

SULLIVAN & BARROS, LLP

Real Estate | Zoning | Business Law

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June 23, 2014

By IZIS Filing

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

Re: BZA Application No. 18765 of Fulton Land Trust; 3919 Fulton Street, NW; Square 1806, Lot 32

Dear Chairman Jordan and Members of the Board:

Please accept the following revised set of plans for the proposed building which is the subject of BZA Application No. 18765. The Applicant requests that the Board waive its requirements under Section 3113.8 to accept the revised plans. These revised plans propose only interior changes, with no change to the building's exterior or footprint.

The substance of the revision is a change from 3-bedroom units to 2-bedroom units (a reduction from 18 bedrooms to 12), in response to specific concerns from the community about too many total bedrooms.

Please contact me if you have any questions.

Sincerely,



Martin P. Sullivan

enclosures

BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

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.

CASE NO.: 18765

Motion of:

☒ Applicant ☐ Petitioner ☐ Appellant ☐ Party ☐ Intervenor ☐ Other _____

PLEASE TAKE NOTICE, that the undersigned will bring a motion to:

Waive the requirements of § 3113.8 regarding the 14-day filing period, to submit revised interior architectural plans.

Points and Authorities:

Please state each and every reason why the Zoning Commission (ZC) or Board of Zoning Adjustment (BZA) should grant your motion, including relevant references to the Zoning Regulations or Map and where appropriate a concise statement of material facts. If you are requesting the record be reopened, the document(s) that you are requesting the record to be reopened for must be submitted separately from this form. No substantive information should be included on this form.

The Applicant has been working with representatives of the neighboring community and, in response to specific concerns regarding too many bedrooms for this project, the Applicant has revised the interior layout of the proposed building to include only 2-Bedroom units, down from the previously proposed 3-Bedroom units. This change came about from recent discussions with the neighbors last week, following the ANC meeting the week before.

CERTIFICATE OF SERVICE

I hereby certify that on this 23 day of June, 2014

I served a copy of the foregoing Motion to each Applicant, Petitioner, Appellant, Party, and/or Intervenor, and the Office of Planning

in the above-referenced ZC or BZA case via:

☐ Mailed letter ☐ Hand delivery ☒ E-Mail ☐ Other _____

Signature:

Martin P. Sullivan

Print Name:

Martin P. Sullivan; Sullivan & Barros, LLP

Address:

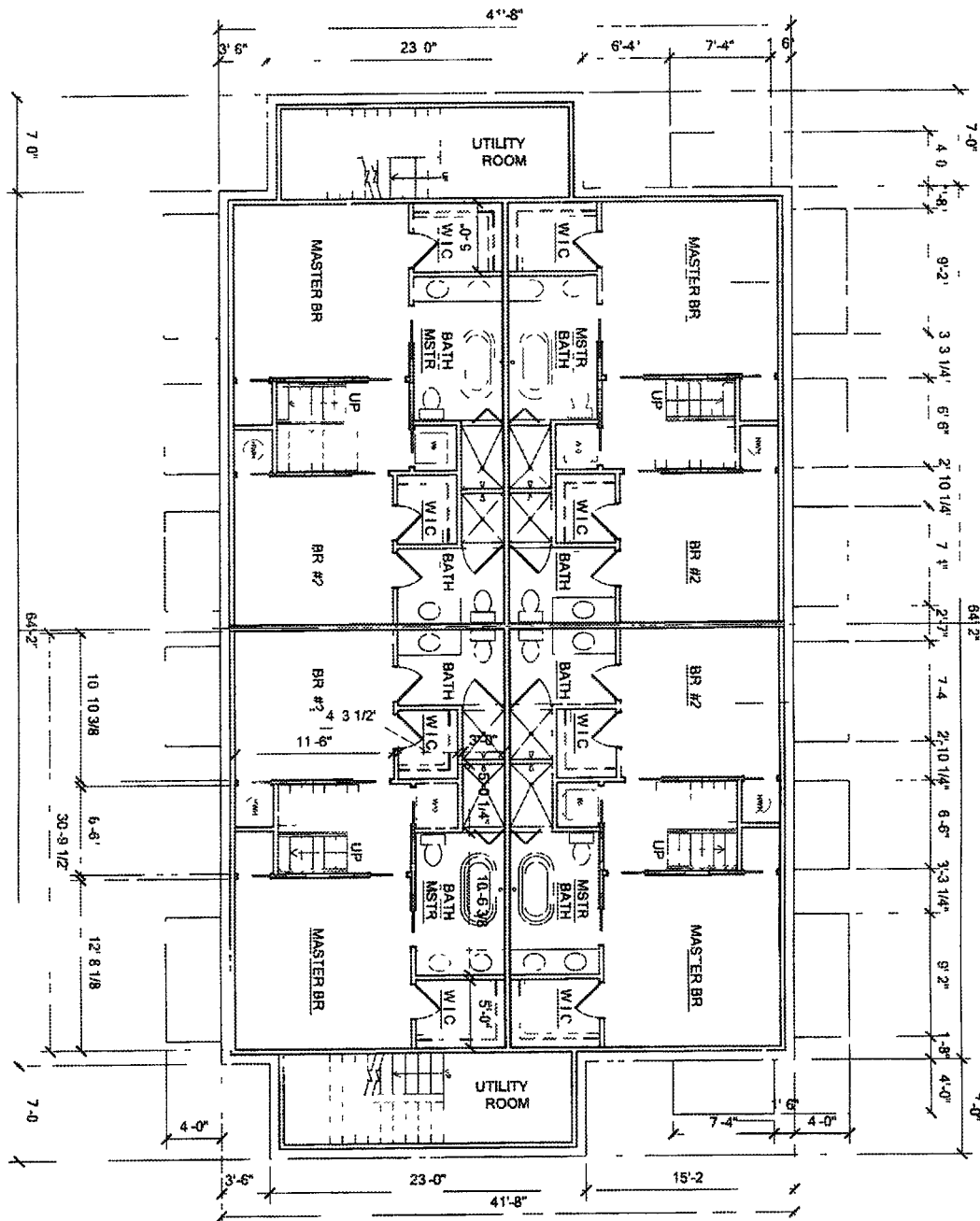
1990 M Street, NW # 200, Washington DC 20036

Phone No.:

202-503-1704

E-Mail:

msullivan@sullivanbarros.com



3915 FULTONS ST
WASHINGTON DC

PROPOSED CELLAR FLOOR PLAN

SCALE 1/8" = 1'-0"

DATE MAR 28, 2014 AMENDED APR 10 2014 MAY 14 2014 MAY 28 2014 JUN 23, 2014



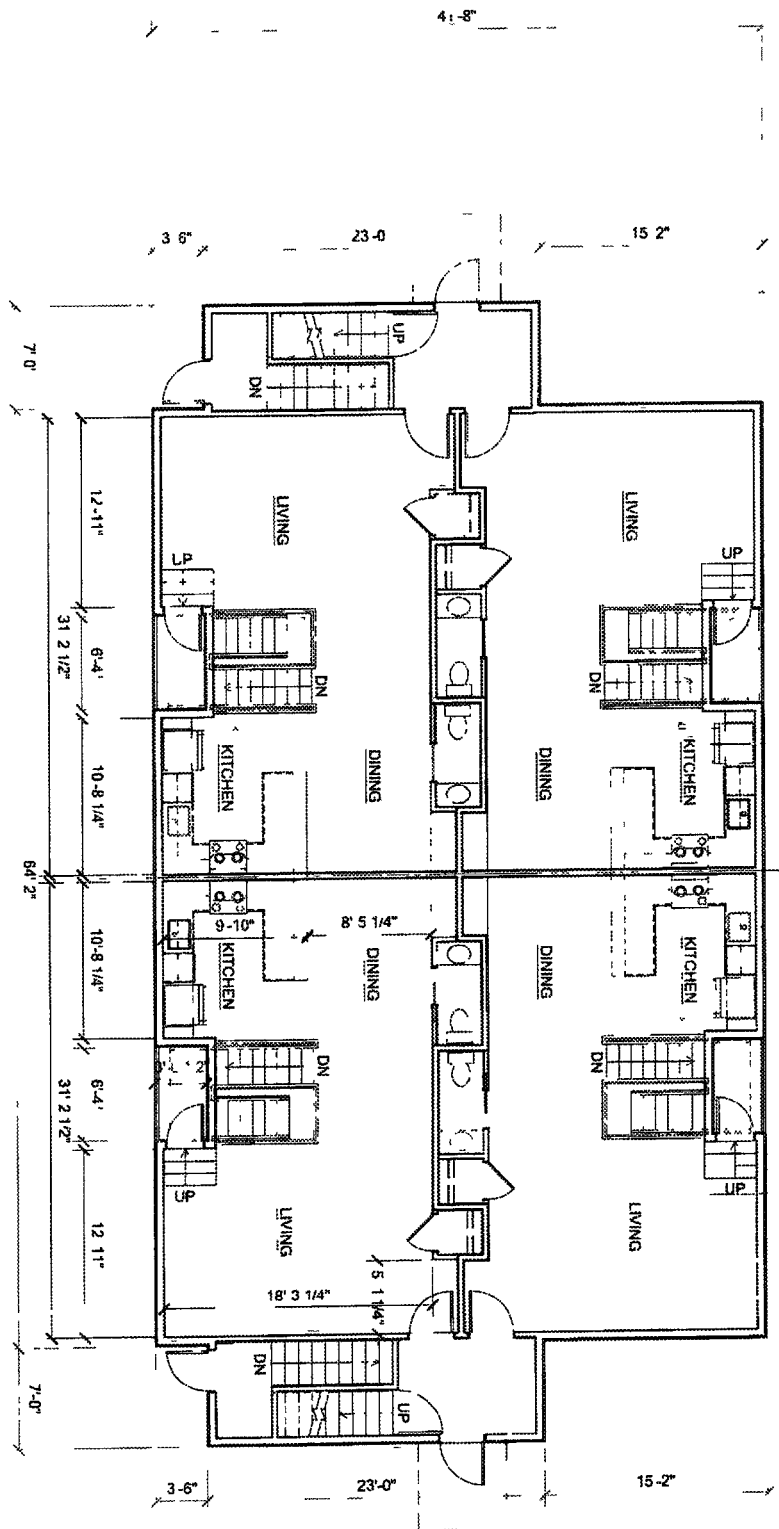
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OBSERVATORY LAND TRUST
1400 P STREET, N.W.
WASHINGTON, D.C. 20004
TEL: 202-331-1100
WWW.OBSERVATORYLANDTRUST.ORG

OBSERVATORY LAND TRUST

CONDOMINIUM BUILDING
3915 FULTON ST
WASHINGTON DC

CELLAR FLOOR PLAN
SCALE 1/8" = 1'-0"
DATE MAR 28 2014
AMENDED APR 10 2014
MAY 14 & 28, 2014 JUN 23, 2014

W H A
APPLICABLE USE AND ZONING
MAY BE FOLLOWING PLANNING DEPARTMENT NO. 2264
PL 2014-01-20



**3915 FULTONS ST
WASHINGTON DC**

PROPOSED FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

DATE MAR 28, 2014 AMENDED APR 10 2014 MAY 14, 2014 MAY 28 2014 JUN 23 2014



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ARCHITECTURE AND PLANNING

OBSERVATORY LAND TRUST

CONDOMINIUM BUILDING
3915 FULTON ST
WASHINGTON DC

FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

DATE: MAR 8 2014

AMENDED APR 10, 2014

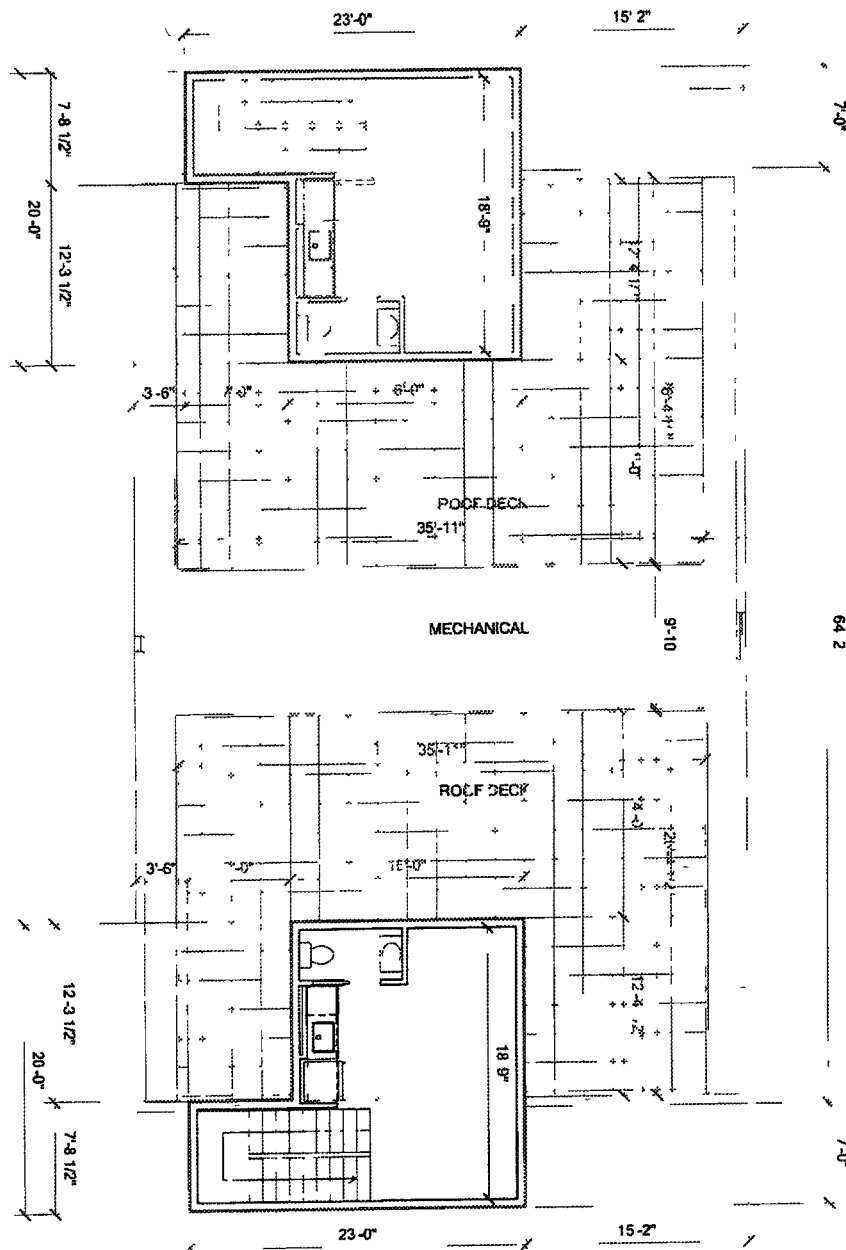
MAY 14 & 28, 2014 JUN 23 2014

W H A

ARCHITECTURE AND PLANNING

1111 FILLMORE ST SUITE 100 WASHINGTON, DC 20004

PH: 202.462.1111 FAX: 202.462.1112



**3915 FULTON ST
WASHINGTON DC**

PROPOSED ROOF PLAN

SCALE 1/8" = 1'-0"
DATE MAR 28, 2014 AMENDED APR 10 2014, MAY 14, 2014, MAY 28, 2014, JUN 23, 2014



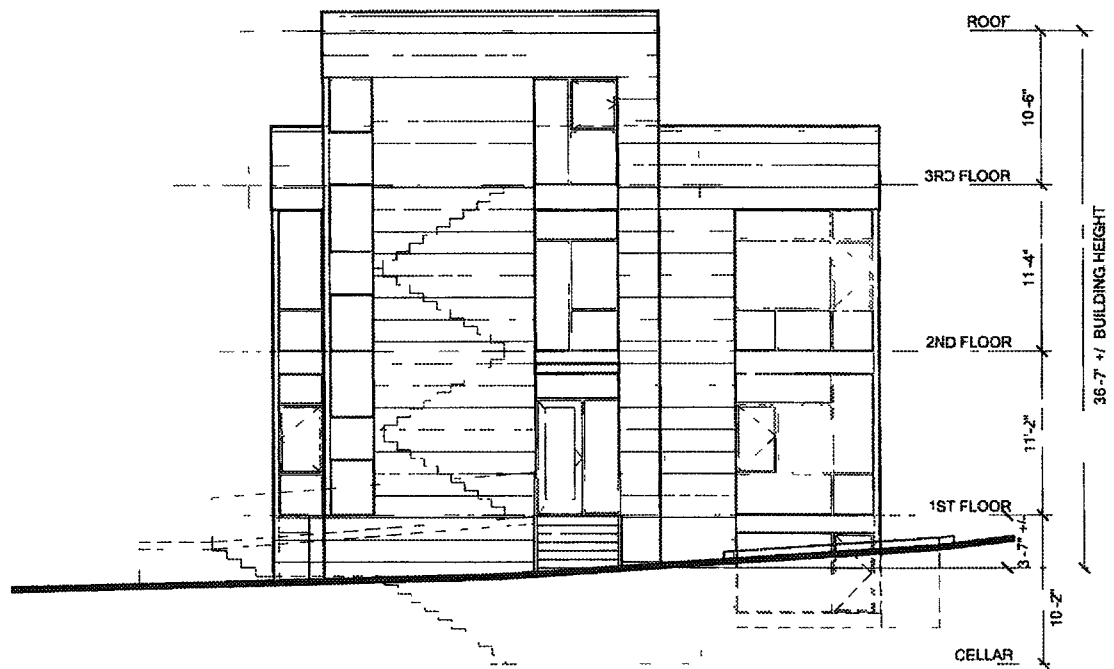
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OBSERVATORY LAND TRUST

CONDOMINIUM BUILDING
3915 FULTON ST
WASHINGTON DC

ROOF PLAN
SCALE 1/8" = 1'-0"
DATE MAR 28, 2014
AMENDED APR 10, 2014
MAY 14 & 28, 2014 JUN 23, 2014

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WASHINGTON, D.C. 20004
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FAX: 202.462.1101
WWW.WHA-DC.COM



3915 FULTON ST
WASHINGTON DC

PROPOSED SOUTH (FRONT) FULTON ST ELEVATION

SCALE 1/8" = 1'-0"

DATE MAR 28 2014 AMENDED APR 10 2014 MAY 14 2014 MAY 28 2014 JUN 23 2014

10/2/14 3915 FULTON ST WASHINGTON DC 3915 FULTON ST WASHINGTON DC 3915 FULTON ST WASHINGTON DC	OBSERVATORY LAND TRUST	CONDOMINIUM BUILDING 3915 FULTON ST WASHINGTON DC	SOUTH ELEVATION SCALE 1/8" = 1'-0" DATE MAR 28 2014 AMENDED APR 10 2014 MAY 14 & 28 2014 JUN 23 2014	W H A ARCHITECTS AND PLANNERS 3915 FULTON ST WASHINGTON DC
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3915 FULTON ST
WASHINGTON DC

PROPOSED EAST (SIDE) ELEVATION

SCALE: 1/8" = 1'-0"

DATE: MAR 28 2014 AMENDED: APR 10 2014 MAY 14, 2014 MAY 28 2014 JUN 23 2014

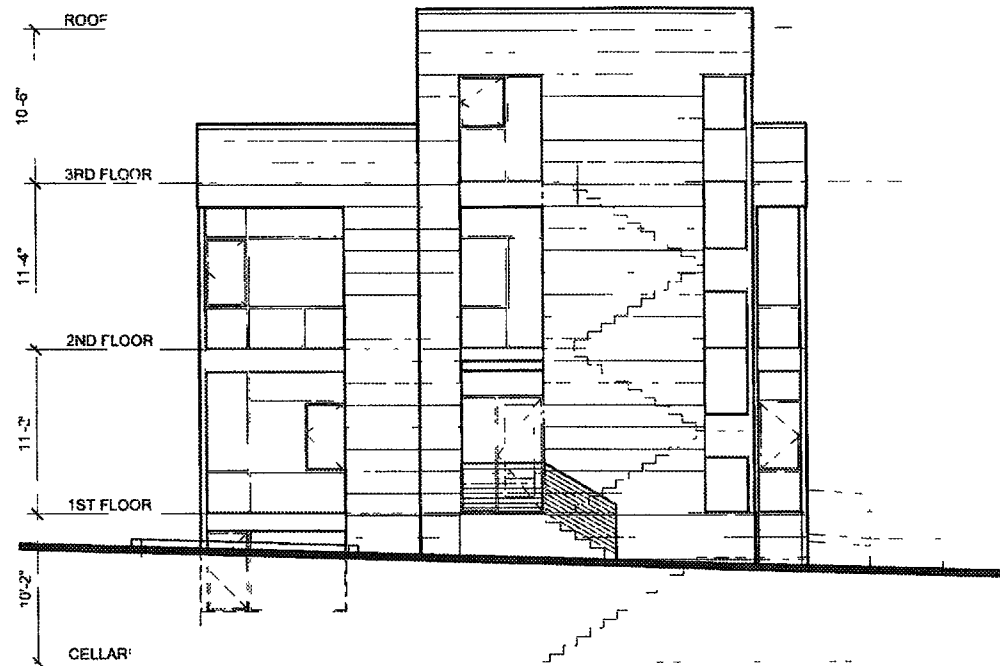
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EAST ELEVATION
SCALE: 1/8" = 1'-0"
DATE: MAR 28 2014
AMENDED: APR 10 2014
MAY 14 2014 MAY 28 2014 JUN 23 2014

CONDOMINIUM BUJI DING
3915 FULTON ST
WASHINGTON, DC

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3915 FULTON ST
WASHINGTON DC

PROPOSED NORTH (REAR) ELEVATION

SCALE 1/8" = 1'-0"

DATE MAR 28 2014 AMENDED APR 10 2014 MAY 14 2014 MAY 28 2014, JUN 23 2014

1. All drawings are the property of the Architect and shall remain confidential. No part of these drawings may be reproduced or transmitted in any form or by any means electronic, mechanical, photocopying, recording, or by any information storage and retrieval system without the prior written permission of the Architect.	CONSERVATORY LAND TRUST	CONDOMINIUM BUILDING 3915 FULTON ST WASHINGTON DC	NORTH ELEVATION SCALE 1/8" = 1'-0" DATE MAR 28 2014 AMENDED APR 10 2014 MAY 14 2014 MAY 28 2014, JUN 23 2014	W H A ARCHITECT 1000 14TH ST NW SUITE 200 WASHINGTON DC 20005
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3915 FULTON ST
WASHINGTON DC

PROPOSED WEST (SIDE) ELEVATION

SCALE 1/8" = 1'-0"

DATE: MAR 28 2014 AMENDED: APR 10 2014 MAY 14 2014 MAY 28 2014 JUN 23 2014

1. PREPARED BY: [REDACTED] 2. CHECKED BY: [REDACTED] 3. APPROVED BY: [REDACTED] 4. DATE: [REDACTED]	OBSERVATORY LAND TRUST	CONDOMINIUM BUILDING 3915 FULTON ST WASHINGTON D.C.	WEST ELEVATION SCALE 1/8" = 1'-0" DATE: MAR 28 2014 AMENDED: APR 10 2014 MAY 14 2014 MAY 28 2014 JUN 23 2014	W H A [REDACTED] [REDACTED] [REDACTED]
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