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29December 1999

DISTRICT OF COLUMBIA
'99 DEC 30 A11:03

Board of Zoning Adjustment for
the District of Columbia
441 Fourth Street, N.W., Suite 210
Washington, D.C. 20001

Re: 2306 Massachusetts Avenue, N.W. -- Application for a special exception

Dear Members of the Board of Zoning Adjustment:

On behalf of Mr. James H. Edmonds and Dr. Julie P. Edmonds, I submit the enclosed application for special exception review to permit the use of existing buildings on this site for a private school in a residential (D/R-3) zone.

In support of the application, we identify below the information being submitted, using the categories set out in Paragraph 4(A) through (H) of the BZA Instructions.

A. A plat drawn by an architect showing the boundaries and dimensions of the existing building and accessory building (Exhibit 1), as well as the Applicants' plan for the construction of partitioned studio space on the basement level (Exhibit 2).

B. A detailed statement of existing and intended uses of these buildings and related information (Exhibit 3).

C. Three photographic views of the building (Exhibit 4).

D. The names and mailing addresses of the owners of all property owners within 200 feet of the property, along with labels bearing the names and mailing addresses of the property owners (Exhibit 5).

E. The building is owner-occupied, and there are no outstanding leases.

F. Mr. and Dr. Edmonds bought this property in late 1999 from the Smithsonian Institution, which acquired it in 1960 from the daughters of Alice Pike Barney, the original owner. During its 39 years of ownership, the Smithsonian

BZA
Case No. 16554
Exhibit No. 11

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EXHIBIT NO.11

used the property for office uses, as well as occasional residential uses on the upstairs floors. A search of the District of Columbia's records disclosed that no Certificate of Occupancy was ever issued to the Smithsonian, apparently because of the Smithsonian's status as a federal entity. We also reviewed the files and consulted the staff at the National Capital Planning Commission, and it appears that the Smithsonian never presented its plans for use of this site to the NCPC. As documentation of prior uses, we therefore submit the 1995 Registration Form signed by Hampton Cross nominating the Studio House property for inclusion on the National Register of Historic Places (Exhibit 6).

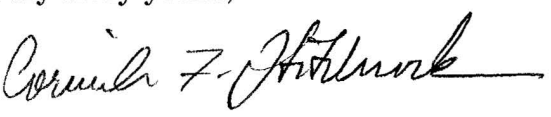
G. We are filing a Notice that the project has not been reviewed by the Zoning Administrator and a Certification by counsel that the specified zoning relief is required (Exhibit 7). As noted in paragraph B above, the only construction being contemplated is the installation of wall partitions to create soundproofed studio spaces in the basement of the building.

H. The Applicants are submitting a preliminary traffic impact study prepared by Dr. Everett C. Carter, who will submit a final analysis in connection with the hearing on this application (Exhibit 8).

In addition, we are filing a letter from Mr. and Dr. Edmonds authorizing undersigned counsel to represent them in these proceedings (Exhibit 9). We are also submitting a check for $250, payable to D.C. Treasurer, which is the fee set out in 11 DCMR § 3380.1(d) for an application involving an owner-occupied dwelling.

Thank you for your consideration of this application. Please feel free to contact me at 974-5111 or Andrea Ferster at 974-5142 if you have any questions or if there is any further information that we can provide.

Very truly yours,



Cornish F. Hitchcock
Attorney for Applicants