

January 22, 2016

Marnique Y. Heath, Chairperson
Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

Re: *Request for Special Exception for 824 Varnum Street, N.W. (Property)*

Dear Ms. Heath and Members of the Board:

824 Varnum LLC (the "Applicant") submits this application, pursuant to 11 DCMR Section 3606.1 for a special exception to permit the conversion of the Property to a 3 unit multi-family building pursuant to Section 336 at premises 824 Varnum Street, NW (the "Property" or "Site").

The enclosed materials include the following:

1. Required BZA Forms (120, 126 and 135) and Letter of Agent Authorization;

Exhibit A - Statement of the Applicant;

Exhibit B - Subdivision plat showing the property;

Exhibit C - D.C. Zoning Map showing the Property outlined in red;

Exhibit D - Architectural Plans showing the 16 unit row house project;

Exhibit E - Two color photographs of the Property, from front and rear;

Exhibit F - Site Vicinity Map; and

Exhibit G - Two sets of mailing labels and list of owners of property within a 200 square foot radius of the subject property;
2. Check in the amount of \$1,560.00 payable to the D.C. Treasurer.

Marnique Y. Heath, Chairperson
January 22, 2016
Page 2

Thank you in advance for your consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cynthia A. Giordano". The signature is fluid and cursive, with the first name "Cynthia" being more prominent.

Cynthia A. Giordano

Attachments
CAG/eo

Form 126

BZA Fee Calculator



BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 126 – BOARD OF ZONING ADJUSTMENT FEE CALCULATOR

Per §3180 of the Zoning Regulations, at the time of the filing of an application or an appeal with the Board of Zoning Adjustment, the applicant or appellant shall pay a filing fee in accordance the fee calculator below. In the case of an application combining two (2) or more actions, or for an application requesting consideration of more than one alternative, the fee shall be the total of the amounts for each action or alternative computed separately. However, for applications involving owner-occupied, one-family dwellings or flats, regardless of the number of variances, special exceptions, or alternatives requested, the fee is three hundred and twenty-five dollars (\$325.00). A department, office, or agency of the Government of the District of Columbia shall not be required to pay a filing fee where the property is owned by the agency and the property is to be occupied for a government building or use.

APPLICATION OR APPEAL TYPE:	FEE	UNIT	TOTAL
VARIANCE:			
Owner-Occupied Dwelling	\$325		
All Other Variances Per Section Requested	\$1,040		

TOTAL FOR VARIANCES:

SPECIAL EXCEPTION:

Parking Lot/Garage/Accessory Parking (per space)	\$104		
Child Development Center (per student)	\$33		
Private School (per student)	\$33		
Residential Under §353	\$520		
CBRF (per person)	\$104		
Office Use in SP (per 100 square feet)	\$52		
Roof Structures	\$2,600		
Hotel or Inn in SP (per room or suite)	\$104		
Gasoline Service Station	\$5,200		
Repair Garage	\$1,560		
Home Occupation	\$1,560		
Accessory Apartment Under §202	\$325		
Theoretical Lot Under §2516	\$1,560		
Additional Theoretical Lot Under §2516	\$520		
Recycling Facility Under §802	\$5,200		
Antenna Under §211	\$2,600		
Any Other Special Exception	\$1,560		1560
Chancery (per 100 square feet)	\$65		
Owner-Occupied Special Exception	\$325		
Time Extension/Modification – Owner Occupied	\$130		
Time Extension/Modification – All other (percentage of filing fee)	26%		

TOTAL FOR SPECIAL EXCEPTIONS: 1560

APPEAL:

NCPC/ANCs/Citizens Association/Civic Association/Not-for-Profits	\$0		
All other organizations, groups or persons	\$1,040		

TOTAL FOR APPEALS:

GRAND TOTAL: 1560

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Name:

Cynthia A. Giordano

Signature:



Exhibit No. _____

Last Revised (10/18/10)

Case No. _____

SAMPLE CALCULATION:

Application of XXXXXXXXXXXX, pursuant to 11 DCMR §§ 3104.1, 3103.2, and 1202, for a variance from the lot occupancy requirements under subsection 403.2, a variance from the rear yard requirements under section 404, a variance from the nonconforming structure requirements under subsection 2001.3, a variance from the driveway width requirements under subsection 2117.8(c)(2), and a special exception to allow the expansion of a building devoted to a non-profit organization use under section 217, in the CAP/R-4 District at premises 224 2nd Street, S.E. (Square 762, Lot 7).

APPLICATION OR APPEAL TYPE:	FEE	UNIT	TOTAL
VARIANCE:			
Owner-Occupied Dwelling	\$325		
All Other Variances Per Section Requested	\$1,040		
TOTAL FOR VARIANCES:			
SPECIAL EXCEPTION:			
Parking Lot/Garage/Accessory Parking (per space)	\$104		
Child Development Center (per student)	\$33		
Private School (per student)	\$33		
Residential Under §353	\$520		
CBRF (per person)	\$104		
Office Use in SP (per 100 square feet)	\$52		
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Accessory Apartment Under §202	\$325		
Theoretical Lot Under §2516	\$1,560		
Additional Theoretical Lot Under §2516	\$520		
Recycling Facility Under §802	\$5,200		
Antenna Under §211	\$2,600		
Any Other Special Exception	\$1,560	1	\$1,560.00
Chancery (per 100 square feet)	\$65		
Owner-Occupied Special Exception	\$325		
Time Extension/Modification – Owner Occupied	\$130		
Time Extension/Modification – All other (percentage of filing fee)	26%		
TOTAL FOR SPECIAL EXCEPTIONS:			\$1,560.00
APPEAL:			
NCPC/ANCs/Citizens Association/Civic Association/Not-for-Profits	\$0		
All other organizations, groups or persons	\$1,040		
TOTAL FOR APPEALS:			
GRAND TOTAL:			\$1,560



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a 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

Form 135

Zoning Self Certification



BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
824 Varnum Street, NW, Washington DC	3024	50	R-4

Single-Member Advisory Neighborhood Commission District(s): 4C07

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	☐ §3103.2 - Use Variance	☐ §3103.2 - Area Variance	☒ §3104.1-Special Exception
Pursuant to Subsections	336	336	

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self certified in order to obtain, for the above referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22 2405)

Owner's Signature 		Owner's Name (Please Print) 824 Varnum LLC	
Agent's Signature 		Agent's Name (Please Print) Cynthia A. Giordano	
Date	1/21/16	D.C. Bar No.	290973
		or	Architect Registration No.
			Cynthia A. Giordano

FOR OFFICIAL USE ONLY

Based upon review of the application and self-certification, the Office of Zoning determines, pursuant to 11 DCMR §3113.2, this application is

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator within DCRA, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ 11 DCMR §3113.2; or ☐ 11 DCMR - Zoning Regulations. Explanation _____

Signature		Date	
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ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Case No. _____

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	3295 Sqft	2700Sqft (for 3 units)	NA	3295 Sqft	NA
Lot Width (ft. to the tenth)	20ft	NA	NA	20ft	NA
Lot Occupancy (building area/lot area)	39%	NA	60%	60%	NA
Floor Area Ratio (FAR) (floor area/lot area)	NA	NA	NA	NA	NA
Parking Spaces (number)	1	1	NA	2	NA
Loading Berths (number and size in ft.)	NA	NA	NA	NA	NA
Front Yard (ft. to the tenth)	NA	NA	NA	NA	NA
Rear Yard (ft. to the tenth)	71ft 2 inches	20ft	NA	49ft	NA
Side Yard (ft. to the tenth)	6ft	None, unless provided then 6ft	0	6 ft	NA
Court, Open (width by depth in ft.)	NA	None, unless provided	NA	NA	NA
Court, Closed (width by depth in ft.)	NA	None, unless provided	NA	NA	NA
Height (ft. to the tenth)	31ft	NA	35ft	34ft	NA

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.



Letter of Agent Authorization

824 Varnum LLC
c/o James Sampson
7425 Quail Ridge Lane
Bowie, MD 20720

January 11, 2015

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

Re: BZA Application for 824 Varnum Street, NW (Square 3024, Lot 50)

Dear Chairperson Heath and Members of the Board:

We hereby authorize the law firm of Saul Ewing LLP to represent 824 Varnum LLC, owner of the above-referenced property, in all proceedings before the D.C. Board of Zoning Adjustment concerning this application.

Sincerely,

824 Varnum LLC

By: 
Name: James Sampson
Title: Managing Member

Exhibit A

BOARD OF ZONING ADJUSTMENT

SPECIAL EXCEPTION APPLICATION

APPLICANT'S STATEMENT

824 Varnum Street, N.W.; Square 3024, Lot 50

I. INTRODUCTION AND NATURE OF RELIEF SOUGHT

824 Varnum LLC (the "Applicant") recently purchased the property located at 824 Varnum Street, N.W., Square 3024, Lot 50 (the "Property"), which is zoned R-4. The improvements on the Property consist of a pre1958, two-story, row dwelling (the "Building") in substantial need of repair. The Applicant proposes to construct an addition to the building and to convert it to a three (3) unit apartment building. Special exception approval pursuant to 11 DCMR §336 is hereby requested for the conversion to 3 units. The applicable R-4 zoning limits the Property to 2 units as a matter of right.

II. DESCRIPTION OF THE PROPERTY AND VICINITY

The Property is located at 824 Varnum Street N.W. in the Petworth neighborhood, one block to the east of Georgia Avenue. As indicated above, it is located in the R-4 zone district. The Property has a land area of 3,295 square feet and is improved with a semi-detached structure sharing a party wall with another row structure to the east. To the west and further east, the subject block of Varnum Street and the 4200 block of 8th Street are developed with similar semi-detached structures, several of which have been converted to 3 units including 843 Varnum). Across Varnum Street to the north are several small apartment buildings including 807 Varnum (7 units) and 817 Varnum (3 units). To the south, both the northern and southern sides of the 800 block of Upshur Street are primarily developed with low scale, commercial buildings which include a pizza place, two bars and cafe restaurants, a yogi center as well as two churches.

III. Proposed Conversion Plan

The Applicant plans to add approximately 680 square feet to the rear of the Building and convert it to 3 units. The addition will consist of a three-story rear addition to the Building as set forth in the architectural plans, which are included herewith. The addition will add approximately 3'4" to the height of the Building for a total height of 34'6" and extend the rear of

the Building by 13'8". Two surface parking spaces accessed from the public alley to the rear will be provided.

IV. THE APPLICATION SATISFIES SPECIAL EXCEPTION REQUIREMENTS OF §336

Pursuant to §336 of the Zoning Regulations, the Board is authorized to grant special exception relief for the conversion of pre 1958 buildings to apartments in the R-4 zone district based upon a finding that the standards set forth in Section 336 are met and where, in the judgment of the Board, pursuant to Section 3104, 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. As detailed as follows, the proposed conversion meets the requirements and standards of both Sections 336 and 3104.1.

A. §336 Compliance

The proposed 3 unit plan satisfies all of the requirements of the recently adopted new "pop up regulations" (11 DCMR §336.2 through §336.1, Order No. 14-11), as follows:

Section 336.2 *"The maximum height of the residential building and any additions thereto shall not exceed thirty-five feet (35 ft.), except that the Board of Zoning Adjustment may grant a special exception from this limit under §3104, subject to §§336.3 through 336.11. "*

The proposed addition will be thirty-four feet (34 ft.) in height.

Section 336.3 *"The fourth (4th) dwelling unit and every additional even number dwelling unit thereafter shall be subject to the requirements of Chapter 26, Inclusionary Zoning, including the set aside requirement set forth at §2603.9"*

The proposed conversion is only for 3 units so the IZ set aside requirements of §2603.9 do not apply.

Section 336.4 *"There must be an existing residential building on the property at the time of filing an application for a building permit."*

The Property currently contains a pre1958 single family structure.

Section 336.5 *"There shall be a minimum of nine hundred square feet (900 sq.ft.) of land area per dwelling unit."*

The proposed conversion to three (3) units requires a minimum of 2,700 square feet of land area. The Property has a land area of 3,295 square feet and therefore satisfies the minimum area requirement.

Section 336.6 *"Any addition, including a roof structure or penthouse, shall not block or impede the functioning of a chimney or other external vent on an adjacent property required by any municipal code. "*

The addition, including roof structures and penthouses, will not block or impede the function of a chimney or other external vent on the adjacent properties.

Section 336.7 *"Any addition, including a roof structure or penthouse, shall not interfere with the operation of an existing or permitted solar energy system on an adjacent property, as evidenced through a shadow, shade, or other reputable study acceptable to the Zoning Administrator."*

The addition will not interfere with the operation of a solar energy system on the adjacent properties as there are no such systems on adjacent properties.

Section 336.8 *"A roof top architectural element original to the house such as a turret, tower, or dormers shall not be removed or significantly altered, including changing its shape or increasing its height, elevation, or size."*

There are no roof top architectural elements original to the house such as a turret, tower, or dormer that will be removed or significantly altered with the proposed addition or conversion.

Section 336.9 *"Any addition shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:*

- (a) The light and air available to neighboring properties shall not be unduly affected;*

The light and air available to neighboring properties will not be unduly affected. The proposed addition conforms to matter of right zoning standards and as such is not likely to unduly affect the adjacent building to the east or other noncontiguous properties to the west and south.

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; and

The privacy and use and enjoyment of neighboring properties will not be unduly compromised. The proposed addition to the rear conforms to all R-4 matter of right standards and could be constructed without BZA approval but for the 3 unit conversion.

(c) The conversion and any associated additions, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street or alley.

The proposed addition will not substantially visually intrude upon the character, scale, and pattern of houses along Varnum Street. The proposed additional height with the addition is not substantial and is actually below matter of right standards.

Section 336.10 *"In demonstrating compliance with §336.9, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the conversion and any associated addition to adjacent buildings and views from public ways. "*

The Applicant is submitting plans and photos showing the relationship of the proposed addition to the neighboring properties from Varnum Street and the public alley to the rear of the Property.

Section 336.11 *"The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent or nearby properties, or to maintain the general character of a block. "*

No special treatment is necessary because the addition will be within matter of right standards and will be compatible with adjacent properties and the block in general.

B. §3104.1 Compliance

The proposed 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..." (11 DCMR §3104.1).

The scale of the proposed addition is permitted as a matter of right and is therefore in harmony with the purpose and intent of the Zoning Regulations and Zoning Maps. It will not adversely affect the properties to the east or west. The property to the west is in need of substantial repair. The property to the east, 822 Varnun, is separated from the subject Building by the Property side yard as well as the side yard of 822. The north and south, as the properties are separated from the Property on Varnum Street, a public alley and Upshur Street, respectively. Varnum Street and Upshur Street are 90 foot right of ways.

IV. CONCLUSION

For all of the foregoing reasons, the proposed conversion meets the requirements for special exception approval by the Board. The Applicant respectfully requests that the Board grant the requested relief.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Cynthia Giordano', written in dark ink.

Cynthia Giordano

Exhibit B

THIS DOCUMENT IS CERTIFIED TO:

Optimum Title, LLC

9560 Pennsylvania Avenue # 101
Upper Marlboro, MD 20772-3668
Phone: (301) 599-1514
Fax: (301) 599-1530



SPRING HILL
REAL ESTATE

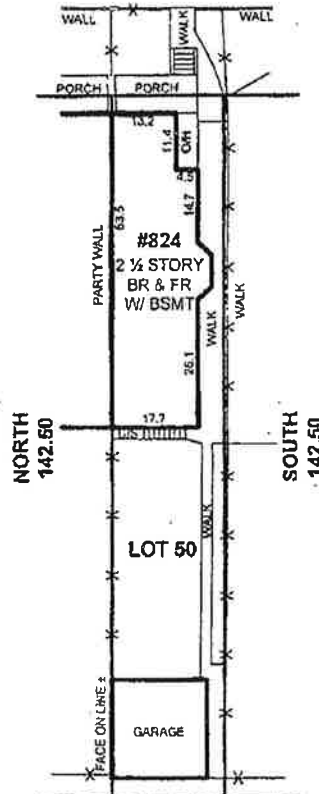
Kassandra Cardozo
1577 Spring Hill Road
Vienna, VA 22182
Office: 703-891-4520
Mobile: 240-426-4236

CASE #: 14-242

NOTE:
ENCROACHMENTS
MAY EXIST

VARNUM STREET, N.W.

EAST
23.13



WEST
23.13

15' ALLEY

LOCATION DRAWING OF:

#824 VARNUM STREET, N.W.

LOT 50 SQUARE 3024

WASHINGTON, D.C.

LIBER: COUNTY 22 FOLIO: 62

SCALE: 1"=30' DATE: 8-26-2014

DRAWN BY: B.G. FILE #: 144388-588

LEGEND:

— FENCE
— BASEMENT ENTRANCE
— BAY WINDOW
— BR
— BRIDGE RESTRICTION LINE
— BSMT
— C/S
— CONC
— CONCRETE STUOP
— DRIVEWAY
— FR
— MAC
— MACADAM
— O/H
— PUB
— PUBLIC UTILITY ESM.

COLOR KEY:

(RED) — RECORD INFORMATION
(BLUE) — IMPROVEMENTS
(GREEN) — ESM TO A RESTRICTION LINE

A Land Surveying Company

DULEY
and
Associates, Inc.

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-886-1111

Fax: 301-888-1114

Email: orders@duley.biz

On the web: www.duley.biz



SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 08.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar as IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTINGENT TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYORS OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED TEMPORARY MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED TO DETERMINE THE EXACT LOCATION OF IMPROVEMENTS.

DULEY & ASSOC.

WILL GIVE YOU A 100%
FULL CREDIT TO
UPGRADE THIS
SURVEY TO A
"BOUNDARY/STAKE"
SURVEY FOR ONE
YEAR FROM THE DATE
OF THIS SURVEY.

(EXCLUDING D.C. & BALT. CITY)

Exhibit C



District of Columbia Office of Zoning



EXTRACT OF THE DISTRICT OF COLUMBIA ZONING MAP

January 21, 2016



To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning at (202) 727-6311.

Zoning Layers

- | | | | |
|--------------------|---------------------------|--------------|-----------------|
| Zone Districts | Overlays Districts | TDRs | Air Rights Zone |
| Pending Zones | Pending Overlay Districts | Pending PUDs | Baist Index |
| Historic Districts | Campus Plans | Active PUDs | CEA |

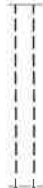
Exhibit D

GENERAL NOTES

1. THE PURPOSE OF THESE DRAWINGS ARE TO SHOW THE ARCHITECTURAL FLOOR PLANS AND MISC. DETAILS ONLY. MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS TO BE AS DESIGNED AND SPECIFIED BY OTHERS.
2. THESE DRAWINGS ARE NOT INTENDED TO SHOW EVERY SPECIFIC DETAIL REQUIRED FOR PROPER CONSTRUCTION. SPECIFIC IMPLEMENTATION OF THIS CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHO REPRESENTS, HE HAS THE SKILL AND EXPERT KNOWLEDGE TO EXECUTE THE WORK REQUIRED.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL BUILDING CODE AND ALL LOCAL ORDINANCES, ETC., INCLUDING BUT NOT LIMITED TO THE IBC BUILDING CODE.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN ACCORDING TO ACTUAL EXISTING CONSTRUCTION.
5. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE OF MATERIALS, ETC., REQUIRED BY THE OWNER, BUT NOT NECESSARILY SHOWN ON THE DRAWINGS.

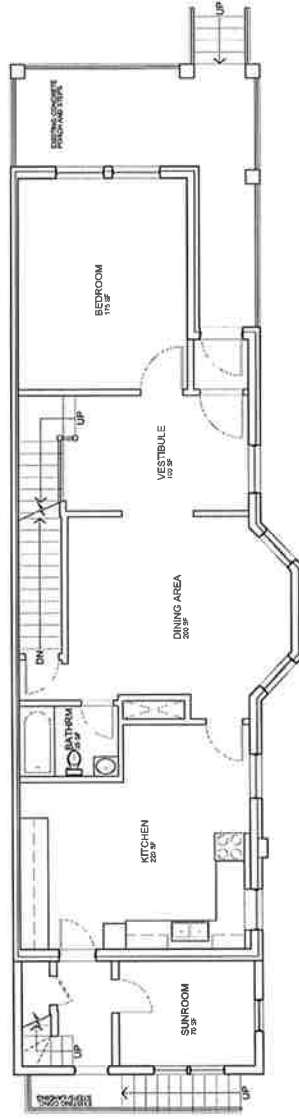
GENERAL DEMOLITION NOTES

1. THE INTENTION IS TO HAVE ALL DEMOLITION PERFORMED AS REQUIRED FOR THE COMPLETE PROJECT, ALTHOUGH ALL DEMOLITION REQUIRED MAY NOT BE SPECIFICALLY SHOWN ON THIS.
2. THE ARCHITECT AND HIS AGENTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING OR UNKNOWN EXISTING MANMADE OR NATURAL CONDITIONS, MATERIAL STRUCTURE, ETC. INCLUDING BUT NOT LIMITED TO UTILITIES.



EXISTING EXTERIOR/INTERIOR WALLS, DOORS, WINDOWS, UTILITY FIXTURES, APPLIANCES TO BE REMOVED

EXISTING
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



EXISTING
CELLAR FLOOR PLAN
SCALE: 1/16"=1'-0"



GENERAL NOTES

1. THE PURPOSE OF THESE DRAWINGS ARE TO SHOW THE ARCHITECTURAL FLOOR PLANS AND MISC. DETAILS ONLY. RESPONSIBILITY FOR THE PROPER INSTALLATION OF ALL MECHANICAL AND PLUMBING EQUIPMENT TO BE AS DESIGNED AND SPECIFIED BY OTHERS.
2. THESE DRAWINGS ARE NOT INTENDED TO SHOW EVERY SPECIFIC DETAIL REQUIRED FOR PROPER CONSTRUCTION. SPECIFIC IMPLEMENTATION OF THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHO REPRESENTS, TO EXECUTE THE WORK REQUIRED.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL BUILDING CODE AND ALL LOCAL ORDINANCES, ETC., INCLUDING BUT NOT LIMITED TO THE IBC BUILDING CODE.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND MATERIALS CORRESPONDING TO ACTUAL EXISTING CONSTRUCTION.
5. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THE CONDITION OF ALL MATERIALS, ETC., REQUIRED BY THE OWNER, BUT NOT NECESSARILY SHOWN ON THE DRAWINGS.

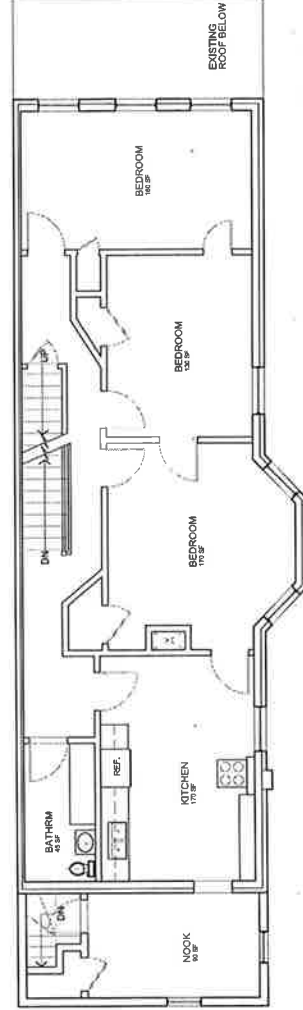
GENERAL DEMOLITION NOTES

1. THE INTENTION IS TO HAVE ALL DEMOLITION PERFORMED AS REQUIRED FOR THE COMPLETE PROJECT. ALL DEMOLITION SHALL BE COMPLETED AS SHOWN ON THE DRAWINGS. ANY NOT BE SPECIFICALLY SHOWN OR NOTED.
2. THE ARCHITECT AND HIS AGENTS SHALL NOT BE RESPONSIBLE FOR THE CONDITION OF ANY EXISTING MATERIALS, ETC., WHICH MAY BE CAUSED BY DISTURBANCE OF ANY UNKNOWN EXISTING MANMADE OR NATURAL CONDITIONS, MATERIAL STRUCTURE, ETC. INCLUDING BUT NOT LIMITED TO UTILITIES.

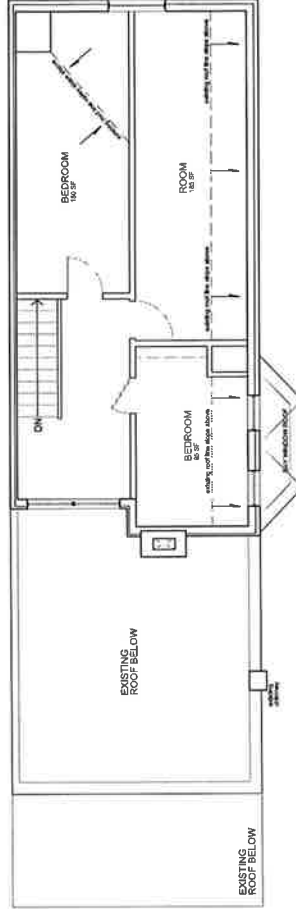


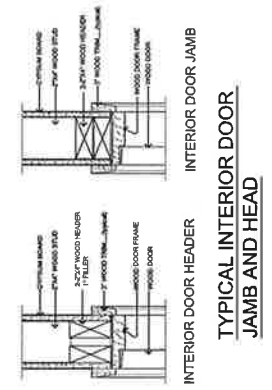
EXISTING EXTERIOR/ INTERIOR WALLS, DOORS, WINDOWS, UTILITY FIXTURES, APPLIANCES TO BE REMOVED

EXISTING
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



EXISTING
THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

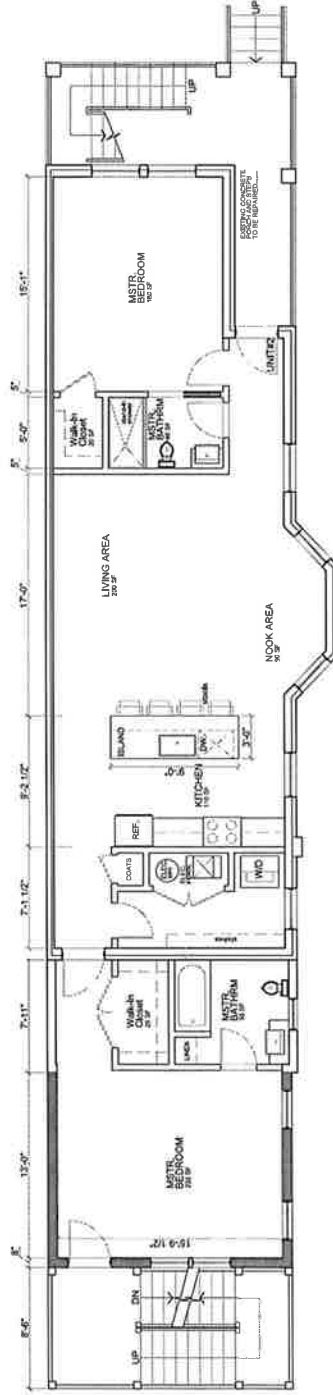




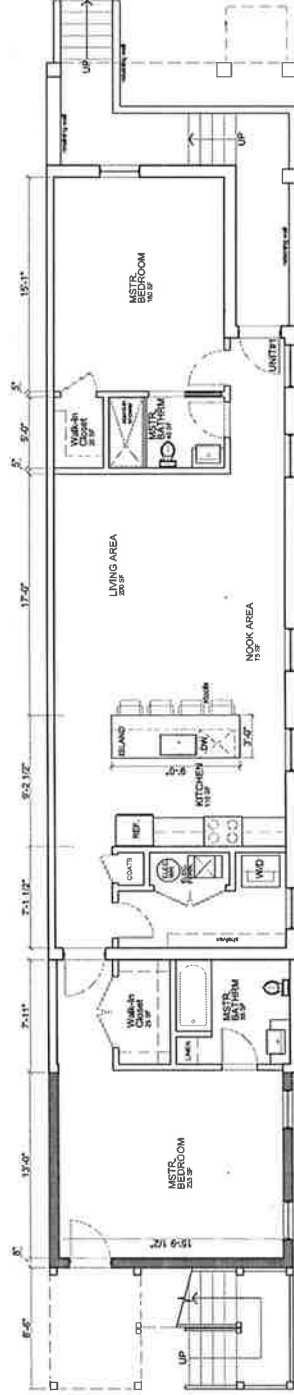
HAND RAIL detail
SCALE: 1/2"=1'-0"

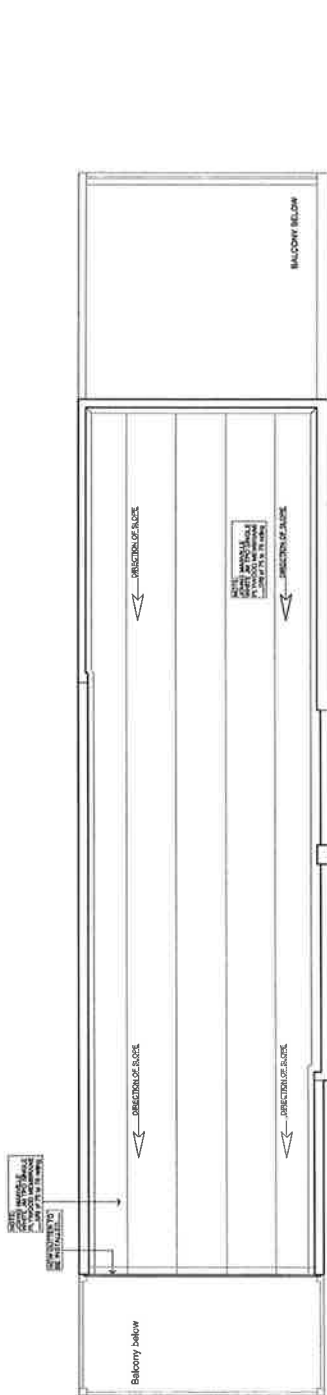
STAIR DETAILS w/ risers and treads
SCALE: 1/2"=1'-0"

PROPOSED
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

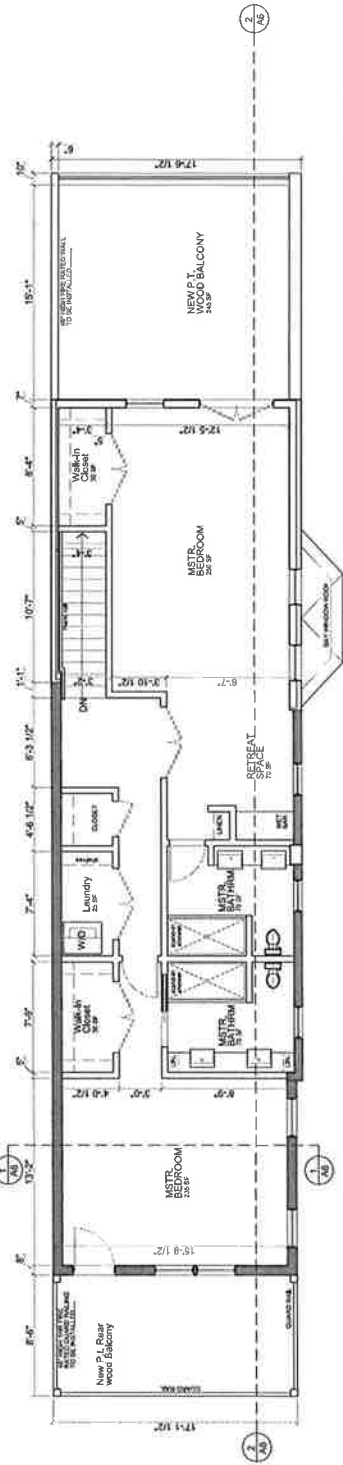


**PROPOSED
CELLAR FLOOR PLAN**
SCALE: 1/8"=1'-0"

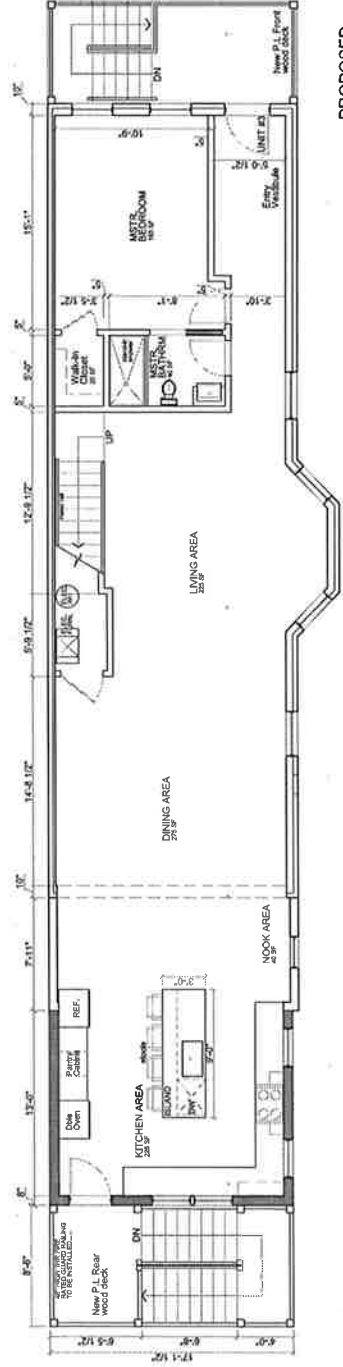




PROPOSED
ROOF PLAN
SCALE: 1/4" = 1'-0"



PROPOSED
THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

A5.0

SHEET NAME: A5.0

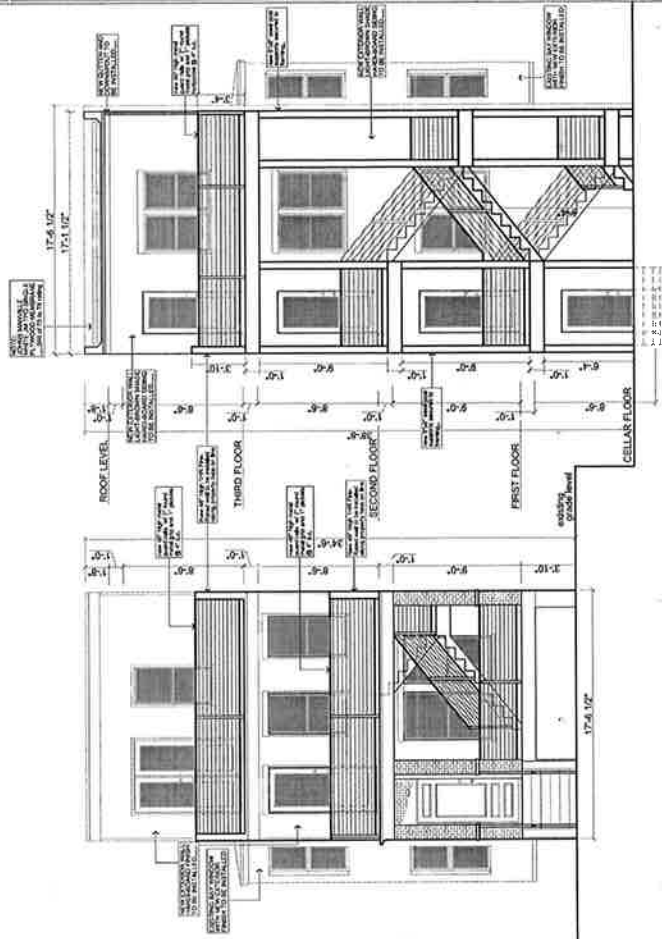
824 VARNUM STREET, NW
WASHINGTON, D.C.
SQUARE: 3024
LOT: 50

EXISTING AND PROPOSED
ELEVATIONS

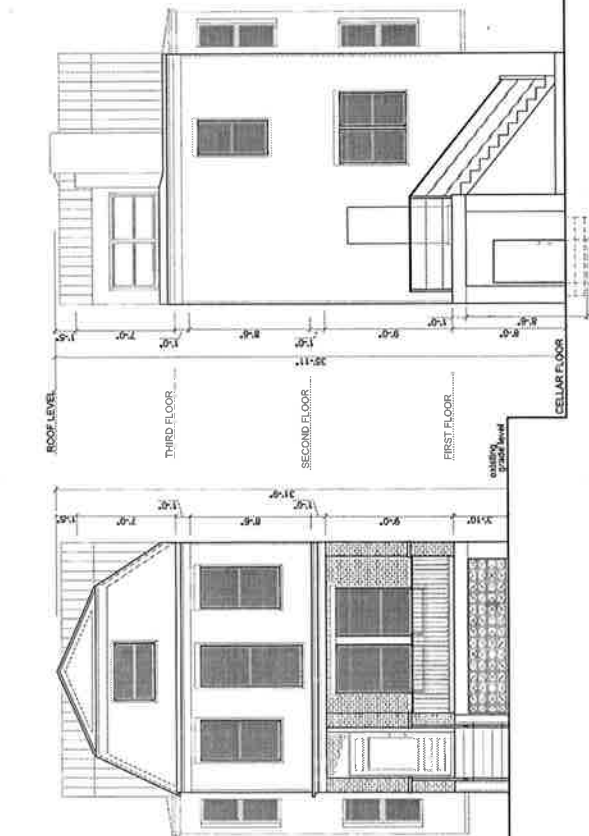
RESIDENTIAL BUILDING

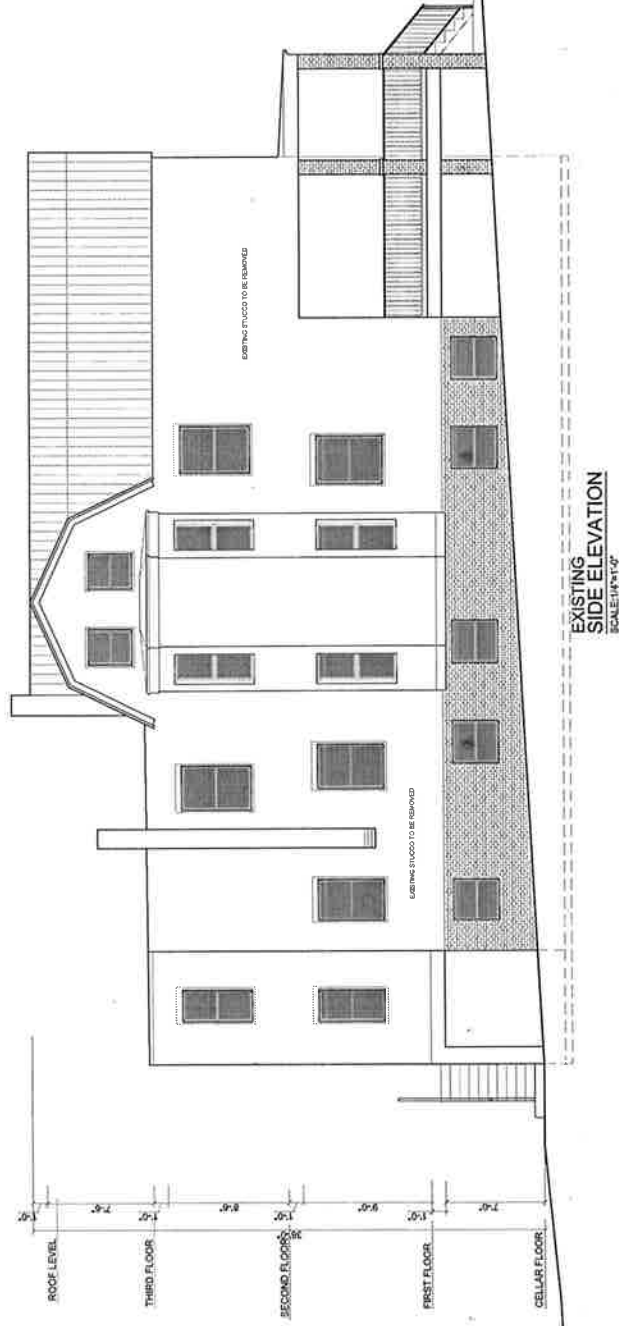


PROPOSED
REAR ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED
FRONT ELEVATION
SCALE: 1/4"=1'-0"





A7.0

DATE: MAY 16, 2015

824 VARNUM STREET, NW
WASHINGTON, D.C.
SQUARE: 3024
LOT: 50

PROPOSED SIDE ELEVATION

RESIDENTIAL BUILDING



PROPOSED
SIDE ELEVATION
SCALE: 1/4"=1'-0"

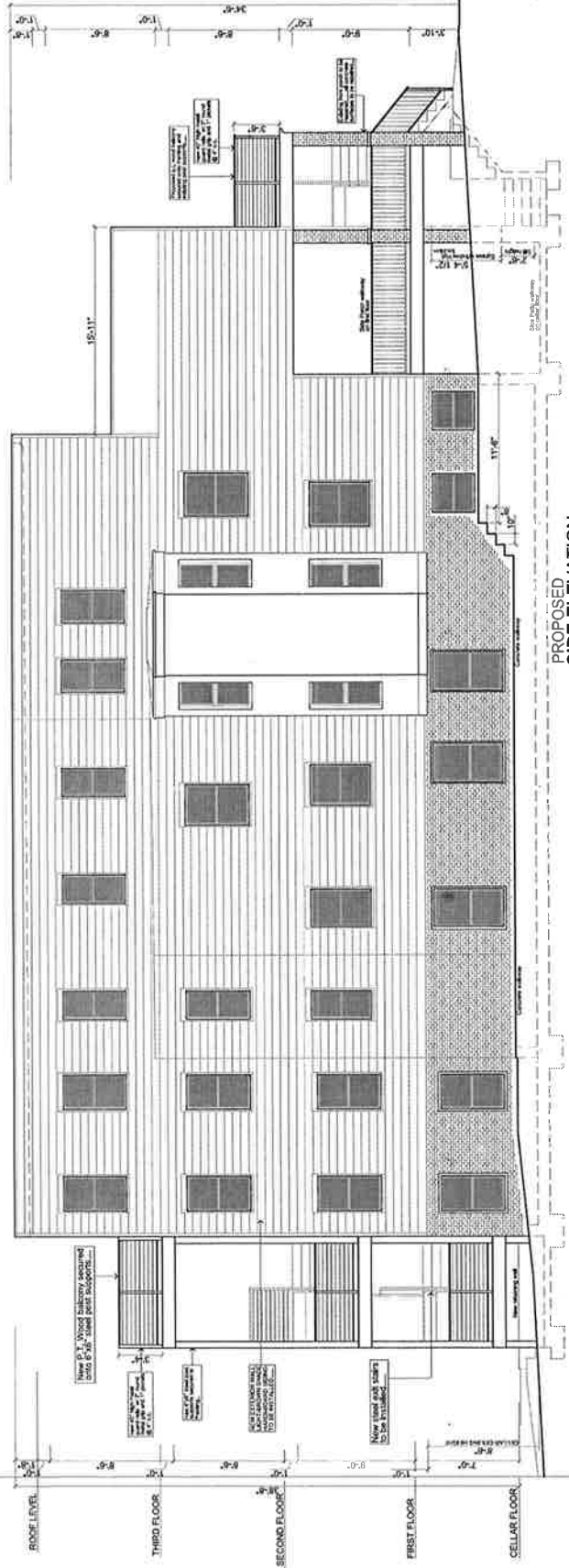


Exhibit E





Exhibit F

622

WEBSTER N.W.

AV. N.W. S.
GEORGIA

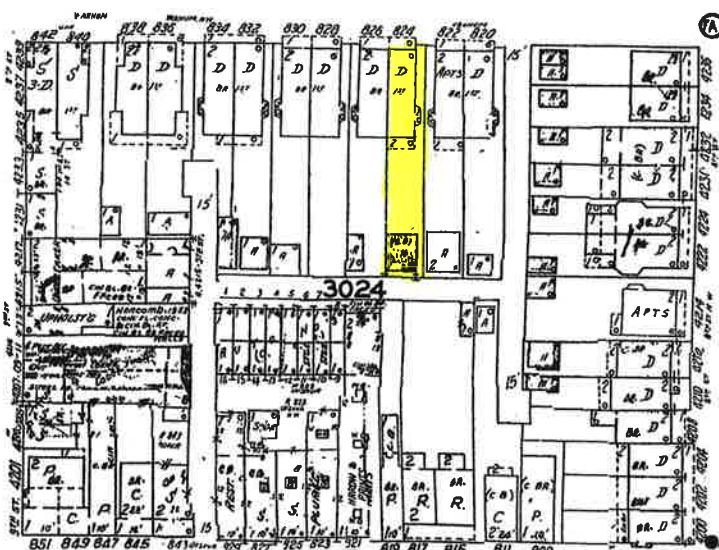


KANSAS

AV. N.W.

3023

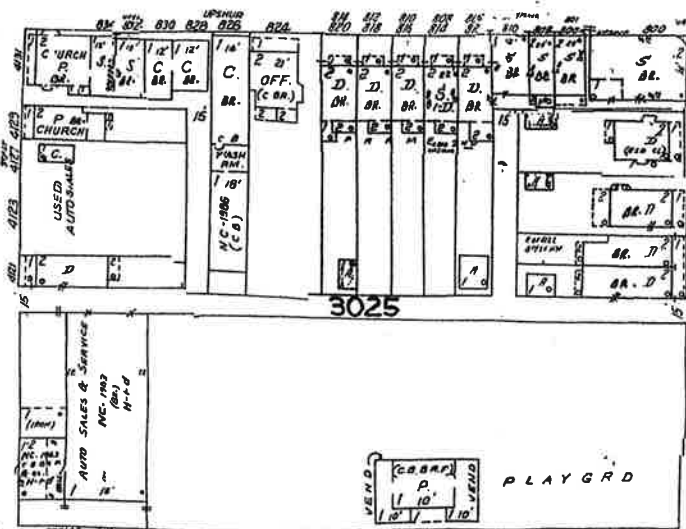
VARNUM N.W.



9TH ST. N.W.

613
8TH ST. N.W.

UPSHUR N.W.



AV. N.W.
GEORGIA

AV. N.W.



PLAYGRD

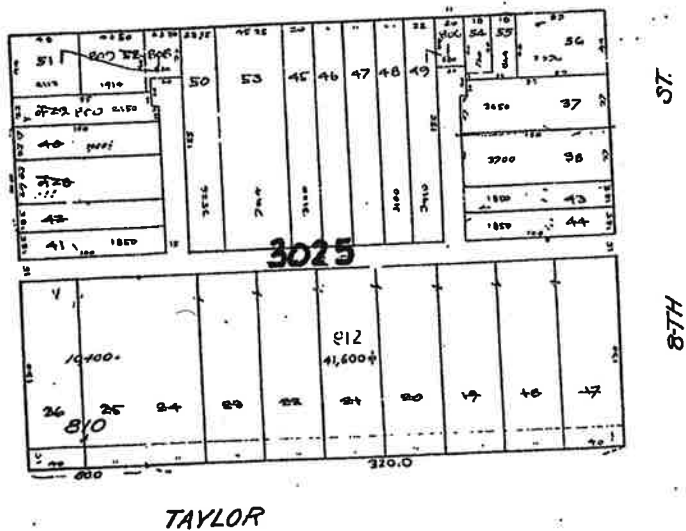
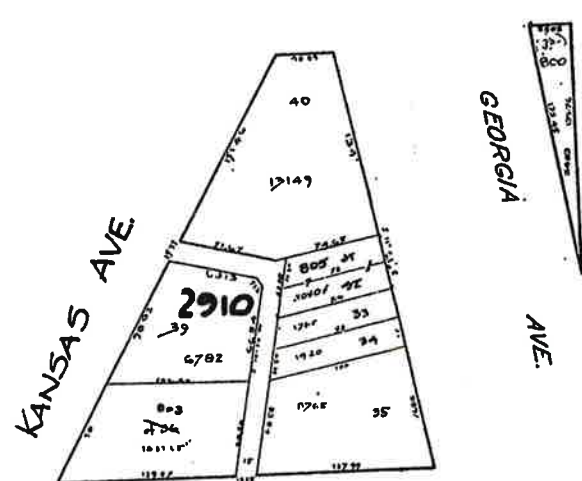
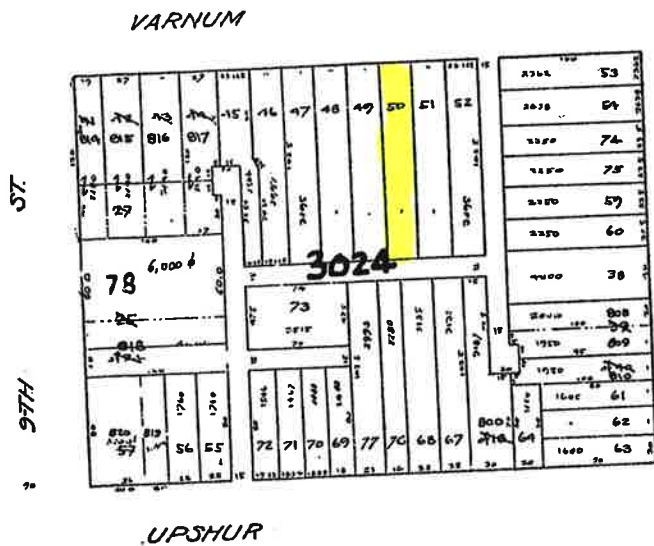
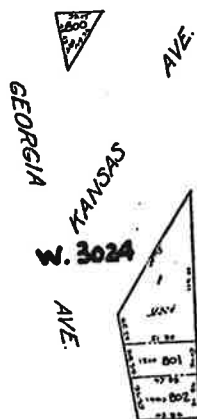
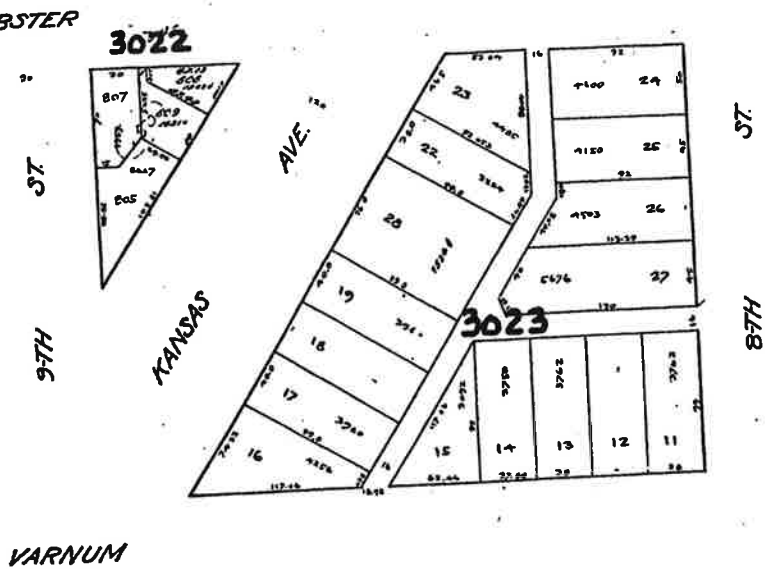
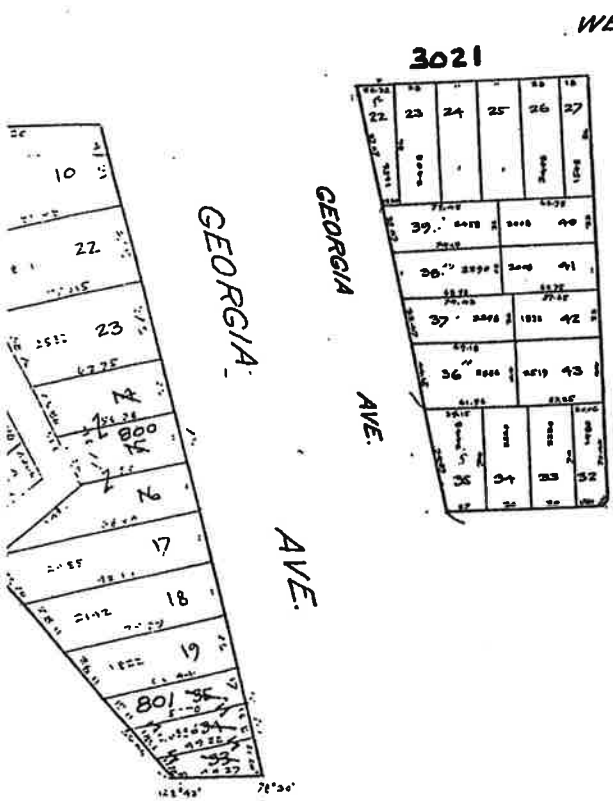


Exhibit G

MAJSNER LLC
3504 13th Street, NW 12
Washington, DC 20010

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P.O. Box 60137
Washington, DC 20039

Jean Rupert R. Nicolas
820 Varnum Street, NW
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Sarah Newton
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1020 16th Street, NW
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843 Upshur LLC Mark Dosik
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Christine Huff
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Washington, DC 20011

Lee F. Brown
4222 8th Street, NW
Washington, DC 20011

Kidus Getachaw
4204 8th Street, NW
Washington, DC 20011

Josephine Wholihan Klapac Trustee
802 Tanley Rd.
Silver Spring, MD 20904

Micah House INC.
2829 Wisconsin Avenue, NW
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Know Thy Alley LLC
1220 L Street, NW 100330
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Teshome T. Chekole
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PATRICK E. SAMPSON
1050 FOXRIDGE CT
BOWIE, MD 20721

07-09

146

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5251

1/22/16

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701 Varnum St NW

P. Sampson

MP

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Harland Clarke