

GRIFFIN, MURPHY, MOLDENHAUER & WIGGINS, LLP

MARK G. GRIFFIN (DC, MD)

BRIAN P. MURPHY (DC, MD)

ASHLEY E. WIGGINS (DC, MD, VA)

MERIDITH H. MOLDENHAUER (DC, MD, VA)

ERIC M. DANIEL (MD, DC)

DIRECT DIAL: 202-530-1482

DIRECT EMAIL: MMOLDENHAUER@WASHLAW.COM

Executive Summary

Case No. 18800

Site Description

Address: 625 Park Road, NW
Square/Lot: Sq. 3038, Lot 97

Zoning: R-4

Existing: Church

Historic District: None

Public Transportation:

- Metro: Georgia Ave - Petworth
- Metrobus Routes: H1, H2, H3, H4, H8, 70, 60, 62, 63, 64, 79
- Capital Bikeshare:
 - Georgia & New Hampshire Ave NW (15 docks)
- Car Sharing:
 - Zipcar: (4 spaces)
 - Car2Go

Cases:

- *Palmer*
- *Clerics of St. Viator, Inc.*
- *Gilmartin*

Project Description

Applicant	633 Park, Inc.
Proposal	Multiunit Dwelling
Relief Sought	Lot Area (\$401.3); Courts (\$406.1); Rear Yard (\$404); Nonconforming Structure (\$2001.3)
Variance Standard	Exceptional Circumstance: Confluence of Factors • Property is occupied by a church that was recently designated as a historic landmark following acquisition. • Existing conformities of the church. • Property is exceptionally large. Strict Application Results in Practical Difficulty: • In conjunction with landmark status, strict application results in substantial limitations on the development potential of the lot. • Development of two long and narrow structures greatly reduces efficiency, layout, and design. • Preservation of historic features and rehabilitation of the existing church require substantial setbacks and reduce development potential of the lot. No Detriment to Public Good: • Renovating and rehabilitating the historic structure. • Contributes to diverse and adequate housing stock.

Comments of District Agencies and Community:

- On agenda for July 9 ANC1A meeting
- 27 Letters of Support

Board of Zoning Adjustment
 District of Columbia
 CASE NO. 18800
 EXHIBIT NO. 35

LAW OFFICES
GRIFFIN, MURPHY, MOLDENHAUER & WIGGINS, LLP

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DIRECT DIAL: 202-530-1482
DIRECT EMAIL: MMOLDENHAUER@WASHLAW.COM

July 8, 2014

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

Re: Application No. 18800 – 625 Park Road, NW
Prehearing Statement of the Applicant

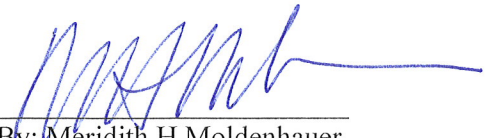
Chairperson Lloyd Jordan and Honorable Members of the Board:

On behalf of the Applicant, 633 Park, Inc., enclosed please find the Prehearing Statement for the above-referenced application. The application has been amended to include relief from the rear yard requirement (§404). The application is scheduled to be heard before the Board of Zoning Adjustment on July 22, 2014.

Thank you for your attention to this matter.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP


By: Meredith H Moldenhauer

Enclosures:

Cc: Advisory Neighborhood Commission 1A
c/o Kent Boese, Chair (via email)
Single Member District 1A09 Representative, Bobby Holmes (via email)
Joel Lawson, Office of Planning (via email)
Cliff Moy, Board of Zoning Adjustment (via email)

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

**APPLICATION OF
633 PARK, INC.**

**625 PARK ROAD, NW
ANC 1A**

STATEMENT OF THE APPLICANT

I. NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of 633 Park, Inc. (the “Applicant”), the owner of property located at 625 Park Road NW, Lot 97 in Square 3038 (the “Property”) in support of its application for an area variance from the requirements regarding lot area (§401.3); courts (§406.1); rear yard (§404); and nonconforming structures (§2001.3) to allow the Applicant to convert a church to a multiunit dwelling and construct an addition in an R-4 District at the Property.

II. EXHIBITS IN SUPPORT OF THE APPLICATION

Exhibit A Letter from Real Estate Agent

Exhibit B Neighbor Letters of Support

III. THE APPLICANT MEETS THE BURDEN OF PROOF FOR VARIANCE RELIEF

The Board is authorized to grant an area variance where it finds that the Applicant meets the three-prong area variance standard. As described in the Initial Application, supplemented in this Prehearing Statement, and as will be further explained at the public hearing, all three prongs of the area variance test are satisfied.

A. The Property is Unusual Because of its Size, Shape or Topography and is Affected by an Exception Situation or Condition

The phrase “exceptional situation or condition” in the above-quoted variance test applies not only to the land, but also to the existence and configuration of a building on the land. *See Clerics of St. Viator, Inc. v. District of Columbia Bd. of Zoning Adjustment*, 320 A.2d 291, 294 (D.C. 1974). Moreover, the

unique or exceptional situation may arise from a confluence of factors which affect a single property.

Gilmartin v. District of Columbia Bd. of Zoning Adjustment, 579 A.2d 1164, 1168 (D.C. 1990).

The Property is characterized by an exceptional situation and condition as a result of a confluence of the following factors: (1) the Property is currently occupied by a church that was designated as a historic landmark following the Applicant's acquisition; (2) the existing nonconformities of the existing church; and (3) the Property is exceptionally large.

B. Strict Application of Zoning Regulations Would Result in Practical Difficulty to the Owner

Strict application of the zoning regulations with respect to lot area (§401.3); courts (§406.1); rear yard (§404); and nonconforming structure (§2001.3) would result in a practical difficulty to the Applicant. The D.C. Court of Appeals has held that to satisfy the practical difficulty element of the area variance test, an applicant must demonstrate that "compliance with the area restriction would be unnecessarily burdensome" *Gilmartin, supra* at 1170. In *Gilmartin*, the Court noted that "the severity of the variance(s) requested," "the weight of the burden of strict compliance," "the effect the proposed variance(s) would have on the overall zone plan," and the "increased expense and inconvenience to applicants for a variance" are among the proper factors for the BZA's consideration. *Id.* at 1171.

1. Lot Area (§401.3)

Under §401.3, the conversion of a building or structure to an apartment house in the R-4 District is permitted, but requires a minimum of 900 square feet of lot area per apartment unit. In light of the existing church at the Property, the existing nonconformities, and the exceptionally large size of the lot, the Applicant, due to the pending landmark status application, must preserve the church, and proposes to convert it to a multiunit dwelling and construct an addition for a total of 41 units.

The deviation from the lot area requirement requested is not dissimilar to several other conversions of churches to multiunit dwellings in the R-4 district approved by this Board. In fact, the degree of relief is far less than in several similar cases:

BZA No.	Address	Square/Lot	No. of Units	Lot Area	Lot Area Avg. per Unit	Prior Use	Decision Date
14527	1000 East Capitol Street, N.E	966/11	8	1649	206	Church/Sunday School (originally a row dwelling)	2/4/1987
18055	304 Q Street NW	521/809	4	896	224	Church (originally an apt. house)	4/20/2010
18562	1538 New Jersey Avenue NW	510/53	6	2255	376	Church (to be substantially removed and replaced with a new building)	7/9/2013
18724	819 D Street NE	916/74	30	11458	382	Church	3/11/2014
14712	501 E Street, S.E	846/830	19	7657	403	Church	1/6/1988
18800	625 Park Road NW	3038/97	41	16654	406	Church	
17779	3408 Sherman Avenue, N.W.	2841/115	8	4017	502	Church (originally a 2-story gas station and tire store)	7/29/08 and 10/7/08

We acknowledge that the cases above have been decided based on their own, individual circumstances. Moreover, we submit that the unique circumstances described below satisfy the variance standard and follow similar logical conclusions which led the Board to approve the above cases.

Upon purchase of the Property, the existing church was not landmarked or in any way subject to historic preservation requirements. The Applicant obtained a demolition permit on June 4, 2013 designated as Demolition Permit No. D1300563 and filed for a building permit on August 14, 2013 designated as Building Permit No. B1309978. Nearly a year after acquisition, on February 28, 2014, the landmark application was filed, which greatly reduced the development potential of the lot. Prior to landmark status, the Applicant had the option to raze the existing church and build a more efficient structure or construct a third floor and abutting addition. Landmark status prevents the Applicant from pursuing either of these options and greatly reduces the Applicant's opportunity to develop the lot. Furthermore, due to landmark status, no development above the existing structure is permitted and a significant amount of lot area around the church must remain unimproved.

At the time of purchase, the Applicant would have been entitled to convert the existing structure to a 3-story apartment and build a matter of right structure of nearly 43,000 square feet. A prior iteration of the project included a third floor above the existing church with an abutting addition, which now will no longer be possible because the project is landmarked as historic and will be reviewed by the Historic Preservation Review Board. The proposed project, including the requested areas of relief, is well below the matter of right square footage at just over 37,000 square feet.

Furthermore, landmark status requires that no development be placed above the existing structure and that a significant amount of lot area around the church must remain unimproved. Inherent to the landmark status is preserving the space on both sides of and in front of the existing church. On the eastern side of the structure, the historic church is roughly 9 feet away from the Property line. If not for the landmark status, this gap could be filled in with usable square footage. The Church originally was constructed on a 50 foot wide lot. That appearance will be maintained with a buffer of green space. In order to preserve the eastern wall, the space to the east of the existing church is unusable. On the western side of the structure, a large court between the two portions of the proposed project greatly reduces the amount of square footage available for development and drastically reduces the efficiency of the square footage that remains. In total, landmark status requires 4,680 square feet of lot area devoted to green space in front of and on either side of the existing structure. Thus, any new development is pushed onto the remaining portion of the lot and against the western property line.

In addition to a smaller proposed structure and reduction in usable square footage, there are several challenges associated with the efficiency, layout, and design of the existing structure and the addition associated with the newly landmarked Property. Each is now addressed in turn.

First, pulling the addition away from the church a sufficient distance to respect its visual appearance as a landmark structure reduces the efficiency of the project. It is due to this necessity that gives the appearance of a second structure. If not for the landmark status, the proposed development

would have read more as an addition and conversion than a second structure. Working within two long and narrow structures, the existing church and the new addition, greatly reduces the efficiency of the existing corridors. Retaining the church and building with a minor connection creates the need for a second entryway, a second corridor, and second set of stairs. Working within the existing church and being restricted to a long and narrow portion of the lot creates a practical difficulty, with two atypically long corridors, reduced marketable square footage, and longer and narrower units than would ordinarily be the case. Moreover, the long and narrow nature of the new addition requires a second stairwell in that structure, again at the loss of marketable square footage, in order to comply with the fire code, which requires a minimum distance from each bedroom to the nearest means of egress. Furthermore, having two long and narrow structures increases the exterior wall surface which demonstrates the inefficiency of the proposed structure.

Second, several design constraints are imposed on the Applicant as a result of landmark status and review by HPRB. A key challenge is associated with preserving the existing windows. Ordinarily, the layout of the units in a building is determined based on efficiency of design and aesthetic preferences. Because the church windows must now be maintained in their existing position, the layouts of the units are dictated by the location the existing windows. The proposed units are long and narrow, and the interior layouts and rooms must be awkwardly shaped, in large part due to the need to maintain the location of the existing windows. Furthermore, the windows on the second floor are small, at roughly $\frac{1}{2}$ the size of standard windows, and oddly shaped. If not landmarked, these windows would be replaced with a more cost-effective, efficient, and marketable window arrangement. The design of the new addition must also match historic detailing including historic bay projections and brickwork and color that matches and compliments the existing church. In addition, the need to remove the addition from the side of the existing church pushes the new addition against the western property line. Pushing the structure up against the western property line requires substantial additional costs associated with underpinning and

sheeting and shoring, which would not have been required if the addition could have been flush against the existing church and a side yard could have been provided with alternative construction methods.

Finally, retrofitting the existing historic church comes at great cost to the Applicant both financially and with respect to the timeline for the project. The floor of the existing church slopes by roughly 3 feet from front to back to allow for a stadium seating effect. The slope will need to be removed, at great cost to the Applicant, to allow for level residential units. With respect to the historic windows, not only do they dictate the layout of the residential units, but they also must be retrofitted to meet fire code. Brickwork on the front façade requires skilled and specialized masonry work that is both costly and time consuming. New framing and dry-walling structural elements that bend and wave, as is the case in this instance, are also challenging. Each element increases the challenges associated with the project both in terms of the timeframe for completion and costliness of labor and materials.

As a result of landmark status, it is anticipated that the project will be delayed by 18-24 months. New architectural and civil plans must be developed and the building permit process must begin anew. In addition, the Historic Preservation Review Board requires several rounds of review, including input on design and aesthetic details. The construction process is also delayed by the need to find specialized labor and materials. Due to the unexpected delay associated with the newly designated landmark status, the Applicant incurs extensive carrying costs while the project is stalled including mortgage payments, property taxes, property insurance, as well as a second round of architectural fees, engineering fees, surveyor fees, permitting fees, and legal fees.

Construction of fewer units would result in large, narrow, and awkward units. To strictly comply with the 900 sq. ft. rule, the lot could only accommodate 18 units. The average unit size would need to be nearly 1800 square feet of floor area to comply. However, 18 units of an average size of roughly 2000 square feet would not be marketable due to the previously discussed challenges with the site.

Furthermore, in a building of this type, with awkward windows and floor plans, and at this location, 2000 square foot units are less marketable. See Letter from Real Estate Agent at Exhibit A.

The unit size, location, and configuration proposed in the application is dictated by the size and configuration of the church, the market demand for units of a certain size, in this neighborhood, in buildings of this type, and the physical limitations imposed by the bearing walls and windows of the church building. Given the physical configurations and limitations, and the market demand, the Applicant has proposed 41 units in the church and the addition. Providing fewer units would result in excessively large units with dark and inefficient layouts. Creating larger units would not be appropriate for the market.

For the reasons detailed above, strict application of the zoning regulations with respect to lot area would result in a practical difficulty.

2. Courts (§406.1)

Under §406.1, a closed court has a required width of 4 inches per 1-foot of height, but not less than 15 feet. A closed court must also have an area greater than the twice the square of the required width of the court but not less than 350 square feet. Thus, the required width of the closed court is 13.33 feet and 356 Square Feet. The Applicant has requested relief to allow a closed court with a width of 10 feet and an area of 350 square feet. The closed court is required to allow window access to the bedrooms abutting it as is required by the building code. Furthermore, the closed court, if widened, would create odd spaces in the abutting units. Alternative configurations would make a double-sided corridor infeasible, create awkward units, and result in an inefficient use of space in the addition. Due to the presence of the existing church, increasing the size of the court would come at the expense of square footage of the residential units and substantially reduce the efficiency of the addition. Thus, strict application results in a practical difficulty to the Applicant.

3. *Rear Yard (§404) and Nonconforming Structures (§2001.3)*

Under §404.1, the rear yard requirement is 20 feet. The Property currently has no rear yard.¹ The lack of rear yard will remain and the addition will abut the rear lot line in the same manner as the existing church. While the rear yard has technically not changed in depth, the Applicant seeks relief from the nonconforming structure provision to allow more of the rear property line to be abutted by a structure. Because the existing structure, which is being preserved, abuts the rear property line, the addition must abut the rear property line to allow for continuity of the structure.

C. **No Substantial Detriment to the Public Good Nor Substantial Impairment to the Intent, Purpose and Integrity of the Zoning Plan**

There will be no substantial detriment to the public good and no substantial impairment to the intent, purpose, and integrity of the zone plan by approving the zoning relief. The proposed project adaptively reuses and renovates an existing church for a residential use with appropriately-sized units in a residential neighborhood. Furthermore, the footprint, height, and exterior of the church will remain unchanged, with the addition allowing for additional complimentary residential units. Moreover, the proposed project adequately balances the zoning regulations' goals of ensuring adequate space for residents, providing a diverse and adequate housing stock, and permitting property owners to create marketable units. Finally, the additional residential units help address the well documented shortage of housing in the Washington D.C. area.² For these reasons, approval of the zoning relief requested will not cause a detriment to the public good or zone plan.

¹ The rear yard definition states that “[t]he rear yard shall be for the **full width of the lot** and shall be unoccupied” 11 DCMR 199.1 (emphasis added).

² Over the next 20 years the Washington metropolitan area will need 700,000 new housing units by 2030, or roughly 36,500 each year to keep up with predicted population growth. However, if the pace of construction over the last 20 years continues, at roughly 28,000 new housing units per year, the region would only add about ¾ that much. Artemel, Agnes and Sturtevan, Lisa. *Washington's Economic Future Depends on More Housing*. October 17, 2012. Greater Greater Washington. Found at: <http://greatergreaterwashington.org/post/16470/washingtons-economic-future-depends-on-more-housing/>.

IV. COMMUNITY OUTREACH

Following submission of the Initial Application, the Applicant has conducted an extensive amount of neighborhood outreach. The Applicant has met with ANC1A Chairperson Kent Boese on multiple occasions and received support. The Applicant has also had discussions regarding the project with SMD 1A09 Representative Bobby Holmes. The Applicant is on the agenda for the July 9 ANC 1A meeting. The Applicant has obtained 27 letters in support of the Application. *See Neighbor Letters of Support at Exhibit B.*

V. WITNESSES

The following witnesses will appear on behalf of the applicant:

1. Mubashir Khan, on behalf of the Applicant; and
2. Jim Foster, on behalf of Arcadia Design.

VI. CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards for variance relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests that the Board grant the application.

Respectfully submitted

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP

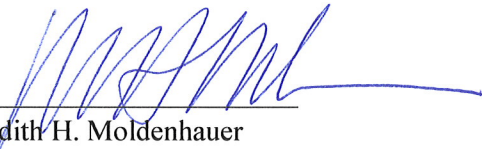
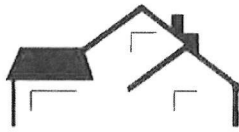
By: 
Meridith H. Moldenhauer
Eric M. Daniel
1912 Sunderland Place, N.W.
Washington, D.C. 20036
(202) 429-9000

Exhibit A



FAIRFAX REALTY, INC.

WWW.FAIRFAXREALTY.COM

July 5, 2014

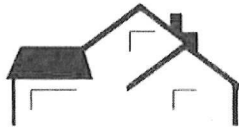
To: Mubashir Khan

From: Amir Khan
Realtor. Licensed in Washington DC
Fairfax Realty (703)533-8660

Re: 625 Park Road, NW - Renovation and Conversion of Existing Church Building to Residential Condominium Units - Demographic Study and Recommended Unit Size and Mix

As your sales and marketing representative firm having sold more than 200 new dwelling units throughout the District of Columbia the last few years, we have collected specific data points for all submarkets including this one. Our conclusion is that your existing plan for 41 units in the historic existing church and addition, with your proposed mix of unit sizes and types, is consistent with the existing demand in this submarket. Please see below for our analysis of the building's current unit plan and mix, including the number of units and range of unit sizes

- **Purchaser Demographics:** The most likely resident for this building and location are young professionals, young families, or empty nesters. The largest group of potential buyers is composed of individuals who are presently renting and are first time buyers, with a secondary group of potential buyers that currently own condominiums or small townhouses in the vicinity. Based on our research, there is not a large enough market to support an entire development of large, high-priced, condominiums.
- **Increased Competition:** When condominiums in this submarket are too large and therefore above a certain price point they are in direct competition with townhomes. Buyers in this segment of the market always prefer a townhouse over a multifamily unit; however, most cannot afford those price points. Several large units in this submarket that have been on the market for over 120 days.
- **Diverse Buyer Pool:** The proposed unit mix in your project will attract a variety of buyer categories, both singles and couples, male and female with age ranges between 28 and 55, the majority of whom are currently renting. Approximately 25% of the couples between 33 and 40 will have young children or will be preparing to start a family. This allows a wider group of potential buyers to have the opportunity to purchase and continue the diversity of the current community. Our experience in neighborhoods across the District is that the existing neighbors preferred living next to new condominium buildings that have a large, diverse mix of buyers, with a range and mix of unit sizes that meet the prevailing market demand, as opposed to a smaller number of larger units, with a smaller elite occupancy that is more uniform in demographic make-up and typically higher income. In the eyes of the existing neighbors, too many new residents from just an upper income bracket change the make-up of the community and creates a very different neighborhood dynamic.



FAIRFAX REALTY, INC.

WWW.FAIRFAXREALTY.COM

- **Market Demand:** The proposed range of unit sizes and mix of units in the project are consistent with the demand we see from prospective buyers. That being said, the long narrow units and atypical windows on the upper floors present some concerns with respect to marketability of the units.
- **Less Disruption for Existing Neighbors:** Because the proposed range of unit sizes and mix of units is consistent with current market demand, the amount of time that these units are on the market should be relatively short. This is an important consideration not only for you as the developer, but also for the neighborhood as well. A smaller number of larger units will increase the total amount of marketing time for the project, as the unit price will of necessity be higher, and consequently the buyer pool is significantly decreased. This results in longer disruption for the existing neighbors exhibited by extended periods of open houses and the associated increase in traffic, with completed units sitting vacant, which many view as reflecting negatively on the neighborhood (and consequently upon their home values) With the current unit size, mix and count, we believe that almost all units will be sold by building completion.

Exhibit B

Date:

6-9-14

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800- 625 Park Road, NW

Dear Chairperson Jordan and Members of the Board:

I am writing to express my support for the application for zoning relief at 625 Park Road, NW submitted by 633 Park, Inc. (the "Applicant") to allow the Applicant to renovate a church, convert it to a multiunit dwelling, and construct an addition. I urge the Board to approve the application as proposed.

The plans for the Applicant's proposed project have been explained to me. The project will not have a substantially adverse effect on the use or enjoyment of our nearby home. Nor will it affect our light, air, or privacy. The project is complimentary to other projects in our immediate vicinity, and will not visually intrude upon the character, scale, or pattern of the houses in our neighborhood.

Thank you for the opportunity to provide feedback.

Sincerely,

G. Romen (Signature)

Name:

Guadalupe Romen

Address:

633 Park Rd
Washington DC
20010

Date: 6-9-2014

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800- 625 Park Road, NW

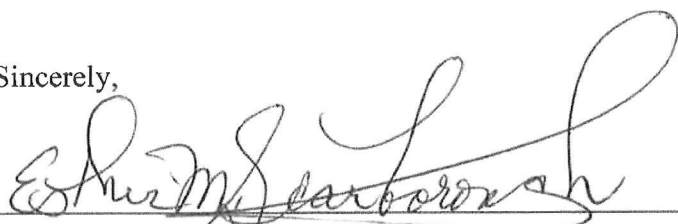
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Thank you for the opportunity to provide feedback.

Sincerely,



(Signature)

Name:

Esther M. Scarborough

Address:

639 Park Rd, NW.
Washington, D.C. 20018-2507

Date: 6-9-14

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

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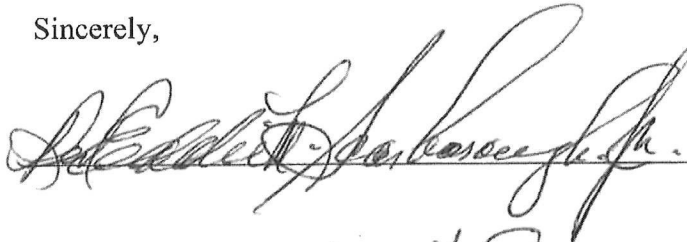
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Thank you for the opportunity to provide feedback.

Sincerely,

 (Signature)

Name: EDDIE M. SCARBOROUGH, JR.

Address: 639 PARK ROAD, N.W.
WASHINGTON, D.C. 20010-2507

Date: 6-9-14

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800- 625 Park Road, NW

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Thank you for the opportunity to provide feedback.

Sincerely,

Mary Hawe (Signature)

Name: MARY HAWE

Address: 601 Morton St. NW. #31

Date: 6-9-14

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: **Letter in Support of BZA Application No. 18800- 625 Park Road, NW**

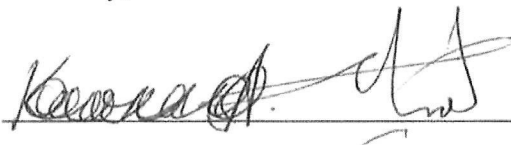
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Thank you for the opportunity to provide feedback.

Sincerely,

 (Signature)

Name:

Keesha D. Jones

Address:

3426 George Ave NW
Washington DC 20010

Date: _____

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800- 625 Park Road, NW

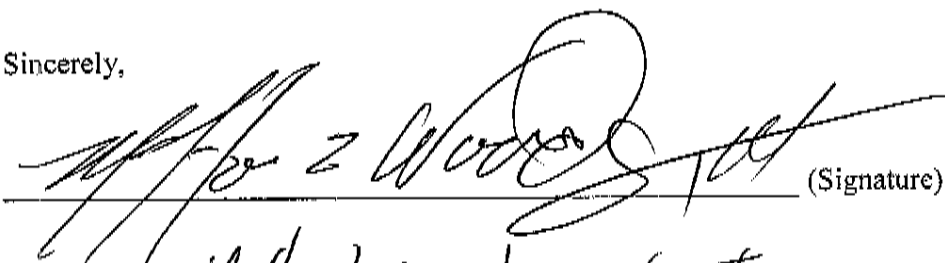
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Thank you for the opportunity to provide feedback.

Sincerely,

 (Signature)

Name:

MILTON C. WOODY, III

Address:

1821 BIRCHARD ST N.W.
WASH, D.C 20009

Date: 7-3-14

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800- 625 Park Road, NW

Dear Chairperson Jordan and Members of the Board:

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Thank you for the opportunity to provide feedback.

Sincerely,

B-T. Sebhate (Signature)

Name: ~~745~~ B-T. SEBHATE

Address: 745 MORTON ST, N.W.
WASHINGTON DC 20010

Date:

7/3/2014

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800- 625 Park Road, NW

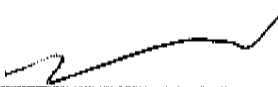
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Thank you for the opportunity to provide feedback.

Sincerely,

 (Signature)

Name:

Aaron Colet

Address:

753 Morton NW
Washington DC 20010

Date:

7-3-14

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800- 625 Park Road, NW

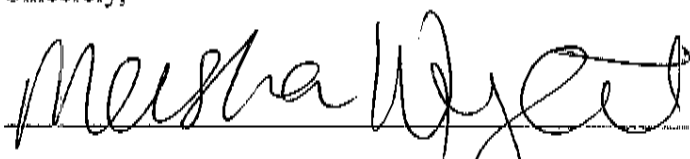
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Thank you for the opportunity to provide feedback.

Sincerely,



(Signature)

Name:

Marsha Wright

Address:

621 Lamont St
NW Washington, DC
20010

Date: 7, 3, 14

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 2108
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800- 625 Park Road, NW

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Thank you for the opportunity to provide feedback.

Sincerely,

Gertrude Hart

(Signature)

Name:

Gertrude Hart

Address:

1023 Canyon St NW
Wash DC 20010

Date:

7/3/14

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800- 625 Park Road, NW

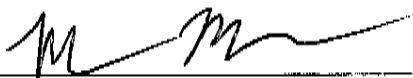
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Thank you for the opportunity to provide feedback.

Sincerely,



(Signature)

Name:

Micah Backus

Address:

744 North St. NW
Washington, DC 20001

Date: _____

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800- 625 Park Road, NW

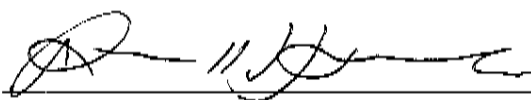
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Thank you for the opportunity to provide feedback.

Sincerely,



(Signature)

Name:

Anthony Joseph

Address:

5000 New Hampshire Ave
NW DC 20011

Date: _____

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter In Support of BZA Application No. 18800- 625 Park Road, NW

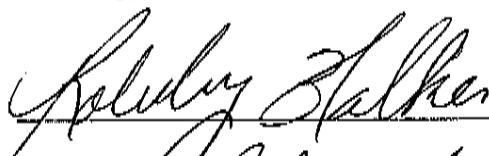
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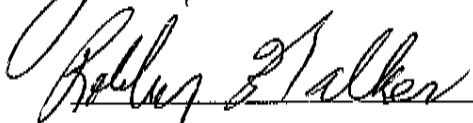
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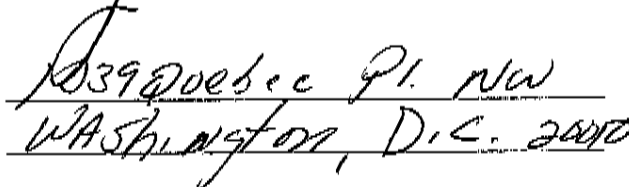
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Sincerely,

 _____ (Signature)

Name:  _____

Address:  _____

Date: _____

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800- 625 Park Road, NW

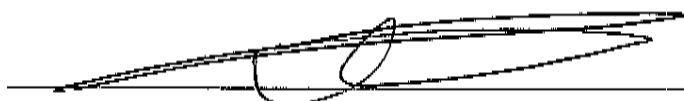
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Thank you for the opportunity to provide feedback.

Sincerely,

 (Signature)

Name:

ASSA BARABJI

Address:

3305 Georgia Ave NW

DC 20010

Date: _____

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800– 625 Park Road, NW

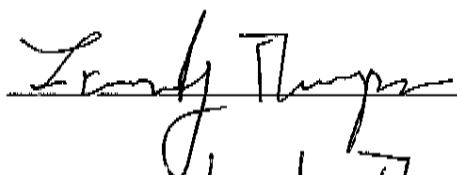
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Thank you for the opportunity to provide feedback.

Sincerely,

 _____ (Signature)

Name:

Lanky Thompson

Address:

616 Morton St, NW
Wash, DC 20010

Date: 7/3/14

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800- 625 Park Road, NW

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Thank you for the opportunity to provide feedback.

Sincerely,

 (Signature)

Name: Daryl Diaz

Address: 2612 Georgia AVE N.W.
Washington D.C. 20001

Date: _____

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800- 625 Park Road, NW

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Thank you for the opportunity to provide feedback.

Sincerely,

Mohammed Kelifa (Signature)

Name: MOHAMMED KELIFA

Address: 3420 Georgia Ave N.W
Washington DC 20018

Date: 7/3/14

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800- 625 Park Road, NW

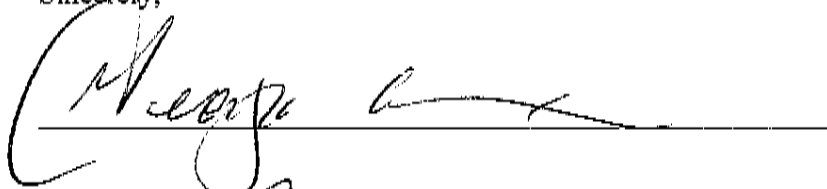
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Thank you for the opportunity to provide feedback.

Sincerely,

 (Signature)

Name:

GEORGIA ALEXANDER

Address:

732 MONTON STREET NW
WASHINGTON DC 20010

Date: 7-3-14

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800- 625 Park Road, NW

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Thank you for the opportunity to provide feedback.

Sincerely,

 (Signature)

Name: Ronald A. Hawkins

Address: 3512 11th St N.W. Washington D.C.
20010

Date: _____

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800- 625 Park Road, NW

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Thank you for the opportunity to provide feedback.

Sincerely,

Everett D Walker (Signature)

Name:

Everett D Walker

Address:

1119 Buchanan St
NW. Washington 20011

Date:

7/3/14

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800- 625 Park Road, NW

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Thank you for the opportunity to provide feedback.

Sincerely,



(Signature)

Name:

CARL CRIGHTNEY

Address:

732 Morton St NW
Washington D.C. 20010

Date: _____

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: **Letter in Support of BZA Application No. 18800– 625 Park Road, NW**

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Thank you for the opportunity to provide feedback.

Sincerely,

Ruth Murr (Signature)

Name: RONALD MAURITTE

Address: 622 COLUMBIA RD
WASH DC
20001

Date: 7-3-14

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800- 625 Park Road, NW

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Thank you for the opportunity to provide feedback.

Sincerely,

Eugene Bucknall (Signature)

Name: Eugene Bucknall

Address: 732 Morton St NW
Washington DC
20010

Date: _____

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800- 625 Park Road, NW

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Thank you for the opportunity to provide feedback.

Sincerely,

John Smith (Signature)

Name: John Smith

Address: 3542 Georgia Ave NW
Washington DC 20010

Date: _____

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800- 625 Park Road, NW

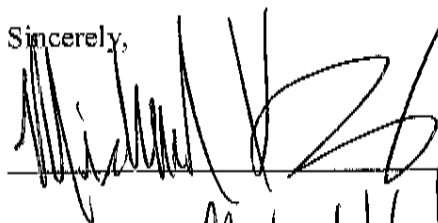
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Thank you for the opportunity to provide feedback.

Sincerely,



(Signature)

Name:

Michael Holmes

Address:

3506 Georgia Ave
Washington, DC 20000

2024230193

Date: July 3, 2014

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800- 625 Park Road, NW

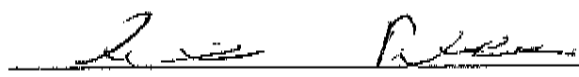
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Thank you for the opportunity to provide feedback.

Sincerely,

 (Signature)

Name: Sheriff DouglasAddress: 732 Molton St NW
Washington DC
20010

Date: 7.8.14

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18800- 625 Park Road, NW

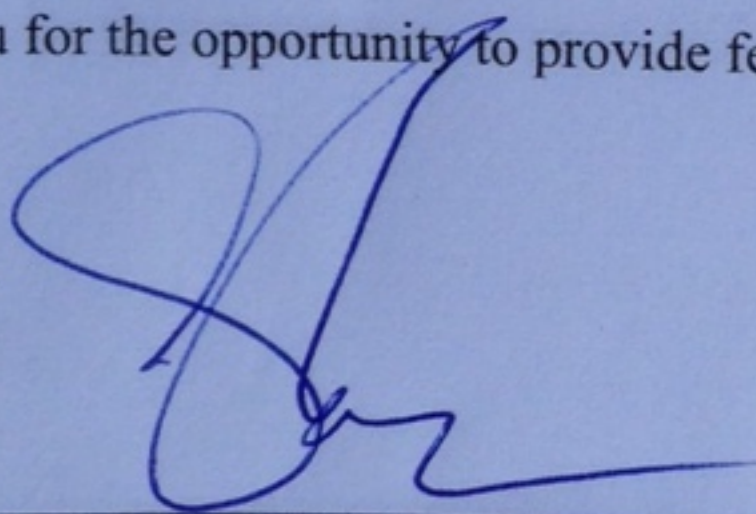
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Thank you for the opportunity to provide feedback.

Sincerely,



(Signature)

Name: Stephan Bailon

Address: 3301 Georgia Ave. NW
Washington, DC. 20010

