED AGAINST THE TAX DUE ON THE PORTION OF THE REASSESSMENT EXCEEDING 10% FROM THE PRIOR YEAR. THE CREDIT IS CALCULATED AS: (((586,350 - 67,500) - 430,782 CAPPED ASSESSMENT)/100 * 0.85 = \$748.57).

TAXPAYER'S RECORD

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

FP-177 (REV. 08/11)

Payment Due By: Sep 15, 2012	Amount Due: 915.41
Payment Due By: Oct 15, 2012	Amount Due: 1,020.68
Payment Due By: Nov 14, 2012	Amount Due: 1,034.41

PLEASE DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

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Enlarged Rear View

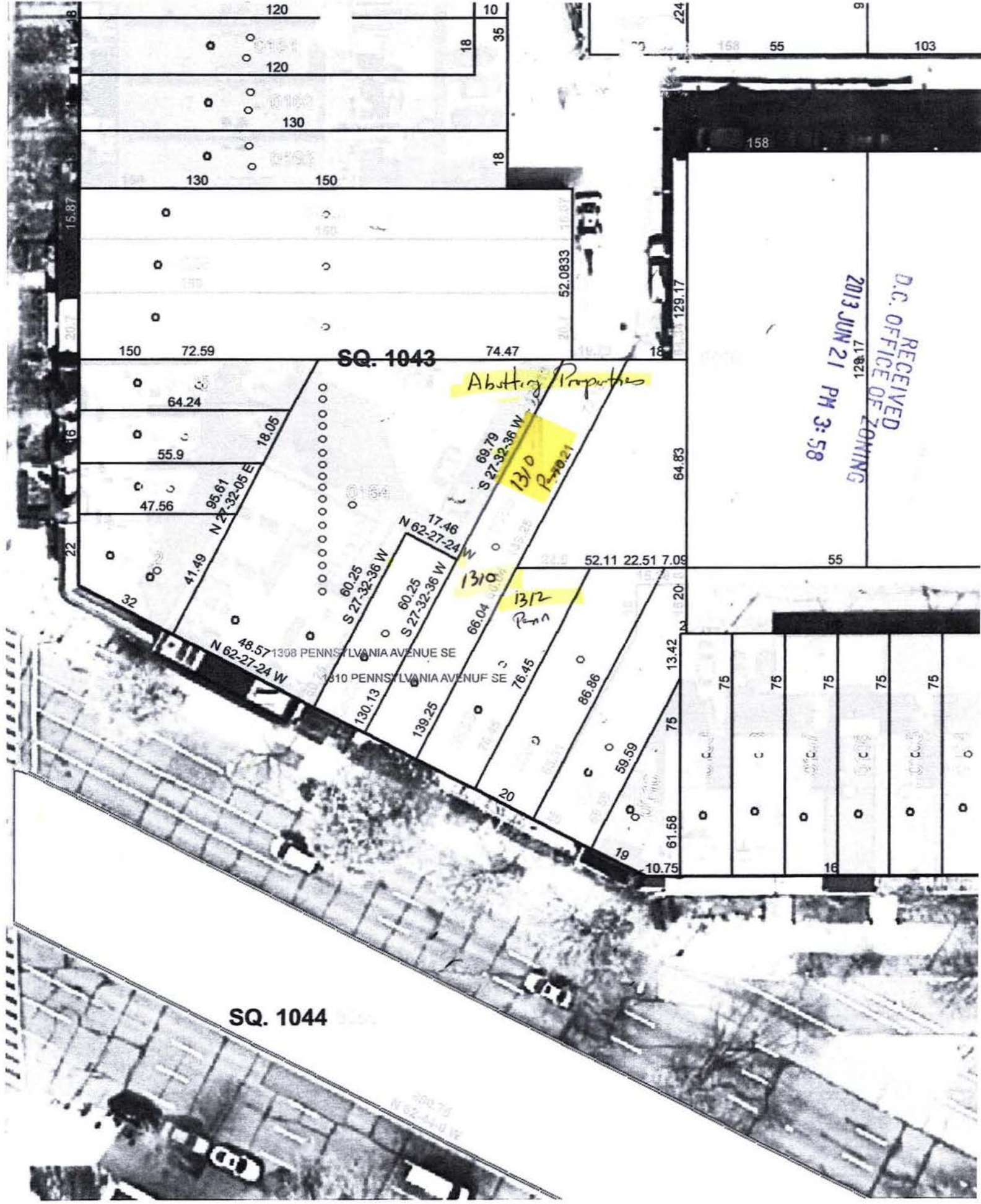
1310 Penn. Ave

1308 Penn Ave

1308/1310
Adjacent
Walls

1306 Penn. Ave / Condo





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SQ. 1043

Abutting Properties

1310
R-1021

1312
R-1021

SQ. 1044

1308 PENNSYLVANIA AVENUE SE

1310 PENNSYLVANIA AVENUE SE

N 62-27-24 W

N 62-27-24 W

S 27-32-36 W

S 27-32-36 W

N 27-32-05 E

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74.47

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Front view of the properties
adjacent to each other

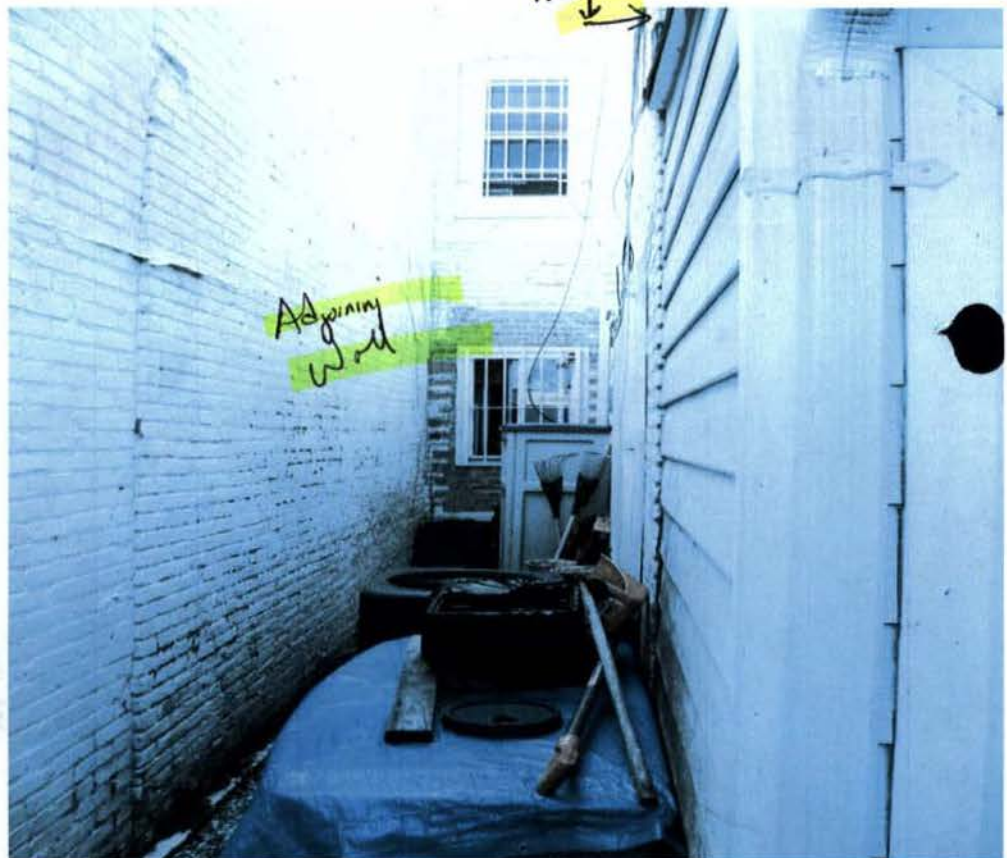
Rear view of the properties
adjacent to each other

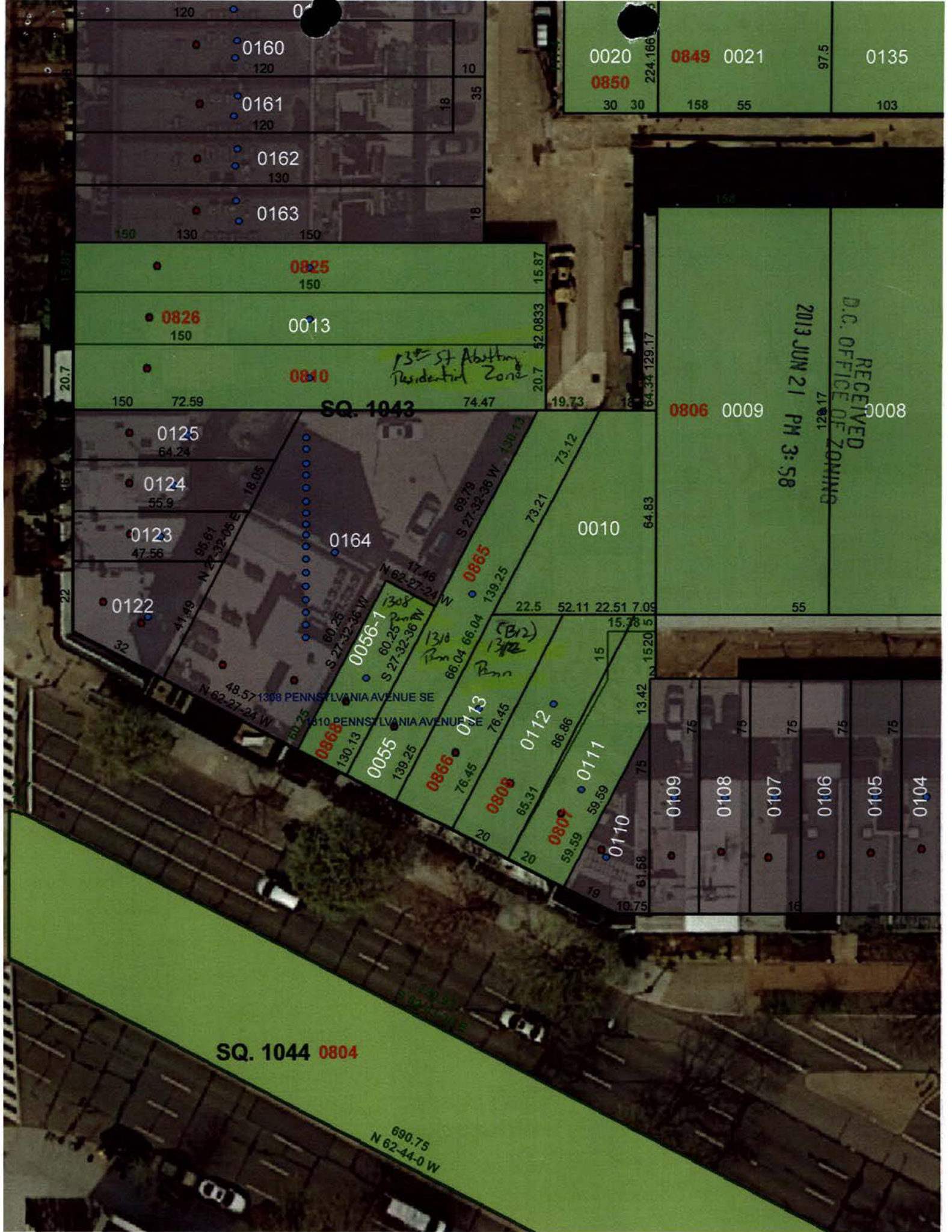
1308 Penn Ave

1310 Penn Ave



1308 Penn Ave





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0161
120
0162
130
0163
150 130 150

0020 0849 0021 97.5 0135
0850 224.166
30 30 158 55 103

0825
150
0013
0810

13th St Abutting
Residential Zone

SQ. 1043

0125
64.24
0124
55.9
0123
47.56
0122
32

0164

0056-1
1308
60.25
60.25
S 27-32-36 W
S 27-32-36 W

0113

0866

0055

139.25

0866

0112

0808

0809

0111

0110

0806 0009 0008

RECEIVED
D.C. OFFICE OF ZONING
2013 JUN 21 PM 3:58

SQ. 1044 0804

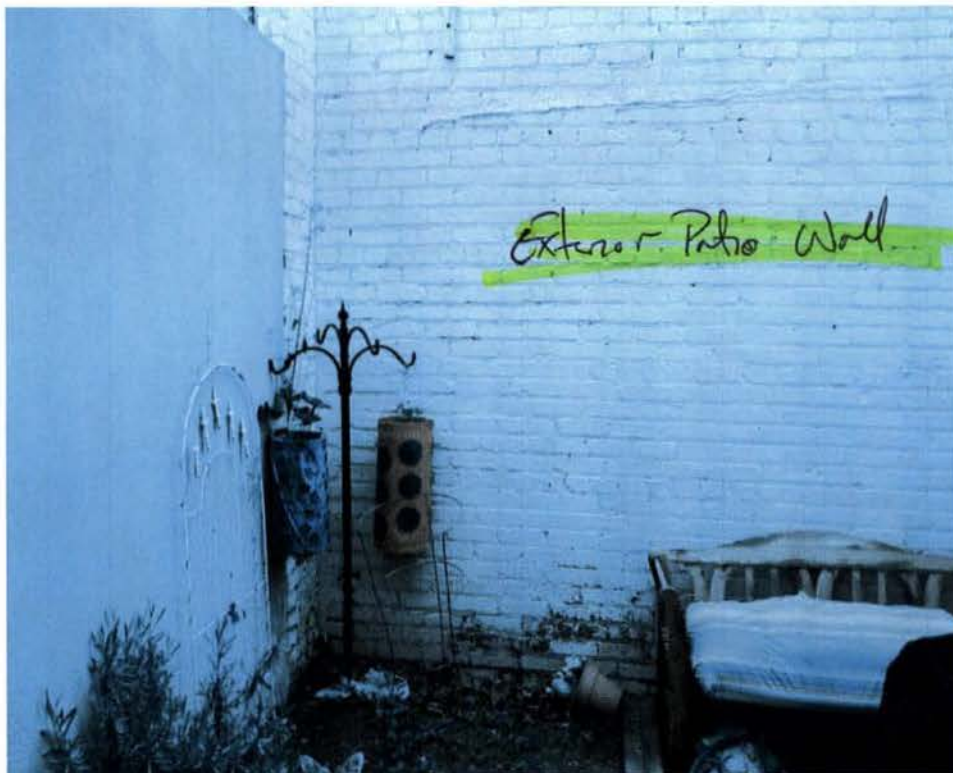
690.75
N 62-44-0 W

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D.C. OFFICE OF ZONING

2013 JUN 21 PM 3:59

First Floor Common Wall
Patio (Exterior)

First Floor Common Wall
Living Room and Kitchen Area



Common Wall
Master Bedroom Area (2nd Floor)

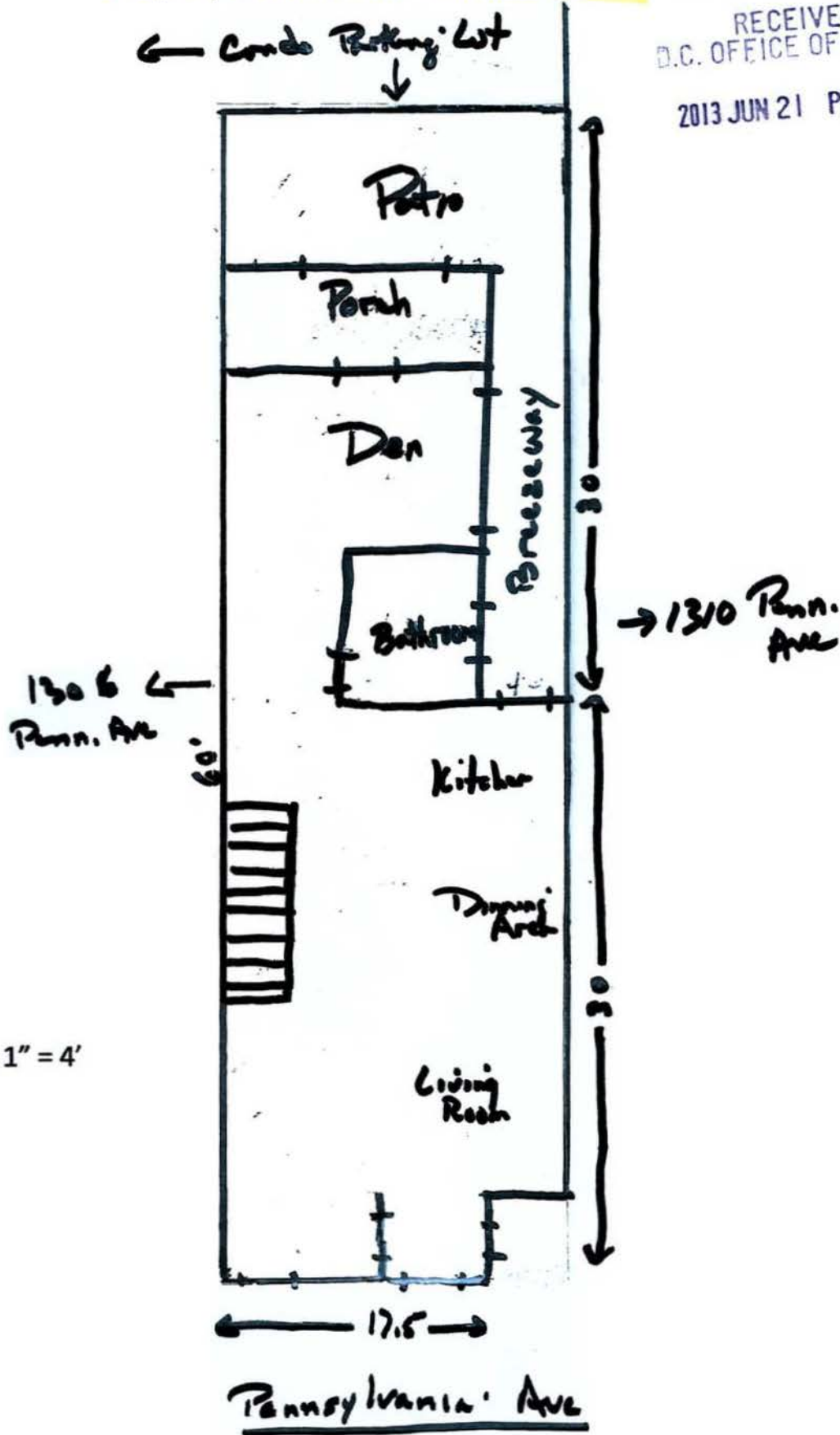


Common Wall
Master Bathroom Area (2nd Floor)



308 Penn. Ave., S.E.
Property and House Measurements

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2013 JUN 21 PM 3:59



Scale: 1" = 4'

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Pet Services

DIRECTORY

Doggie Café
423 13 St. NE
202-717-2651

Howl To The Chief
733 Eighth St. SE
202-544-8710
www.howltothechief.com

Valarie's Animal Den
737 Eighth St. SE
202-547-7877
www.valariesanimalden.com

Metro Mutts store cat guards the treat counter. Photo: Andrew Lightman



Wagtime Too
900 M St SE
202-629-2765
www.wagtimedc.com

Animal Clinic of Anacostia
2210 Martin Luther King Jr. Ave. SE
202-889-8900
www.doctorashleydvm.com

Barks & Purrs
Capitol Hill
202-543-5802

Dog Dot Cat, LLC
202-388-8111
www.dogdotcat.com

Dog-Ma
821 Virginia Ave. SE
202-543-7805
www.dog-ma.com

Philip Dubasky
202-889-0996

Fur-Get Me Not
202-319-PETS
FurGetMeNot.com

Loving & Secure Dog Walking
202-494-0655
www.lovingandsecure.com

Metro Mutts
508 H St. NE, 202-450-5661
407 8th Street SE
202-546-PETS
www.metromuttsdc.com

Pets on the Hill
202-546-6785

Saving Grace
202-544-9247
www.savinggraceservices.com

Sit-A-Pet
202-362-8900
www.sitapet.com

Valarie's Animal Den
737 Eighth St. SE
202-547-7877
www.valariesanimalden.com

Wagtime Too
900 M St SE
(202-629-2765) www.wagtimedc.com

Washington Wags and Whiskers
Ashley Barnes - Capitol Riverfront
washingtonwagsandwhiskers@gmail.com

Zoolatry Inc.
202-547-9255
www.zoolatry.com

* Source: Fagan Guide