ShawPittman

A Law Partnership Including Professional Corporations

May 15, 2001

D.C. OFFICE OF ZONING
RECEIVED
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BY HAND DELIVERY

Ms. Sheila Cross-Reid, Chairperson
District of Columbia Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: KSI Services, Inc. – Jeffrey Gardens Apartment Complex
Property Bound By 7th Street, Barnaby Road, and Chesapeake Street, S.E.
BZA Application No. 16704

Dear Ms. Reid and Members of the Board:

Enclosed please find an original and nine copies of the Statement of the Applicant for the above-mentioned BZA application. The Applicant looks forward to presenting this application at the Board's May 29, 2001 Public Hearing.

If there are any questions regarding the filing of the Statement, please contact the undersigned at (202) 663-8873.

Respectfully Submitted,

Paul A. Tummonds, Jr.

Enclosures

cc: Steve Cochran, Office of Planning
Abdoulaye Bah, Department of Public Works
ANC 8E
Don Hague

Document #: 1114906 v.1

BZA
Case No. 16704
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO.16704
EXHIBIT NO.29A1

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Application of Jeffrey Gardens Associates Limited Partnership

BZA Application No. 16704
Hearing Date: May 29, 2001
ANC 8E

STATEMENT OF THE APPLICANT

I.
Nature of Relief Sought

This is an application to allow the construction of an accessory parking lot in the interior of the Jeffrey Gardens apartment complex to provide off-street parking for the residents of the apartment units that are proposed to be renovated. The application requests zoning relief pursuant to 11 DCMR 3104.1 for special exception approval to permit the construction of an accessory parking lot in the interior of the property pursuant to Sections 214 and 2116 of the Zoning Regulations in the R-5-A Zone District. In addition, the application requests variance approval pursuant to 11 DCMR 3103.2, requesting Board approval of 100 parking spaces (there are currently no off-street parking spaces located on the property). The application requests relief from the strict application of the Zoning Regulations that would require 149 parking spaces on the property at 4201-4237 and 4252-4386 7th Street, S.E. and 4233-4373 Barnaby Road, S.E., Square 6208, Lots 59-63, 65-69, 809-811, 817, 827-829 (the "Property"). Jeffrey Gardens Associates Limited Partnership is the owner of the property and signed the application forms. KSI Services, Inc. is the contract purchaser of the Property and is referred to as the "Applicant" in this statement.

II.
Jurisdiction of the Board

The Board has jurisdiction to grant the relief requested pursuant to Sections 3103 and 3104 of the Zoning Regulations.

III.
Background

A. Description of the Property and Surrounding Area

The Property is bounded by Chesapeake Street, S.E. to the north, 6th Street, S.E. to the west, Barnaby Road to the east and Darrington Street, S.E. to the south. The Property is roughly rectangular in shape and abuts both sides of Seventh Street, S.E. between Barnaby Road and Chesapeake Street. The Property is located in the R-5-A Zone District. The R-5-A Zone District permits residential uses with low height and density. In the R-5-A District, the maximum floor area ratio (FAR) is 0.9 and the maximum lot occupancy is 40%. Copies of a plat depicting the Property and the Zoning Map are attached as Exhibits A and B.

The area to the north of the Property, along Chesapeake Street, includes several low-to-mid rise residential buildings. To the west of the Property, fronting 7th Street, is a twenty foot wide public alley and the remainder of Square 6208 which is improved with low-rise residential buildings. The Property abuts several low-rise residential buildings fronting on Darrington Street, S.E. to the south and to the east, across Barnaby Road, is the Park Southern Apartment Building.

B. History of the Jeffrey Gardens Apartment Complex

The Property is currently improved with a 275-unit garden style rental housing community consisting of twenty-five (25) two-story brick buildings. The apartment complex includes one bedroom/one bath and two bedrooms/one bath units. Building permits for these buildings were issued in 1952 and 1953, prior to the adoption of the 1958 Zoning Regulations. The original building permit applications that were issued for each of these apartment buildings show that parking spaces were to be provided for each building. Attached as Exhibit C are copies of the building permits for the various buildings and plats that depict the required parking

spaces[1]. These building permits and plats show 137 parking spaces were required to be created on the property. The Applicant assumes that an additional 12 parking spaces were required for the two buildings that do not have building permits on file.

Presently, there are no off-street parking spaces included in the Property. The Applicant believes that these spaces may have existed at one time, since there are existing curb cuts for the apartment buildings that are located on Barnaby Road. Currently, dumpsters are placed in the areas of the curb cuts.

The property is only 22% occupied at the present time. Last August, at the request of the remaining members of the Jeffrey Gardens Residents Association, KSI secured and boarded-up a number of the buildings that were vacant, deteriorating and were being used for various illegal activities.

IV.

Description of the Proposed Renovation of the Jeffrey Gardens Apartment Complex

KSI intends to create a new centrally located parking lot consisting of 100 parking spaces. The lot will be located in the large area between the apartment buildings that front on Barnaby Road and 7th Street, S.E. The proposed parking lot maintains the majority of greenspace on the Property and will provide a safe and efficient vehicular traffic pattern for the Property. The size and location of the parking lot allow for the creation of a new tot lot, enhanced landscaping throughout the Property, maintenance of an existing public recreation area, and improvements to the storm drainage system. Plans depicting the proposed parking lot and enhancements to the Property are attached as Exhibit D.

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1 Note that despite a thorough search of the records of the District of Columbia Building and Land Regulation Administration and the District of Columbia Archives, the Applicant was unable to find building permits for two of the apartment buildings, 4201 and 4205 7th Street, S.E.

In addition, KSI will undertake a complete renovation of the 25 apartment buildings, no changes will be made to the footprints of the individual apartment buildings. The planned scope of renovation includes: window replacement, repair/replacement of plaster and drywall, replacement of HVAC systems, repainting of all units, replacement of appliances where necessary, refinishing of kitchens and bathrooms, carpet and vinyl replacement, replacement of broken doors and hardware, replacement of light fixtures, refinishing of exterior entryways, new roofs, a new leasing office, and refinishing of laundry rooms. Exterior enhancements to the property will include signage, extensive landscaping, repair of sidewalks, lighting, repairs to the fence, tot lot and renovation of existing amenities.

V.

The Application Meets the Requirements for Special Exception Relief Under Section 3104 of the Zoning Regulations

Uses that are allowed by special exception are deemed compatible with other uses permitted in that particular zoning classification provided certain requirements are met. In reviewing applications for a special exception under the Zoning Regulations, the BZA's discretion is limited to determining whether the proposed exception satisfies the relevant zoning requirements. If the prerequisites of the Regulations are satisfied, the Board ordinarily must grant the application. See, Bakers' Local Union No. 118 v. District of Columbia Board of Zoning Adjustment, 437 A.2d 176, 178 (D.C. 1981), Washington Ethical Society v. D.C. Board of Zoning Adjustment, 412 A.2d 14 (D.C. 1989); Stewart v. D.C. Board of Zoning Adjustment, 305 A.2d 516, 518 (D.C. 1973).

As set forth in greater detail below, approval of special exception relief in this case is in harmony with the general purpose and intent of the Zoning Regulations and Map and will not adversely affect the use of nearby properties.

A. Section 214 et seq.

Section 214 et seq. provides that accessory passenger automobile parking spaces elsewhere than on the same lot or part of a lot on which the main use is permitted, except for a one-family dwelling, shall be permitted in an R-1 district if approved by the Board of Zoning Adjustment in accordance with the conditions specified in Section 3104 of Chapter 31 of this title, subject to the provisions of this section. Most importantly, Section 214 of the Zoning Regulations requires: i) that it is economically impracticable or unsafe to locate the accessory parking spaces within the principal building or on the same lot on which the building is located; and ii) that the accessory parking spaces will be designed so that they are not likely to become objectionable to adjoining or nearby property because of noise, traffic or other objectionable conditions. The Applicant complies with all of the applicable requirements of Section 214.

It is both economically impracticable and unsafe to locate the parking spaces on each of the individual apartment building lots. As previously discussed, no changes (additions or demolition) will be made to the existing apartment buildings on these lots. Therefore, in order to satisfy the requirement of providing parking on each lot, the Applicant would be required to recreate the parking spaces that were shown on the plats attached to the building permits.

As discussed in the Traffic and Parking Assessment, attached as Exhibit F, the 149 parking spaces that were shown on the plats that accompanied the original building permits would not satisfy current Zoning Regulations or current planning and design standards. The drive aisles are too narrow, the dimensions for the individual parking spaces are not sufficient and the introduction of 14 new driveways off of Barnaby Road and Seventh Street would be contrary to current guidelines of the Department of Public Works regarding access management and would compromise safety of traffic flow along both roadways.

The proposed centrally located parking lot has been designed so that it will not be objectionable to neighboring properties due to noise since the lot is of an appropriate size, it includes substantial landscaping and has only two access points. In regards to potential objectionable conditions related to traffic, the Traffic and Parking Assessment states that:

a. the adjacent roadways currently operate in an efficient manner, have good Levels of Service, and there is available roadway capacity within the area;
b. access to the lot, and dimensions of the parking spaces within the parking lot conform to the relevant sections of the Zoning Regulations;
c. the lot will not result in any greater traffic generation from the 275 apartment units, which has existed within the complex;
d. the proposed parking will increase supply for the site, and will satisfy the expected parking demand created by the fully renovated and occupied complex; and
e. the proposed accessory parking lot will reduce on-street parking demand from residents of the Project particularly along the adjacent sections of Barnaby Road, and further enhance traffic flow on those streets.

For all of the above reasons, the proposed parking lot will not cause any objectionable conditions to neighboring properties.

B. Section 2116.5 – 2116.9

In combination with the requirements of Section 214, the requirements of Section 2116.5 – 2116.9 must be satisfied in this application. Section 2116.5 states that "if approved by the Board of Zoning Adjustment, open parking spaces accessory to any building or structure may be located anywhere on the lot upon which the building or structure is located, *or elsewhere*, except in the case of a one (1) family dwelling, in accordance with Sections 2116.6 through 2116.9. *(emphasis added).*

As discussed below, the centrally located parking lot complies with the requirements of Section 2116.6 through 2116.9.

1. Section 2116.6 – This section provides that the Board may determine it is not practical to locate the parking spaces as otherwise required by the Zoning Regulations if the "location of the required parking spaces elsewhere on the same lot or on another

lot would result in more efficient use of land, better design or landscaping, safer ingress or egress, and less adverse impact on neighboring properties."

Locating the parking lot in the area as shown in Exhibit D allows the applicant to maintain a large amount of greenspace on the Property, create a more efficient system of vehicular and pedestrian traffic in the complex, maintain existing recreation areas and construct a new tot lot. The proposed lot will be appropriately buffered to mitigate any adverse impact on the adjacent apartment buildings. In addition, the single centrally-located parking lot provides a much safer means of ingress and egress compared to having each individual apartment building provide parking spaces and multiple means of ingress and egress to the parking spaces that would have to be located throughout the Property.

2. Section 2116.7 – This section states that parking spaces on the same lot as the use they are intended to serve are preferred to be located on lots that are adjacent or lots separated only by an alley from the lot upon which the building is located.

The proposed lot is located on a lot that is adjacent to a number of the apartment buildings that it will serve. The lot is located across 7th Street from the remainder of the apartment buildings that it will serve. The Applicant believes the numerous benefits of the centrally located lot are sufficient and notes that this section only states that having a lot adjacent or only separated by an alley from the building it serves is preferred, and not required.

3. Section 2116.8 – This section requires that the spaces should be located so as to furnish reasonable and convenient parking facilities for the residents and guests of the apartment buildings.

The proposed lot will have entrances/exits on both 7th Street and Barnaby Road. This will allow residents of the Jeffrey Gardens Complex easy access to the parking lot from 7th Street, Barnaby Road and Chesapeake Streets.

4. Section 2116.9 – This section provides the Board the opportunity to impose conditions of approval to assure that the lot will not adversely impact adjoining properties.

The Applicant believes that the proposed lot will not create any adverse impacts on neighboring properties. The lot will be completely surrounded by lots that are part of the Jeffrey Gardens Apartment Complex. The location of the entrances and exits have been designed to create the most efficient flow of traffic and the proposed landscaping will minimize the visual impact of the lot. In addition, the lot is an appropriate size and is a perfect compromise between the conflicting issues of providing sufficient greenspace on the Property and an appropriate amount of parking spaces for the residents of the Jeffrey Gardens Apartment Complex.

VI.

The Application Meets the Requirements for
Variance Relief Under Section 3103.2 of the Zoning Regulations

As previously discussed, the existing 25 apartment buildings were constructed pursuant to building permits that included the provision of 149 parking spaces. These structures were constructed prior to the adoption of the 1958 Zoning Regulations, thus 149 parking spaces is the requirement for this project. The Property currently has **0** off-street parking spaces. The proposed parking lot provides 100 parking spaces. Thus, a variance is requested.

The burden of proof for variance relief is well established. The Applicant must demonstrate that the Property is affected by an exceptional or extraordinary situation or condition, that the strict application of the Zoning Regulations will result in a practical difficulty to the Applicant, and that the granting of the variance will not cause substantial detriment to the public good nor substantially impair the intent, purpose or integrity of the zone plan. Palmer v. BZA, 287 A.2d 535, 541 (D.C. 1972). As set forth below, the application meets the three-part test for area variance relief.

A. The Property is Affected by an Exceptional Situation or Condition

The 25 existing apartment buildings were constructed in 1952 and 1953. In the original building permits for each of these buildings, parking spaces were to be provided for each building. These buildings depicted 149 parking spaces to be created on the Property, however, at the present time there are no off-street parking spaces located on the Property. The Applicant does not propose to make any changes to the footprints of the existing apartment buildings. Therefore, the Property is affected by an exceptional condition.

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

The 149 parking spaces shown on the original 1952 and 1953 building permits would not satisfy the current Zoning Regulations or current planning and design standards. The Applicant would not be able to construct the parking spaces shown on the plats attached to the building permits for the following reasons:

- the drive aisles provide for two-way entrances of 10 foot widths, current regulations require a minimum width of 14 feet;
- the parallel parking spaces have dimensions of 10 feet in width by 17 feet in length, current regulations require a minimum length of 19 feet;
- the proposed spaces do not provide the minimum 285 square feet per parking space; and
- the parking spaces would have to be accessed via 8 driveways off Barnaby Road and 6 driveways off 7th Street, this large number of driveways would be contrary to current guidelines of D.C. DPW regarding access management, and would compromise safety of traffic flow along both roadways.

These factors, combined with the fact that the Applicant is not proposing any changes to the footprints of the existing buildings, are evidence of the practical difficulty that exists in providing the required 149 parking spaces on the Property.

C. Relief Can Be Granted Without Substantial Detriment to the Public Good and Without Impairing the Intent, Purpose and Integrity of the Zone Plan

The requested variance can be granted without substantial detriment to the public and without substantially impairing the intent, purpose and integrity of the Zone Plan. The proposed accessory parking lot located in the interior of the property will result in more efficient use of land, better landscaping, and will provide a safe and efficient vehicular traffic pattern for the property. No detriment will occur to members of the public as a result of granting this variance application. The number of parking spaces included in the proposed lot and the number of available on-street parking spaces adjacent to the apartment buildings in the Jeffrey Gardens Apartment Complex are sufficient to satisfy the expected parking demand of the Jeffrey Gardens Complex.

The proposed accessory lot will provide 100 parking spaces. Available frontage along the adjacent section of 7th Street provides for approximately 104 parking spaces that would be easily accessible and convenient to approximately 70% of the units within the Jeffrey Gardens Complex. An additional 40 spaces would be available along the west side of Barnaby Road. Considering the accessory parking lot proposed by the Applicant, a total of approximately 244 spaces would be easily accessible for use by Jeffrey Gardens residents. As discussed in greater detail in the attached Traffic and Parking Assessment, O.R. George & Associates undertook a study to determine the expected demand for parking that a fully occupied Jeffery Gardens would create. Based on surveys of other comparable residential communities in this area of the City, O.R. George & Associates has concluded that the Jeffrey Gardens Apartment Complex will create a peak parking demand of 198 parking spaces. Therefore, the number of parking spaces provided in the accessory parking lot and available on streets adjacent to the Jeffrey Gardens Apartment Complex is sufficient to satisfy the Complex's demand for parking.

The intent, purpose and integrity of the Zone Plan will not be impaired by granting this variance application. The Applicant believes that the benefits to the community that result with a

thriving, beautiful Jeffrey Gardens Apartment Complex are sufficient to grant this application. In allowing a small reduction in the number of required parking spaces, the Board will allow a more efficient site plan that maximizes the amount of greenspace on the Property, provides a safer system of pedestrian and vehicular traffic and gives Jeffrey Gardens Apartments a better opportunity to return to a vital and contributing member of the community.

VII.
Community Outreach

The Applicant has had several meetings with interested community leaders and groups, including the Jeffrey Gardens Residents Association, Advisory Neighborhood Commission 8E and Ward 8 Councilmember Sandy Allen. The Applicant is pleased that it has the support of these organizations and Councilmember Allen, in addition to a large number of community members.

The Applicant has had numerous discussions with members of the Executive Committee of ANC 8E regarding a Memorandum of Agreement. On April 24, 2000, representatives of the Applicant attended an Executive Committee meeting to negotiate the terms of the Agreement. A draft copy of this Agreement is attached as Exhibit G. This Agreement requires the Applicant to undertake an extensive effort to recruit and hire applicants from the community for employment opportunities associated with the development. In addition, the Agreement will create the Jeffrey Gardens Advisory Committee (a sub-committee of ANC 8E) that will be responsible for assisting KSI's short and long-term accountability to the community. It is the Applicant's belief that the Agreement will be approved by the ANC at its May 15, 2001 public hearing and that the fully executed Agreement will be submitted to the Board and made a condition of the Board's approval of this application.

VIII.
Exhibits in Support of Application

Exhibit A: Portion of the Sanborn Map showing the Property outlined in red.

Exhibit B: Portion of the Zoning Map showing the Property outlined in red.

Exhibit C: Copies of Building Permits with Plats.

Exhibit D: Plans Depicting the Proposed Parking Lot and Property

Exhibit E: Photographs of the Project Area and the Surrounding Area.

Exhibit F: Traffic and Parking Assessment

Exhibit G: Draft ANC 8E Memorandum of Agreement

Exhibit H: Outline of Testimony of Don Hague, KSI Services, Inc.

Exhibit I: Outline of Testimony of Osborne George, O.R. George & Associates, Inc.

IX.
Conclusion

For all of the above reasons, the Applicant is entitled to the requested special exception and variance relief in this case.

Respectfully submitted,

SHAW PITTMAN

By: Phil T. Feola
Phil T. Feola

By: Paul A. Tummonds
Paul A. Tummonds, Jr.

Document #: 1112841 v.4

A

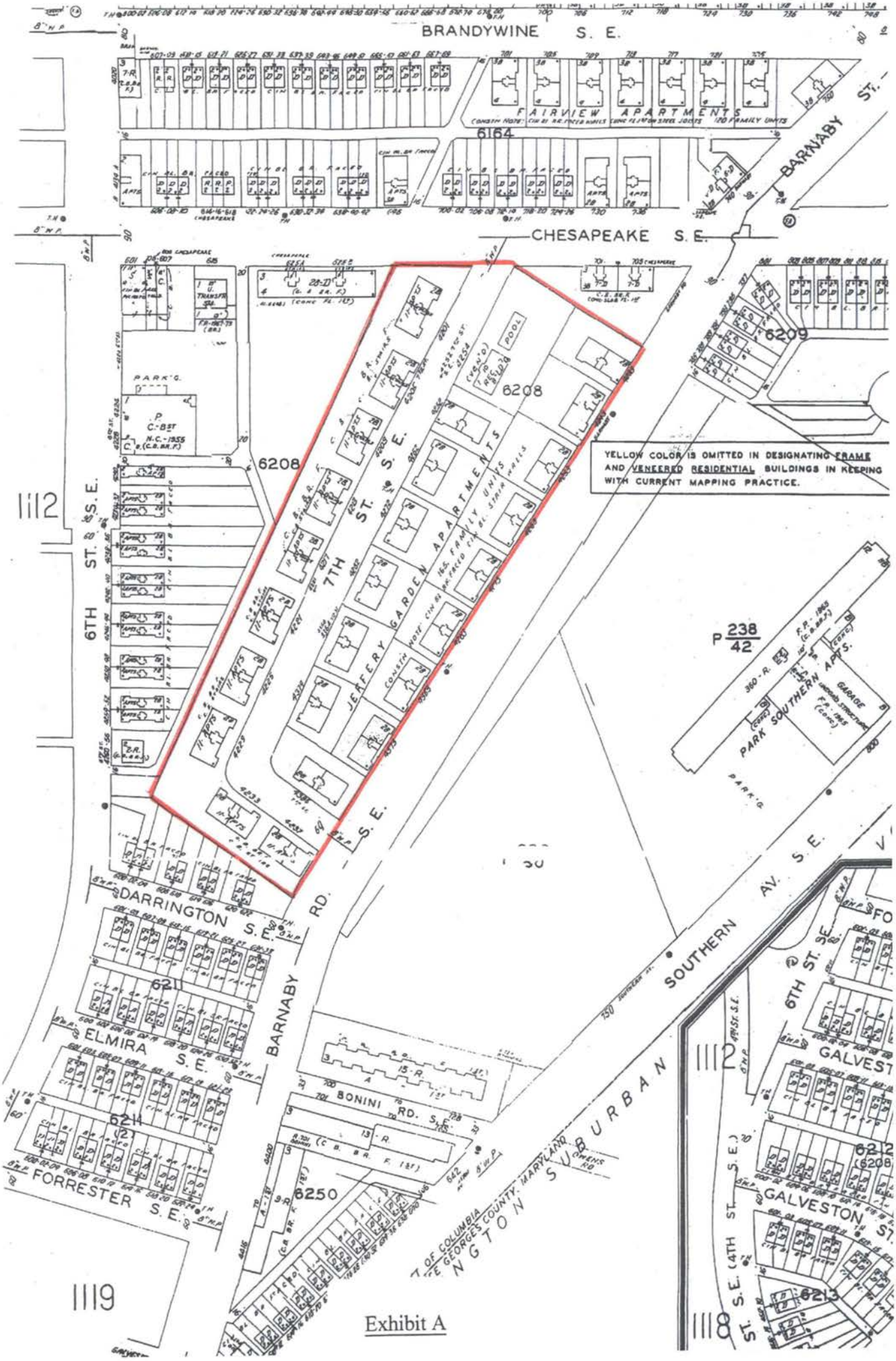

BRANDYWINE S. E.
FAIRVIEW APARTMENTS
6164
BARNABY ST.
CHESAPEAKE S. E.
6209
6208
PARK'G.
7TH ST. S.E.
JEFFERY GARDEN APARTMENTS
YELLOW COLOR IS OMITTED IN DESIGNATING FRAME AND VENEERED RESIDENTIAL BUILDINGS IN KEEPING WITH CURRENT MAPPING PRACTICE.
1112
6TH ST. S.E.
P 238/42
PARK SOUTHERN APTS.
GARAGE
DARRINGTON S.E.
6211
ELMIRA S.E.
6214
FORRESTER S.E.
1119
BARNABY RD. S.E.
BONINI RD. S.E.
6250
SOUTHERN AV. S.E.
SUBURBAN
6TH ST. S.E.
GALVEST
6212
(6208)
GALVESTON ST.
6213
1118
S.E. (4TH ST.)

Exhibit A



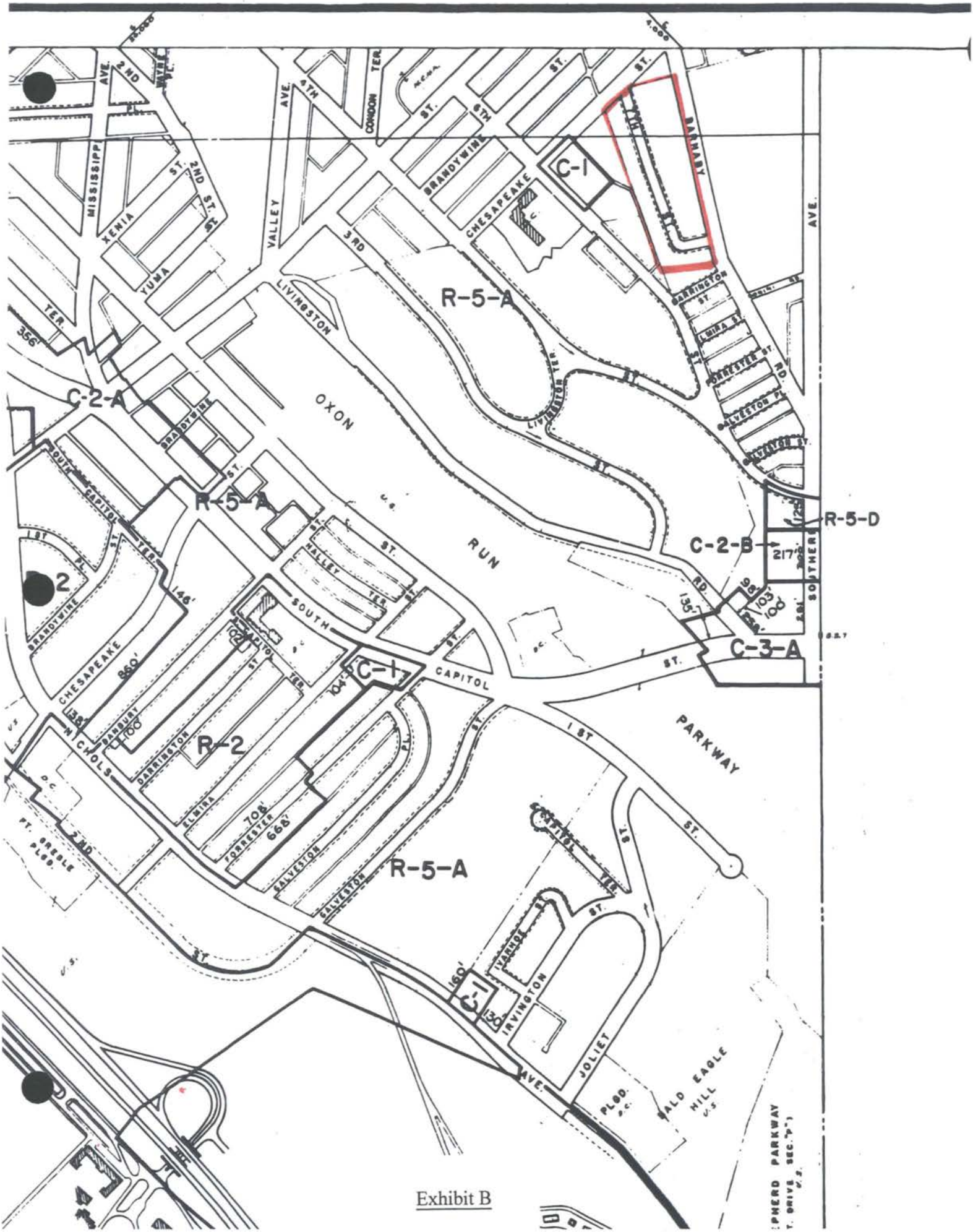

C-1
R-5-A
C-2-A
R-5-A
R-5-D
C-2-B
C-3-A
C-X
R-2
R-5-A
C-1
OXON
RUN
PARKWAY
BRANDYWINE
CHESAPEAKE
VALLEY
AVE.
3RD
4TH
2ND
MISSISSIPPI
XENIA
YUMA
LIVINGSTON
BARNABY
SOUTH CAPITOL
CAPITOL
1 ST
SOUTH
HALLEY
DARRINGTON
ELMIRA
FORRESTER
GALVESTON
IRVINGTON
JOLIET
BALD EAGLE HILL
PLOD.
356'
860'
708'
668'
217'
135'
103'
100'
150'

Exhibit B




CHESAPEAKE
6164
FAIRVIEW
6208
7TH ST. S.E.
69 APARTMENTS
68 GARDEN
63 JEAFERY
59
60
61
809
827
828
811
807
829
YELLOW
AND VE
WITH C
RRINGTON
RD.

Exhibit C

Form 651 — CPB

BUILDING PERMIT

Date 10/22/52 (Type) BUILD... PERMIT NO. A 37007

Address of work 4272-82 7TH ST 4263-83 BARNABY RD Lot Square 6208

Permission is hereby granted to ARNOLD CONST. CO. S.E. (Owner) TOTAL PERMIT FEE $ 360.00

FILING FEE $ 250.00

who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit.

NO. DATE

FEE PAYABLE $ 110.00

Authorized work and conditions of performance thereof:

BUILD FIVE THREE ~~STORY BRICK APARTMENTS~~ AS PER PLANS

All police and traffic regulations will be strictly enforced, particularly "No standing between 7:00 A.M. and 9:30 A.M., and 4:00 P.M. and 6:30 P.M.".

(To be filled in if applicable)

Builder — OWNER Value $ 250,000 No. of Bldgs. 5

Width of Bldgs. SEE Length PLANS Height No. of Stories 3

Use Dist. RES Area Dist. 40-A To be occupied as APTS.

Height of terrace above grade 1' Projections:

Address of owner 4406 - 48TH ST., N. W.

Deposit No. Amount $

Superintendent of Permits, D.C.

By PATRICK MCKIVIGAN

Permit Clerk

CENTRAL PERMIT BUREAU, GOV'T. OF DIST. OF COL.

OFFICE COPY 205-P 10/22/52

Form 907—D. C.

2-20-53
T.E.H.

Surveyor's Office
DISTRICT OF COLUMBIA

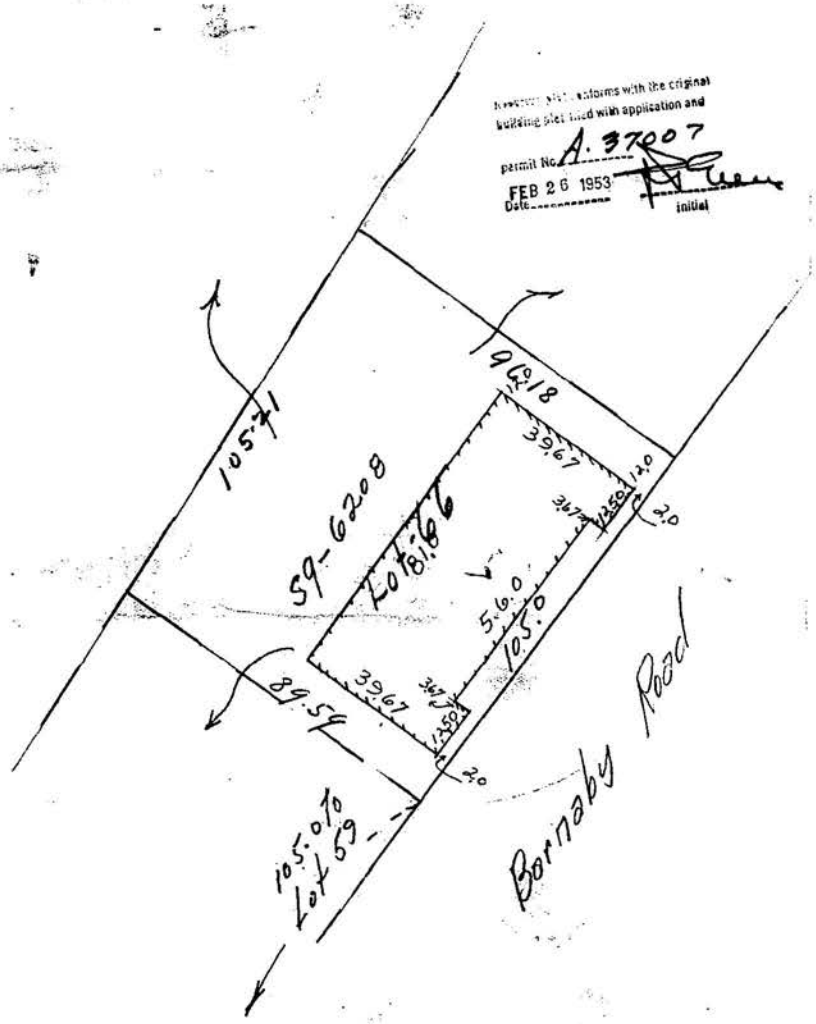
Washington, D. C., 9-29, 1952

Plat, for Building Permit of Pt Square 6208

Recorded in Book Assessors page Rec

Scale: 1 inch = 30 feet

S. O. 8067



This plat conforms with the original building plat filed with application and permit No. A. 37007

FEB 26 1953
Date

initial

Furnished to H. Parpal

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

(Signature of owner or his authorized agent)

Cinder Block Corners located

SURVEYOR'S OFFICE D.C.
survey has been ordered
in accordance with broken lines.

Surveyor, District of Columbia.

Per G. Wells

NOTE—DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C.

Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C., 9-29, 1952

Plat, for Building Permit of Pt Square 6208

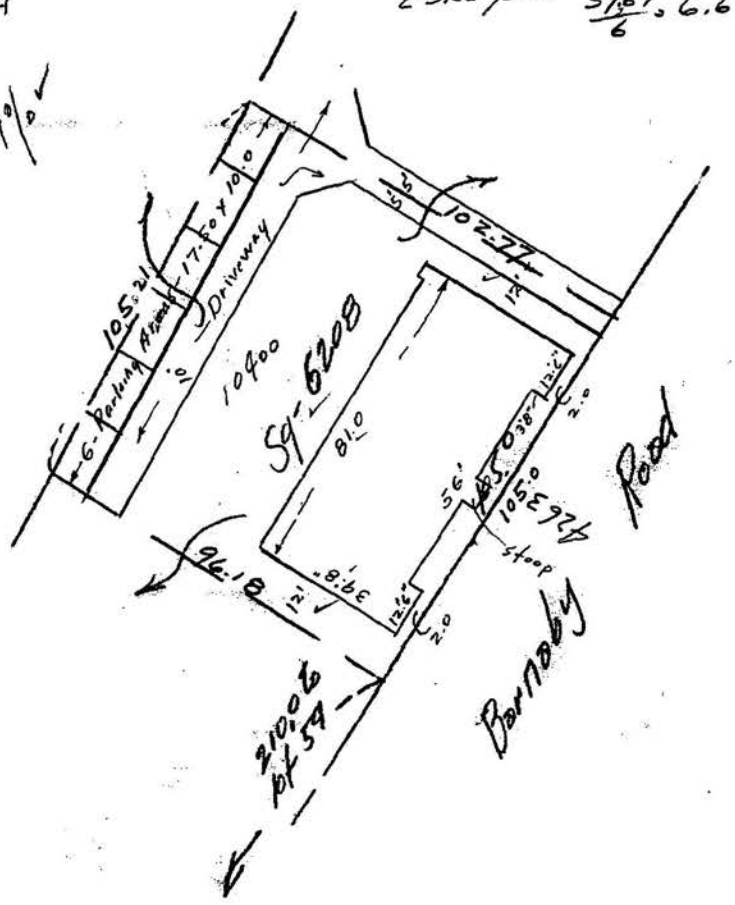
Recorded in Book Assessors page 220

Scale: 1 inch = 30 feet

S. O. 8067

Res-40-A
GL
Bldg 3008 # 29th

2 side yrds 39.67 / 6 = 6.61



Furnished to H. Parpar

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date Oct 4 1952

H S Solomon
(Signature of owner or his authorized agent)

SURVEYOR'S OFFICE D.C.
survey has been approved
in accordance with broken lines.

F. D. Neal
Surveyor, District of Columbia.
Per GKH

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

Form 907—D. C.

2-25-53

Surveyor's Office
DISTRICT OF COLUMBIA

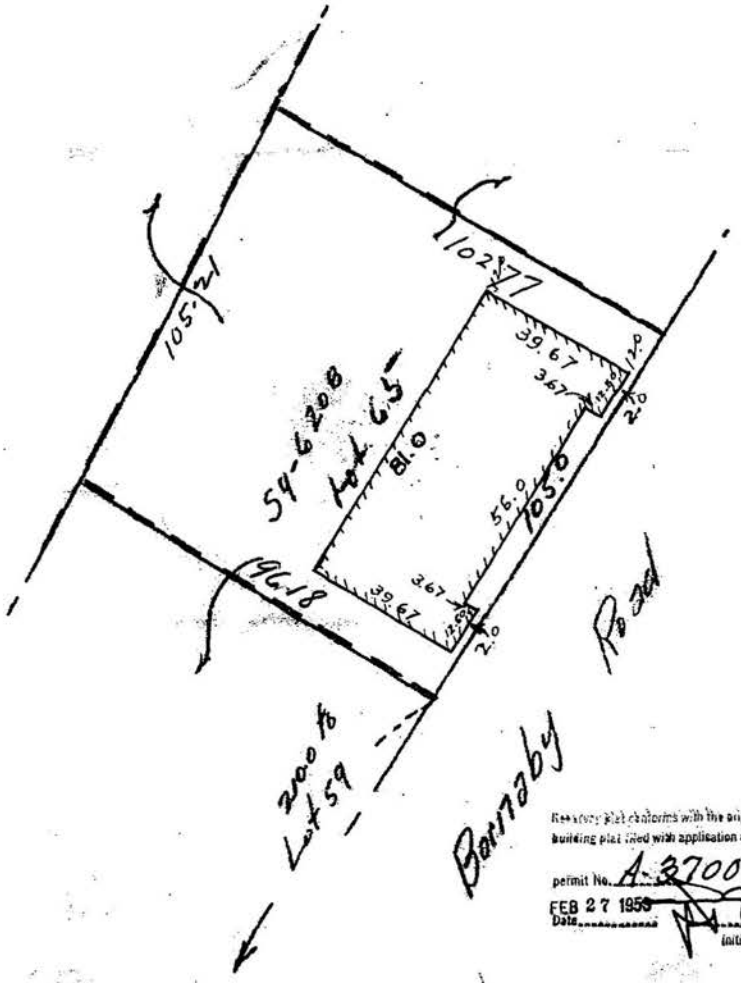
Washington, D. C., 9-29-, 195[illegible]

Plat, for Building Permit of Pt Square 6208

Recorded in Book Assessors page [illegible]

Scale: 1 inch = 30 feet

S. O. 8067



Reserved: Plat conforms with the original building plat filed with application and permit No. A-37007

Date FEB 27 1959 initial

Furnished to The Parpar

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date _____

_____
(Signature of owner or his authorized agent)

Cinder Block Corners Located

SURVEYOR'S OFFICE D.C.
survey has been ordered.
in accordance with broken lines shown

_____
Surveyor, District of Columbia.

Per G. Wells

P-409-0

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C.

Form 907—E. D.

Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C., 9-29, 1952

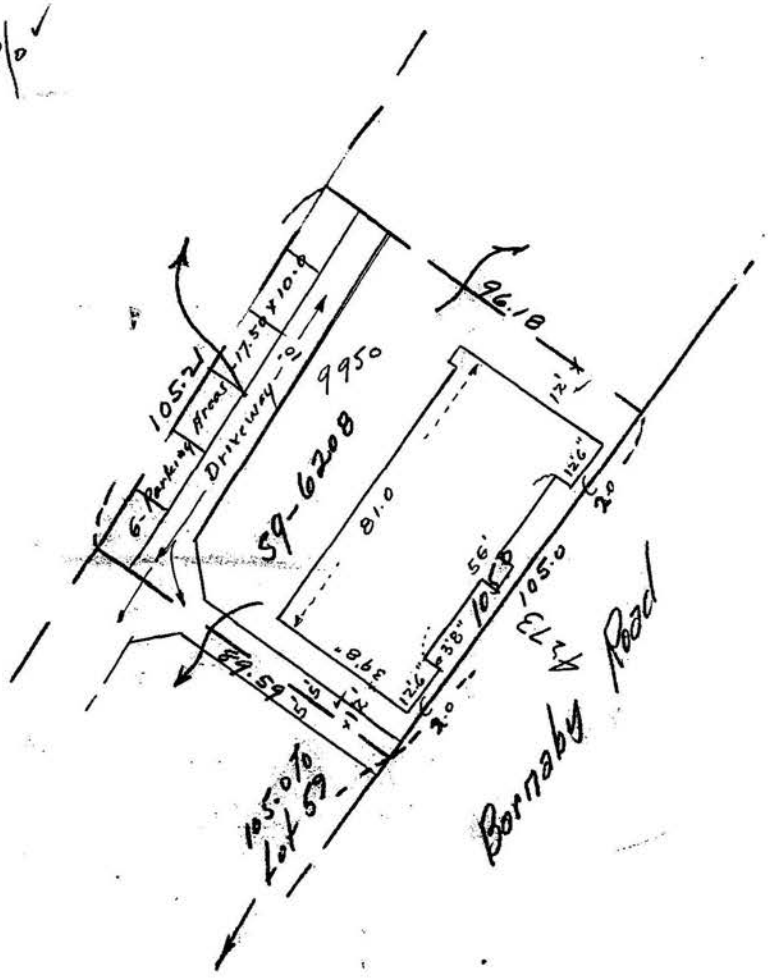
Plat, *for Building Permit of* Pt Square 6208

Recorded in Book Assessors *page* Rec

Scale: 1 inch = 30 *feet*

S. O. 8067

Res-40-A
GL
30 0/0 ✓



Furnished to H. Harper

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 18% across the public parking and the private restricted property).

Date Oct 1, 1952

H. D. Bolen
(Signature of owner or his authorized agent)

SURVEYOR'S OFFICE D.C.
survey has been ordered
in accordance with broken lines.

Wells

F. T. Dodd
Surveyor, District of Columbia.

Per G Wells

P-409-0

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

Surveyor's Office
DISTRICT OF COLUMBIA

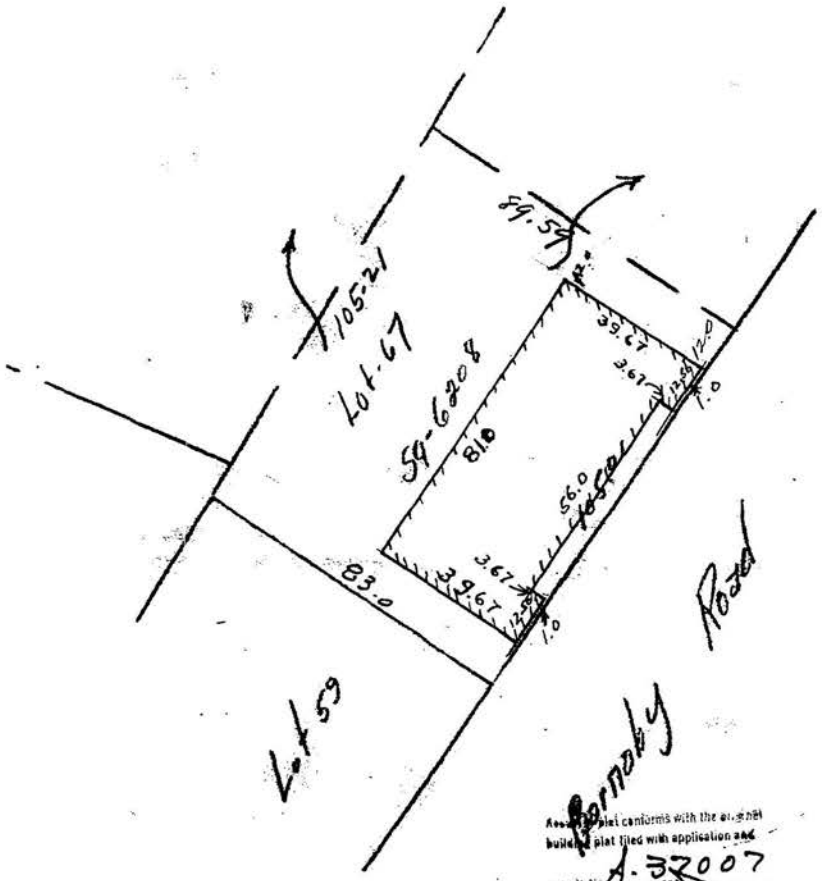
Washington, D. C., 4-29, 1952

Plat, for Building Permit of Lot Square 6206

Recorded in Book SSSSSS page 224

Scale: 1 inch = 30 feet

S. O. 5067



Assessment plat conforms with the original building plat filed with application and permit No. A-37007

Date FEB 27 1952

Furnished to A. Ponzi

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date _____

(Signature of owner or his authorized agent)

Cinder Block Corners Located

SURVEYOR'S OFFICE D.C.
survey has been ordered
in accordance with broken lines.

F. O. Neal

Surveyor, District of Columbia.

Per C. H. T.

P-409-0

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

Form 907—E. D.

Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C., 9-29, 1952

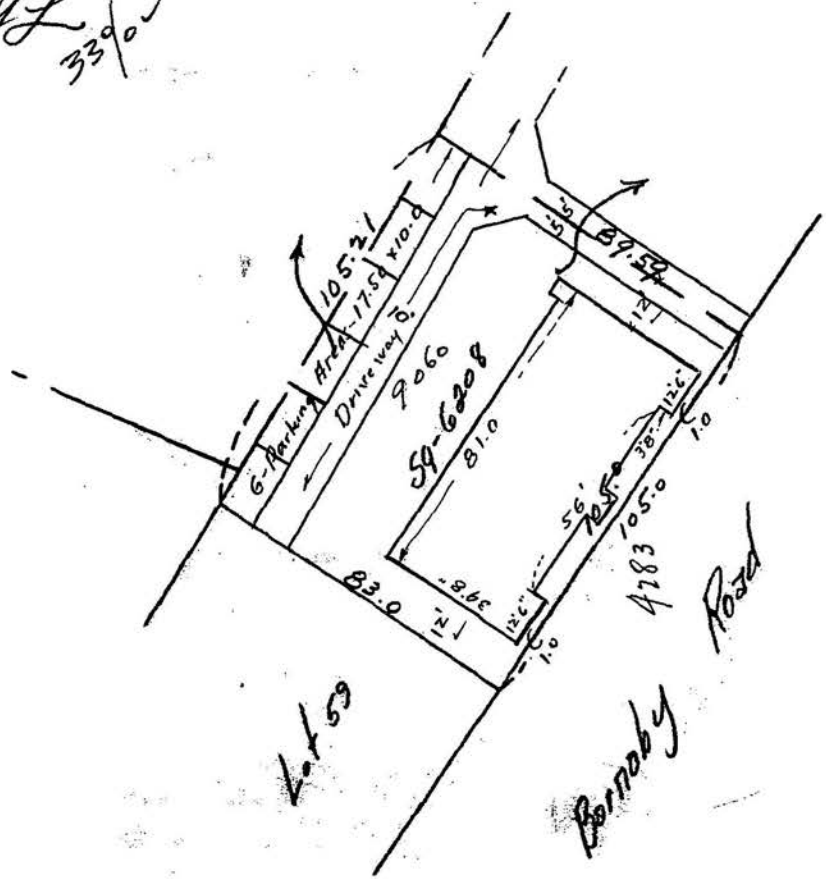
Plat, *for Building Permit of* Lot Square 6208

Recorded in Book Assessors page 20a

Scale: 1 inch = 30 feet

S. O. 8067

Res-40-A
G L
33'0"



Furnished to A. Kaper

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date Oct. 1, 1952

H. O. Dollins
(Signature of owner or his authorized agent)

SURVEYOR'S OFFICE D.C.
survey has been ~~ordered~~
in accordance with broken lines

F. T. Neal
Surveyor, District of Columbia.

Per G. H. B.

P-409-0

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

Form 501—E. D.

3/5/53
T.E.H.

Surveyor's Office
DISTRICT OF COLUMBIA

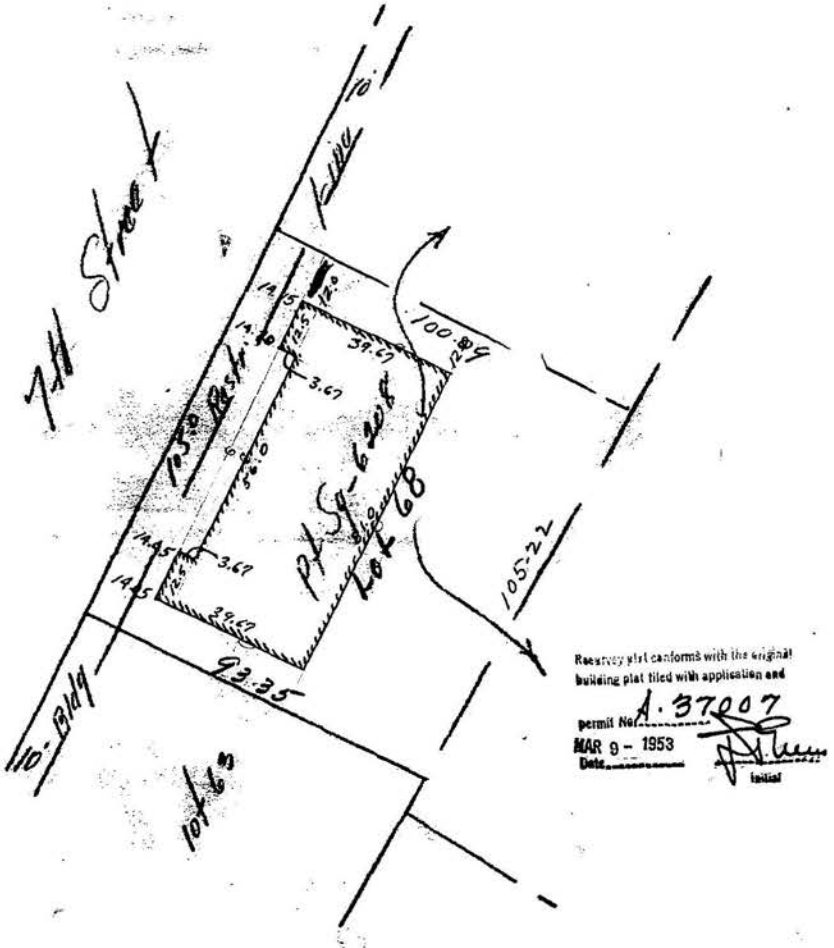
Washington, D. C., 2-27, 1953

Plat, for Building Permit of Pt Sq 620 8

Recorded in Book Assessor's Page Rec

Scale: 1 inch = 30 feet

S. O. 8067



Resurvey plat conforms with the original building plat filed with application and permit No. A. 37007

MAR 9 – 1953

Date _____ Initial _____

Furnished to _____

Cinder block corners located

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

SURVEY [illegible] survey has been ordered in accordance with broken lines. [illegible]

Date _____

_____ Surveyor, District of Columbia.

(Signature of owner or his authorized agent)

Per _____

P-409-0

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C., 9-29, 1952

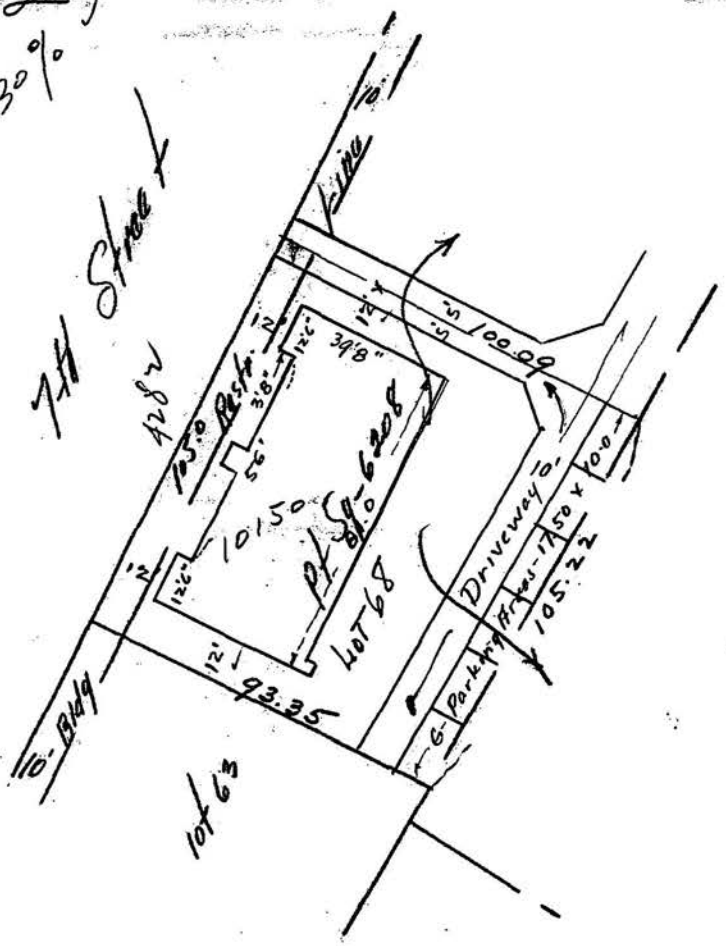
Plat, for Building Permit of Pt Sq 208 Lot 6208

Recorded in Book Assessors page 220

Scale: 1 inch = 30 feet

S. O. 8067

Res-40-A
GL
30%



Furnished to F. Cooper

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 15% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date Oct 1, 1952

H. O. Dolline
(Signature of owner or his authorized agent)

SURVEYOR'S OFFICE D.C.
survey has been plotted
in accordance with broken lines.

J. P. Neal

Surveyor, District of Columbia.

Per G. H. Wells

P-409-0

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

Form 907—E. D.

3/5/53 T.C.H.

Surveyor's Office
DISTRICT OF COLUMBIA

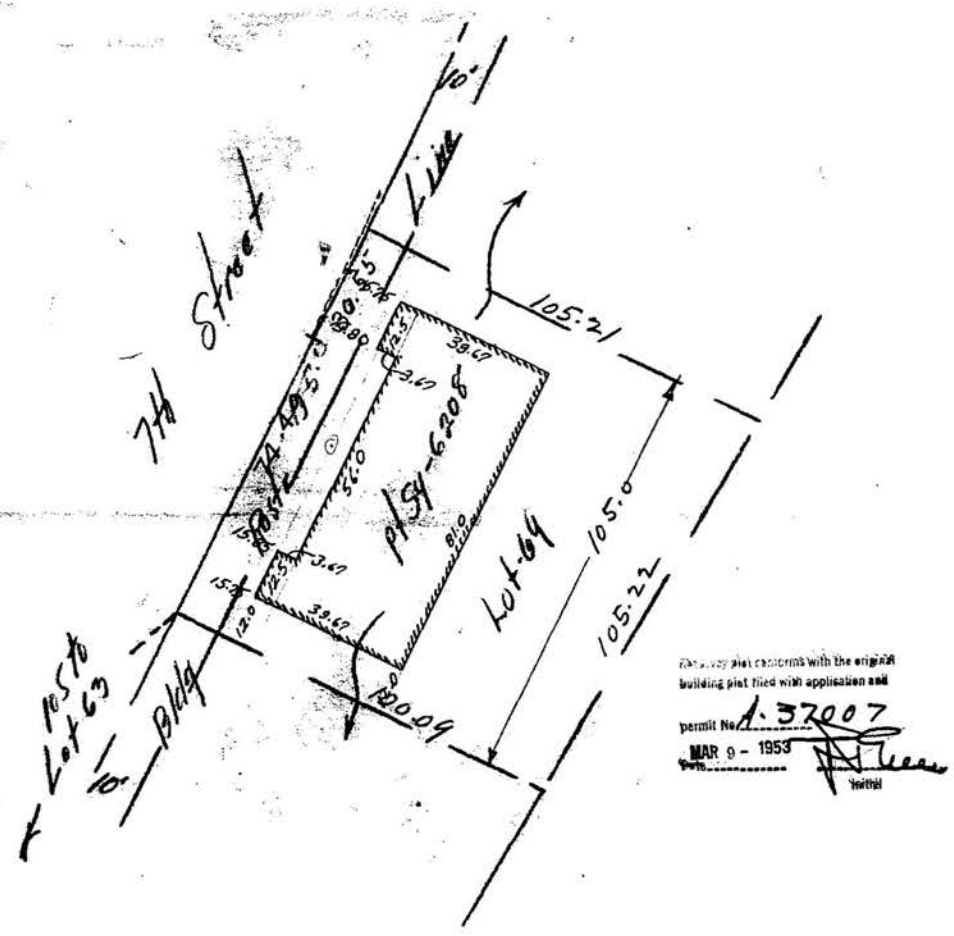
Washington, D. C., 9-29, 1952

Plat, for Building Permit of Sq 6208

Recorded in Book Assessors page Rec.

Scale: 1 inch = 30 feet

S. O. 8667



This survey plat conforms with the original building plat filed with application and permit No. 1.37007

MAR 9 - 1953

Date

Initial

Furnished to H. Parpar

cinder block corners located

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

SURVEYOR'S OFFICE D.C.
survey has been ordered
in accordance with broken lines.

Date _____

_____
(Signature of owner or his authorized agent)

_____
Surveyor, District of Columbia.

Per _____

P-402-0

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

Form 501—2. D.

Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C., 5-25, 1953

Plat, *for Building Permit of* Pt lot 807, Square 6208

Recorded in Book D+T *page* 3347-W

Scale: 1 inch = 40 *feet*

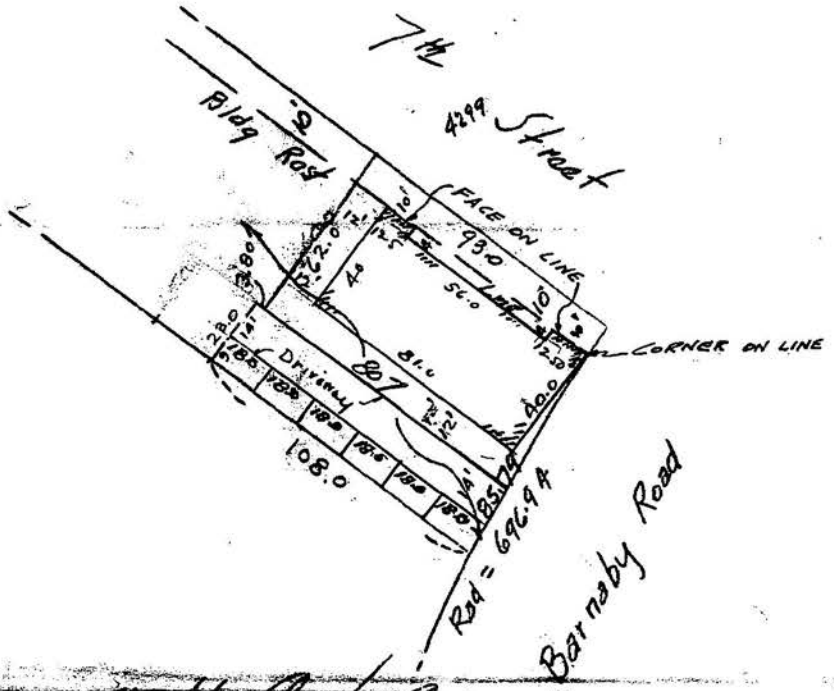
S. O. 120 36

Res
A-40
YL

25 S.Y. Reqd 6.67' ✓

R.Y 35' ✓

BLDG 3016/7990+ 37.8% ✓



Furnished to Arnold Coast Co.

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

SURVEYOR'S OFFICE D.C.
survey has been ordered
in accordance with broken lines.

Date July 7-53

Sign
Arnold Coast Co.
(Signature of owner or his authorized agent)

Surveyor, District of Columbia.
Per C. H. Wells

P-409-0

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

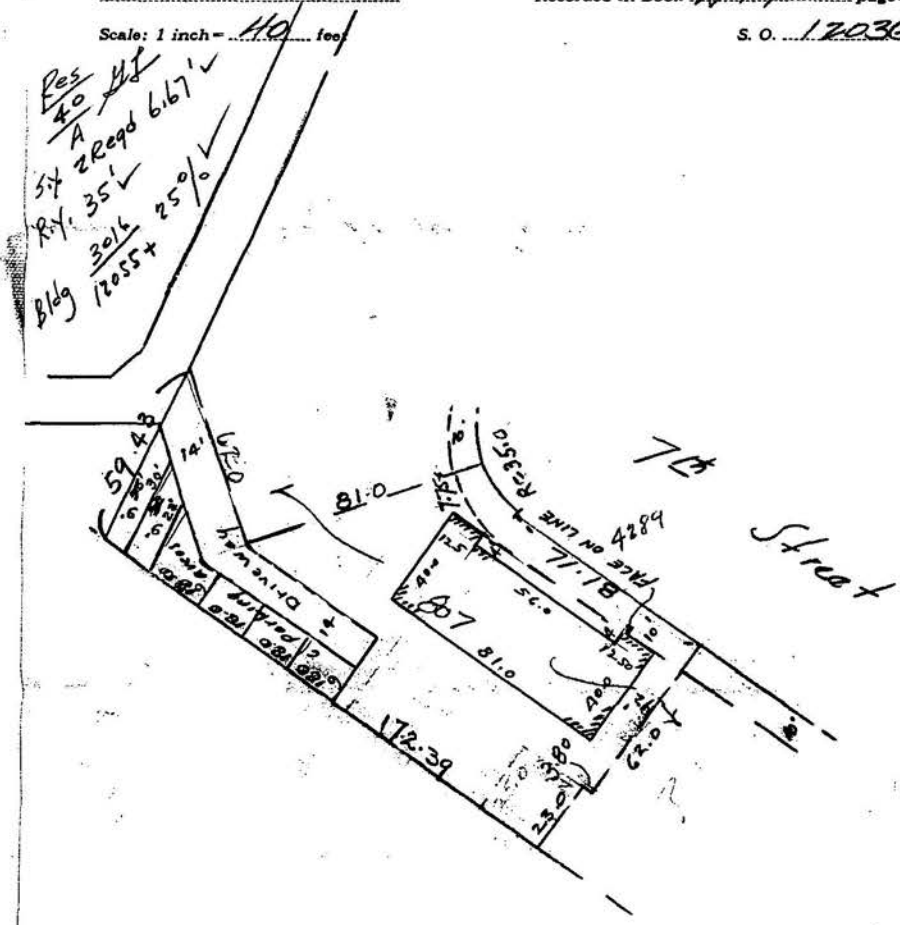
Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C., 5-25, 1953

Plat, for Building Permit of Pt lot 807 Square 6208

Recorded in Book A & T page 334-W

Scale: 1 inch = 40 feet S. O. 12036



Furnished to Arnold Constr Co

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date July 7-53

Arnold Carpenter
(Signature of owner or his authorised agent)

SURVEYOR'S OFFICE D.C.
survey has been ordered
in accordance with broken lines.

F. D. Reed
Surveyor, District of Columbia.

Per G. W. H.

P-409-0

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Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C., 5-25, 1953

Plat, for Building Permit of Pt lot 807, Square 6208

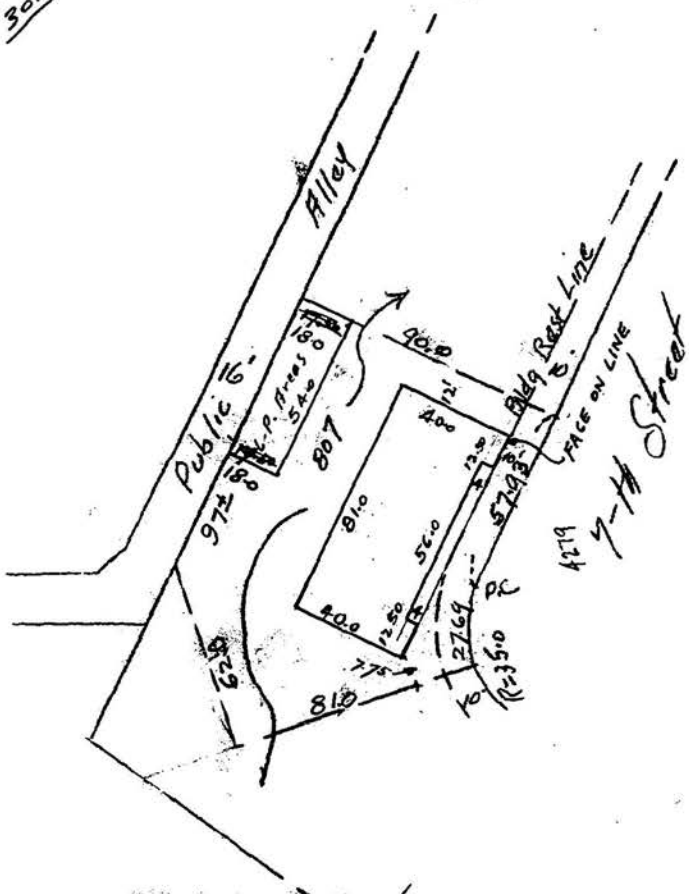
Recorded in Book A-T page 33472

Scale: 1 inch = 40 feet

S. O. 12036

Res A 40 ft
S.Y. 2 Reqd 6.67 ✓
R.Y 40' ✓
Bldg 3016

Bldg 3016 / 10615+ 28.4% ✓



Furnished to Arnold Const Co

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Date July 7-53

Arnold Ramsey
(Signature of owner or his authorized agent)

Signs

SURVEYOR'S OFFICE D.C.
Survey has been plotted
in accordance with broken lines.

F. D. Neal
Surveyor, District of Columbia.

Per G.E.W.K

P-409-0

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C., 5-25-, 1953

Plat, for Building Permit of Pt lot 807, Square 6208

Recorded in Book H & T page 3347-W

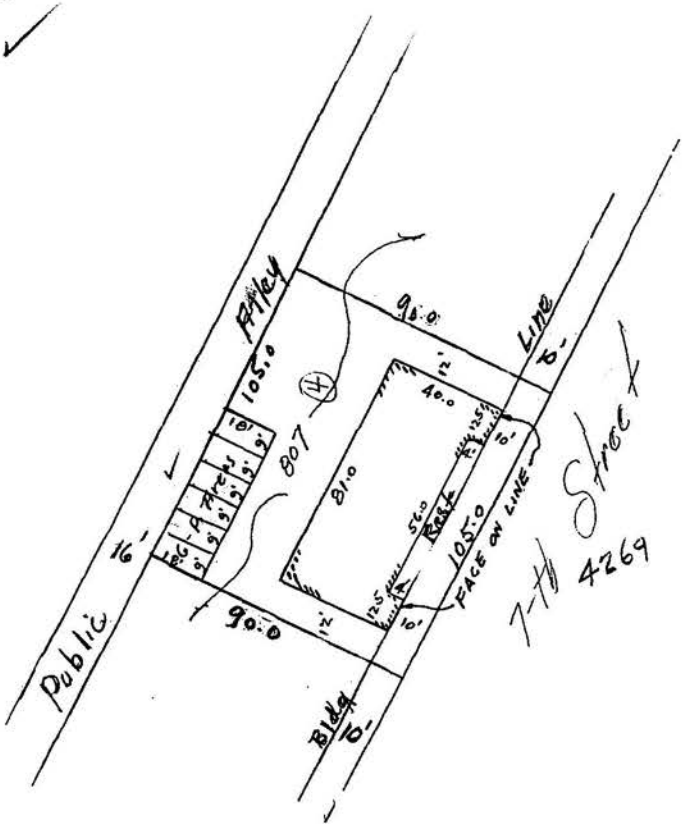
Scale: 1 inch = 40 feet

S. O. 12036

Res / 40 / A Bldg 3016 / 9660 = 31.6% ✓

25'± Req'd 6.67' ✓

Ry 42'+ ✓



Furnished to Arnold Constr Co

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SURVEYOR'S OFFICE D.C.
survey has been platted
in accordance with broken lines.

Date 1 June 1953

S. Thomas Stathes, Architect Reg. #331
(Signature of owner or his authorized agent)

Per G. E. R
Surveyor, District of Columbia.

P-409-6

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

OK

Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C., 5-25-, 1953

Plat, for Building Permit of Pt lot 807, Square 6208

Recorded in Book A.H.T. page 3347-W

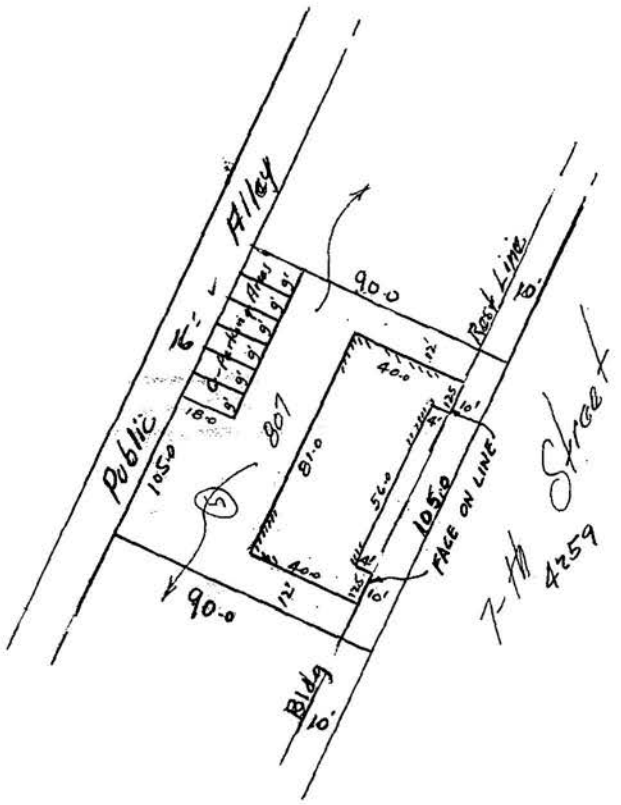
Scale: 1 inch = 40 feet

S. O. 12036

Res 40/A Bldg 3016 ft / 9660 = 31.6% ✓

25% Req'd 6.67' ✓

Rf 42' + ✓



Furnished to Arnold Const Co

SURVEYOR'S OFFICE D.C.
survey has been plotted
in accordance with broken lines.

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Surveyor, District of Columbia.

Date 1 June 1953

S. Thomas Stalker Architect Reg. #331
(Signature of owner or his authorized agent)

Per G Wells

P-406-0

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

OK

Surveyor's Office

DISTRICT OF COLUMBIA

Washington, D. C., 5-25-, 1953

Plat, for Building Permit of Pt lot 807, Square 6208

Recorded in Book AU page 3347-W

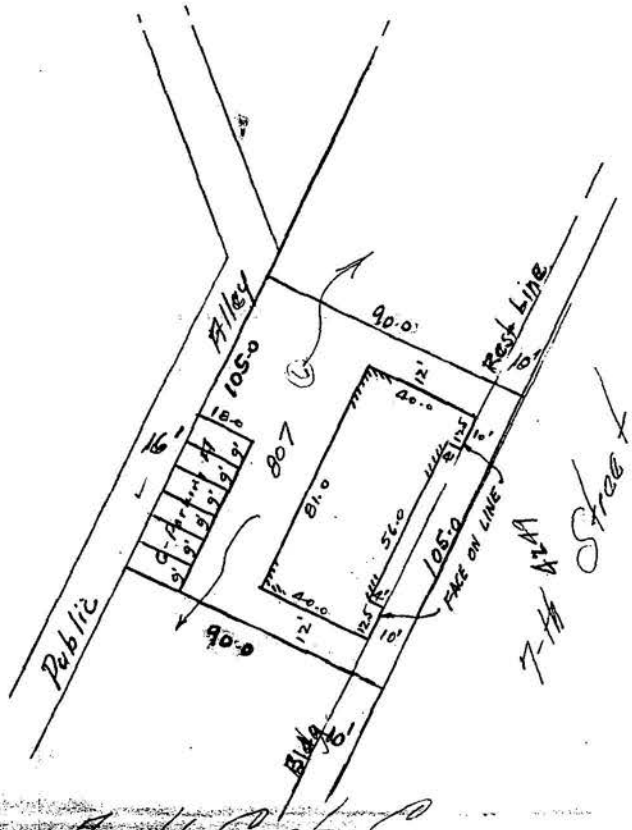
Scale: 1 inch = 40 feet

S. O. 12036

Res A 40 GL Bldg 3016 / 9660 = 31.6% ✓

25% Req'd 6.67 ✓

Ry 42'+ ✓



Furnished to Arnold Const Co

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 15% across the public parking and the private restricted property).

SURVEYOR'S OFFICE D.C.
survey has been ordered
in accordance with broken lines.

Date 1 June 1953

S. Thomas Stathis Architect Reg #331
(Signature of owner or his authorized agent)

Per G.E.W.

Surveyor, District of Columbia.

P-409-0

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

OK

Form W1—E. D.

Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C., 5-25 1953

Plat, for Building Permit of Pt lot 807, Square 6208

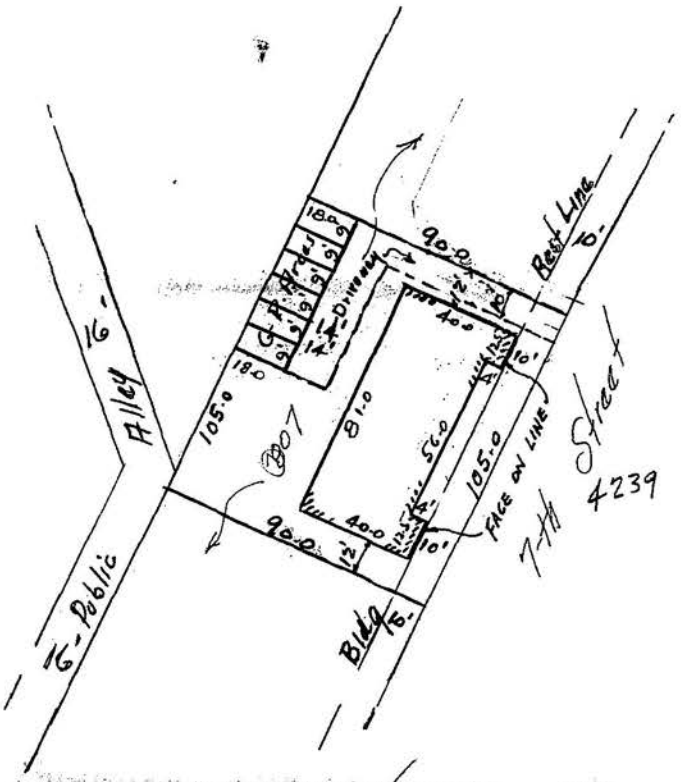
Recorded in Book A.T. page 3347-W

Scale: 1 inch = 40 feet

S. O. 12036

Resl 40 Yd
A
25% Req'd 6.67'
R.Y 42'

Bldg 3016 ft / 9660 = 31.6% ✓



Furnished to Arnold Const Co

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 18% across the public parking and the private restricted property).

Date 1 June 1953

S. Thomas Stalker, Arch. Reg #331
(Signature of owner or his authorized agent)

SURVEYOR'S OFFICE D.C.
survey has been ~~altered~~ extended
in accordance with broken lines.

F. J. Neal

Surveyor, District of Columbia.

Per G. E. H

P-406-0

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

OK

Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C., 5-25-, 1953

Plat, for Building Permit of Pt Lot 807 Square 6208

Recorded in Book A+T page 3347-W

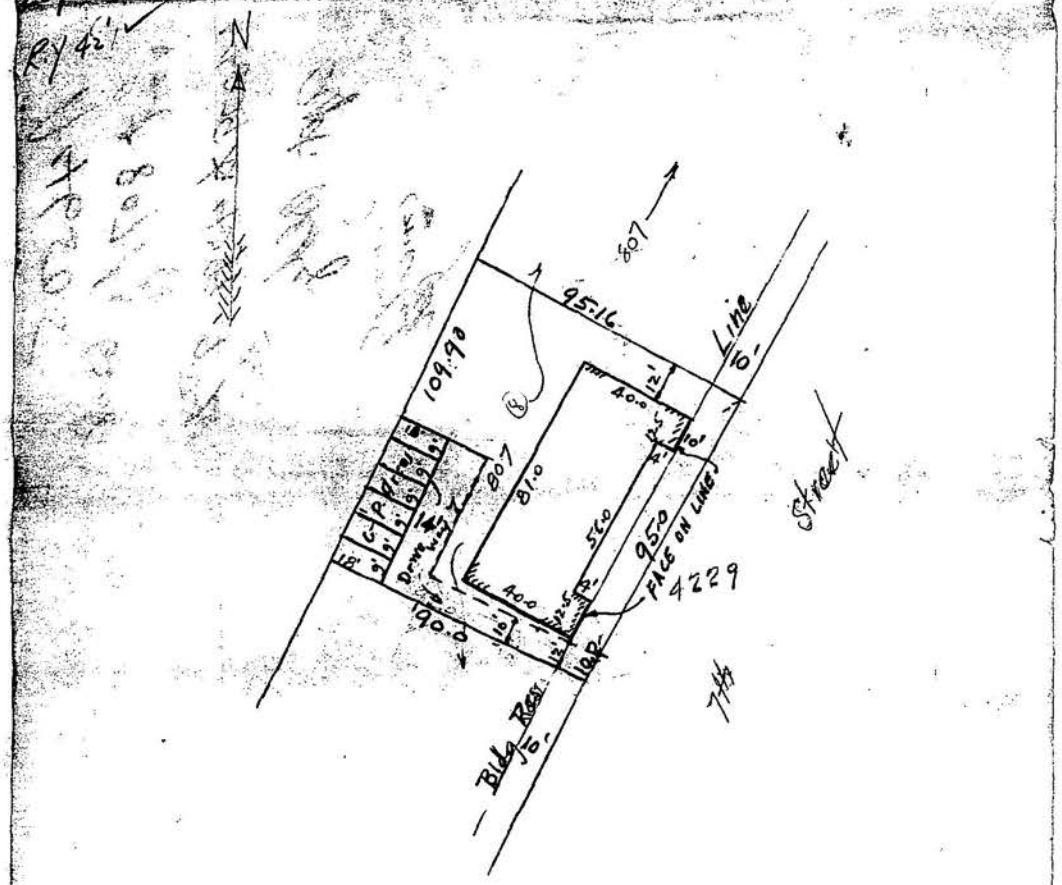
Scale: 1 inch = 40 feet

S. O. 12036

Res 40/A Bldg 3016/9680 31.2 %

Reg'd 6.67'

Reg'd 42'



Furnished to Arnold Const Co

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SURVEYOR'S OFFICE D.C.
survey has been ~~ordered~~
in accordance with broken lines.

Date 1 June 1953

D. Thomas Stalker Architect Alg #331
(Signature of owner or his authorized agent)

Per G.E.K
Surveyor, District of Columbia.

OK P-409-0

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

Form 651 — CP8 **BUILDING PERMIT**

Date **8/27/52** (Type) **BUILD** PERMIT NO. A 35127

Location of work **4364-66 -7THST 4363-73 BARNABY RD. 59-61** Square **6208**

ARNOLD PERPER S. E. (Owner)

TOTAL PERMIT FEE $ **380.00**

FILING FEE $ **175.00**

NO. DATE

FEE PAYABLE $ **185.00**

BUILD FIVE THREE BRICK & CINDER BLOCK APARTMENTS AS PER PLANS

All police and traffic regulations will be strictly enforced, particularly "No standing between 7:00 A.M. and 9:30 A.M., and 4:30 P.M. and 6:30 P.M.".

(To be filled in if applicable)

Builder— **OWNER** Value $ **175,000** No. of Bldgs. **5**

Width of Bldgs. **SEE** Length **PLANS** Height No. of Stories **3**

Use Dist. **RES** Area Dist. **40-A** To be occupied as **APTS.**

Height of terrace above grade **0** Projections:

Addr of owner **4406 - 48TH ST., N. W.**

Depos. No. Amount $

DEPARTMENT OF INSPECTION, BUILDING INSPECTION SECTION, DIST. OF COLUMBIA

OFFICE COPY

Form 907—E. D.

8/20/52
I. E. H.

Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C., 7-8 19 52

Plat, for Building Permit of Pt Square 6208

Recorded in Book Assessors page Rec

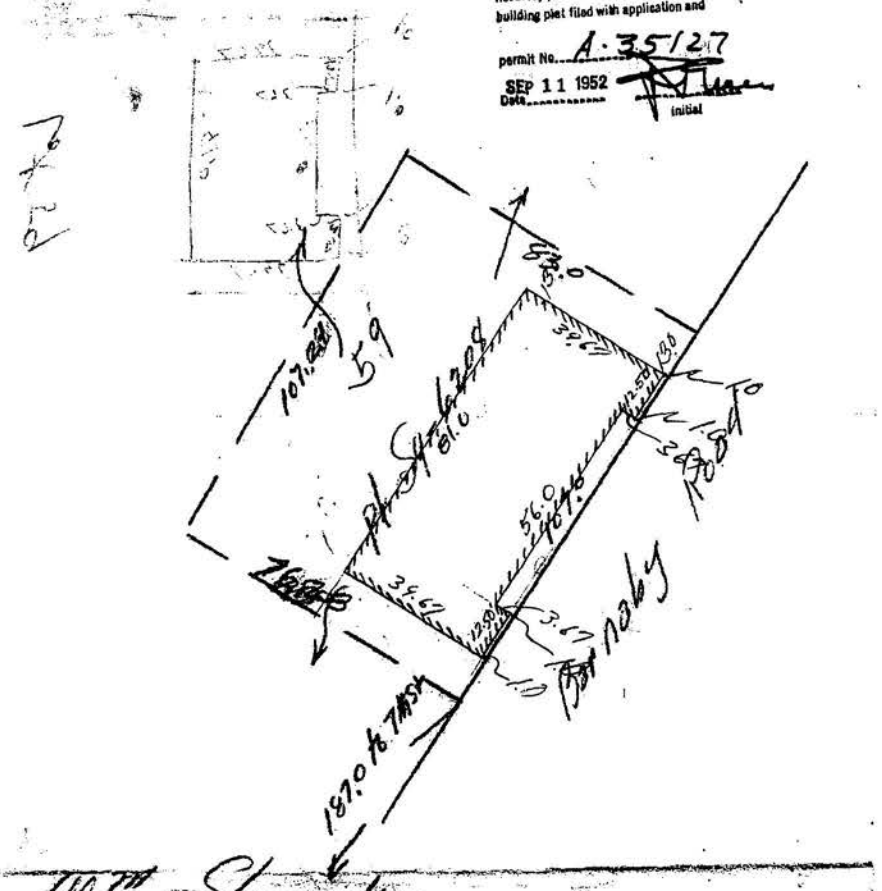
Scale: 1 inch = 30 feet

S. O. 6340

Resurvey plat conforms with the original building plat filed with application and

permit No. A-35127

Date SEP 11 1952 initial



Furnished to Wm Shoemaker

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date _____

_____
(Signature of owner or his authorized agent)

Cinder block corners located

SURVEYOR'S OFFICE D.C.
survey has been ordered
in accordance with broken lines.

J. O. Neal

_____
Surveyor, District of Columbia.

Per G Wells

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C.

(7)

Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C., 7-8, 1952

Plat, for Building Permit of Pt Square 6208

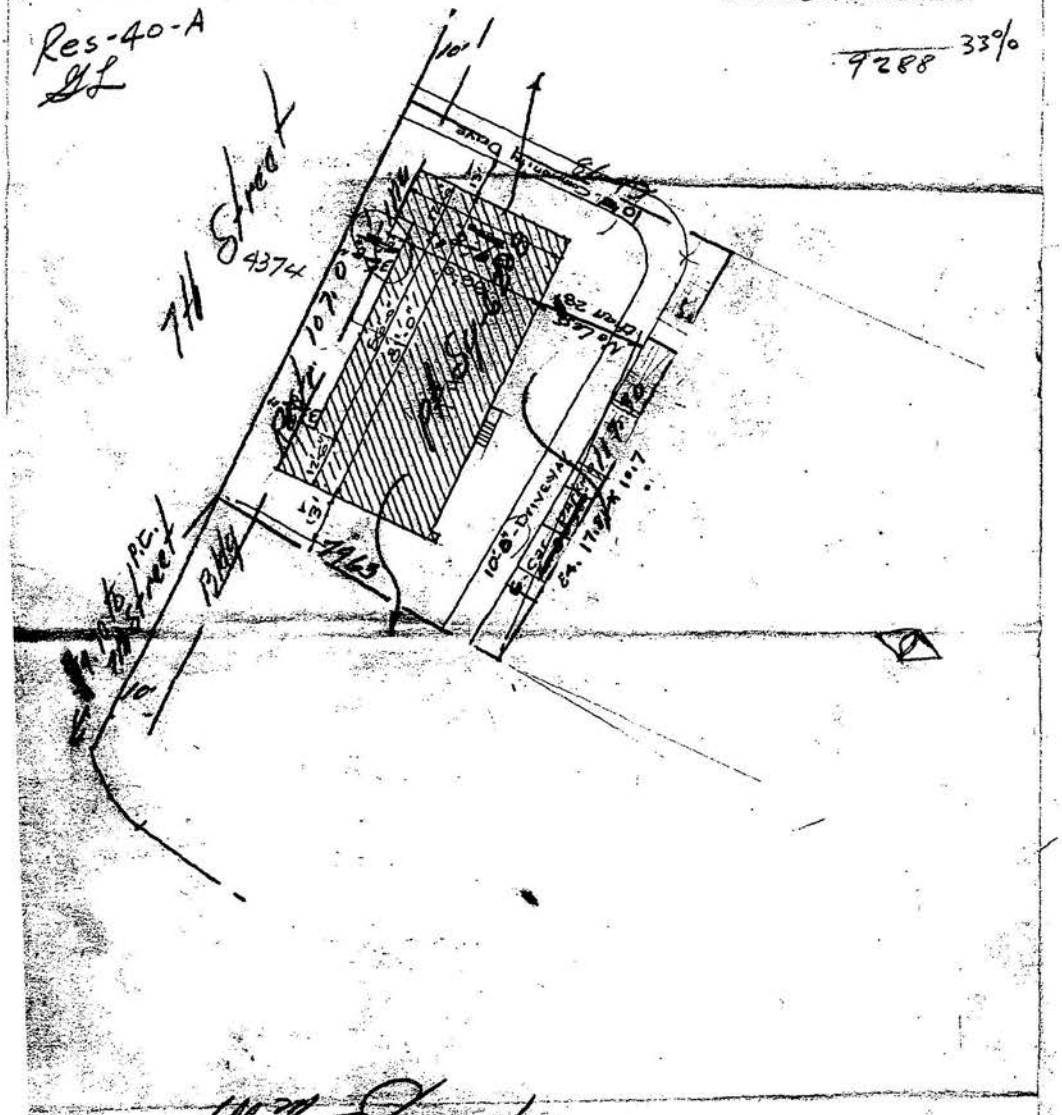
Recorded in Book Assessors page Rec

Scale: 1 inch = 30 feet

S. O. 6340

Res-40-A
GL

9288 33⅓



Furnished to Wm H Shoemaker

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats; or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date 7/15/52

Wm H Shoemaker (agt)
(Signature of owner or his authorized agent)

SURVEYOR'S OFFICE D.C.
survey has been ordered
in accordance with broken lines.

Surveyor, District of Columbia.

Per G Wells

P2000-0

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

(5)

Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C., 7-8-, 1952

Plat, for Building Permit of PA Square 6208

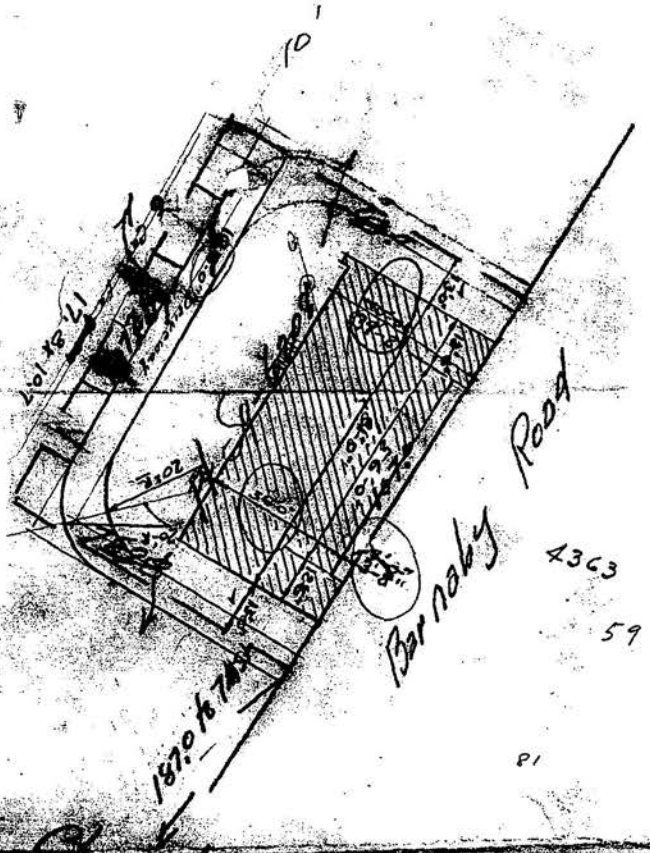
Recorded in Book Assessors Page Rec

Scale: 1 inch = 30 feet

S. O. 6340

Res-40-A
GL

8521 35%



Furnished to Wm Shewalter

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date 7/15/52

Wm H Shewalter (Capt)
(Signature of owner or his authorized agent)

SURVEYOR'S OFFICE D.C.
survey has been ordered
in accordance with broken lines.

Surveyor, District of Columbia.

Per G Wells

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D.C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

Surveyor's Office

DISTRICT OF COLUMBIA

Washington, D. C., 7-8, 1952

Plat, *for Building Permit of* Pt Square 6208

Recorded in Book Assessors page Rec

Scale: 1 inch = 30 feet

S. O. 6340

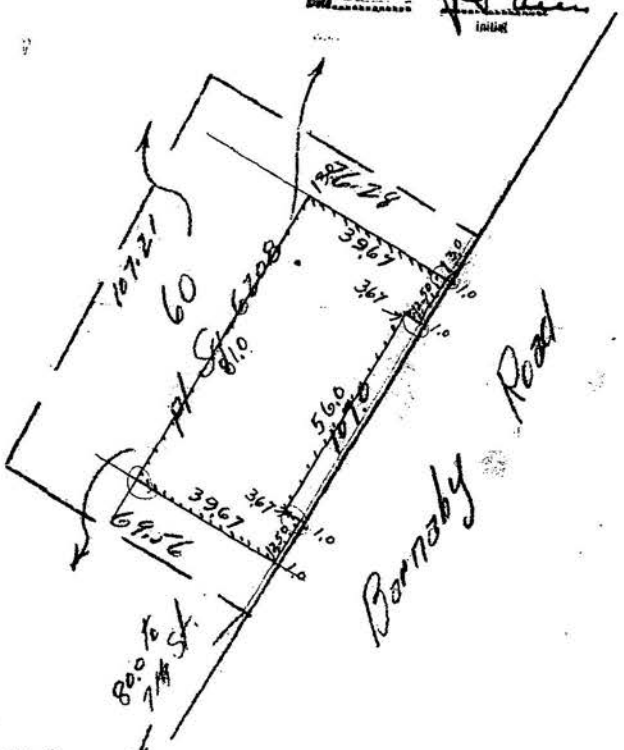
Resurvey plat conforms with the original building plat filed with application and

permit No. A-35127

SEP 11 1952

Date

initial



Furnished to Wm Spencer

Cinder Block Corners located

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

F. A. Deal

Surveyor, District of Columbia.

Per G. Walls

Date

(Signature of owner or his authorized agent)

P-409-9

ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C.

Form 907—E. D.

(7)

Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C., 7-8, 1952

Plat, for Building Permit of Pt Square 6208

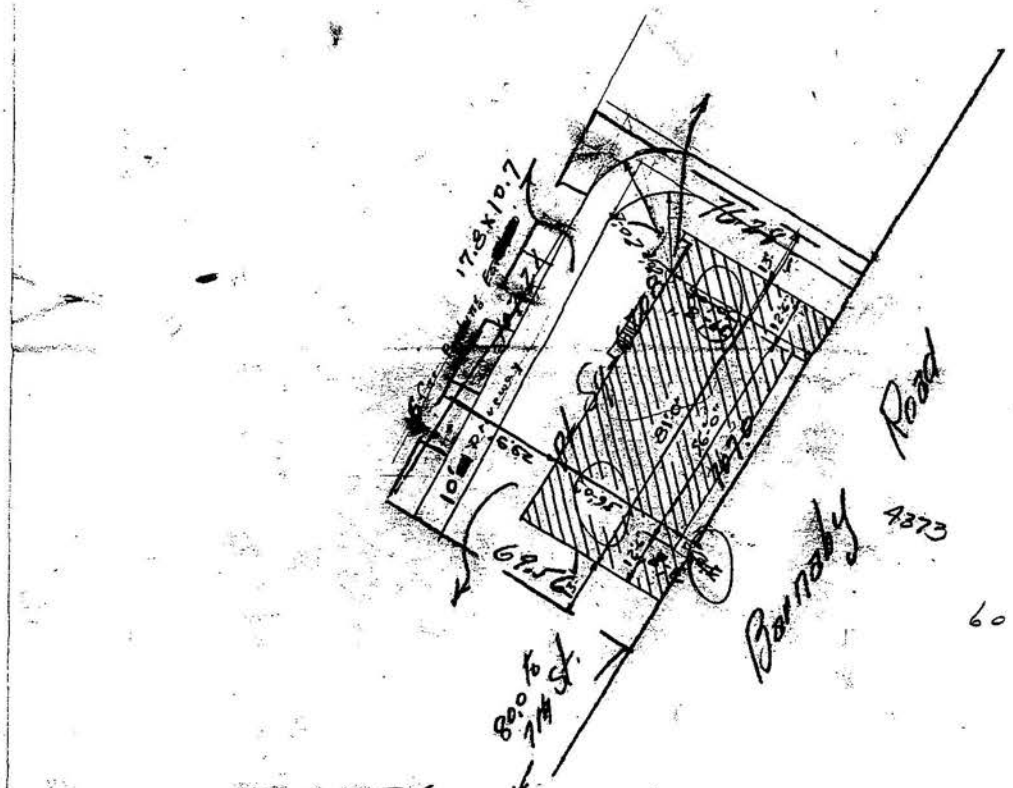
Recorded in Book Assessors page Rec

Scale: 1 inch = 30 feet

S. O. 6340

Res-40-A
GL

7802 39%



Furnished to Wm Shoemaker

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Date 7/15/52

Wm H. Shoemaker (agt.)
(Signature of owner or his authorized agent)

SURVEYOR'S OFFICE D.C.
survey has been ordered
in accordance with broken lines.

Surveyor, District of Columbia.

Per G. H. Wells

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

Form ... D.

T.4.K.

Surveyor's Office
DISTRICT OF COLUMBIA

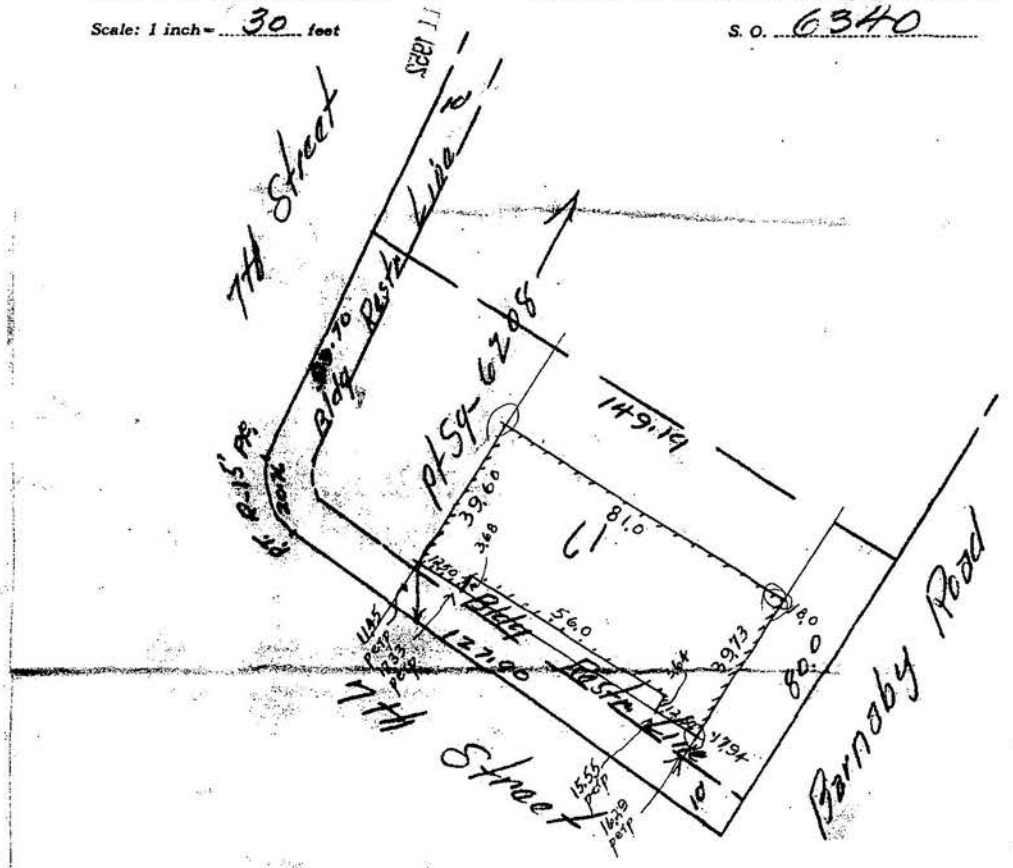
Washington, D. C., 7-8, 1952

Plat, for Building Permit of Pt Square 6208

Recorded in Book Assessor's page Rec

Scale: 1 inch = 30 feet

S. O. 6340



Resurvey plat conforms with the original building plat filed with application and permit No. A. 35127

SEP 11 1952 Initial

Furnished to Wm Shoemaker Cinder Block Corners located

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SURVEYOR'S OFFICE D.C.
survey has been ordered
in accordance with broken lines.

Date _____

_____
(Signature of owner or his authorized agent)

_____
Surveyor, District of Columbia.

Per G Wells

P-409-0

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION

Form 907—D.C.

(5)

Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C., 7-8, 1952

Plat, for Building Permit of Pt Square 6808

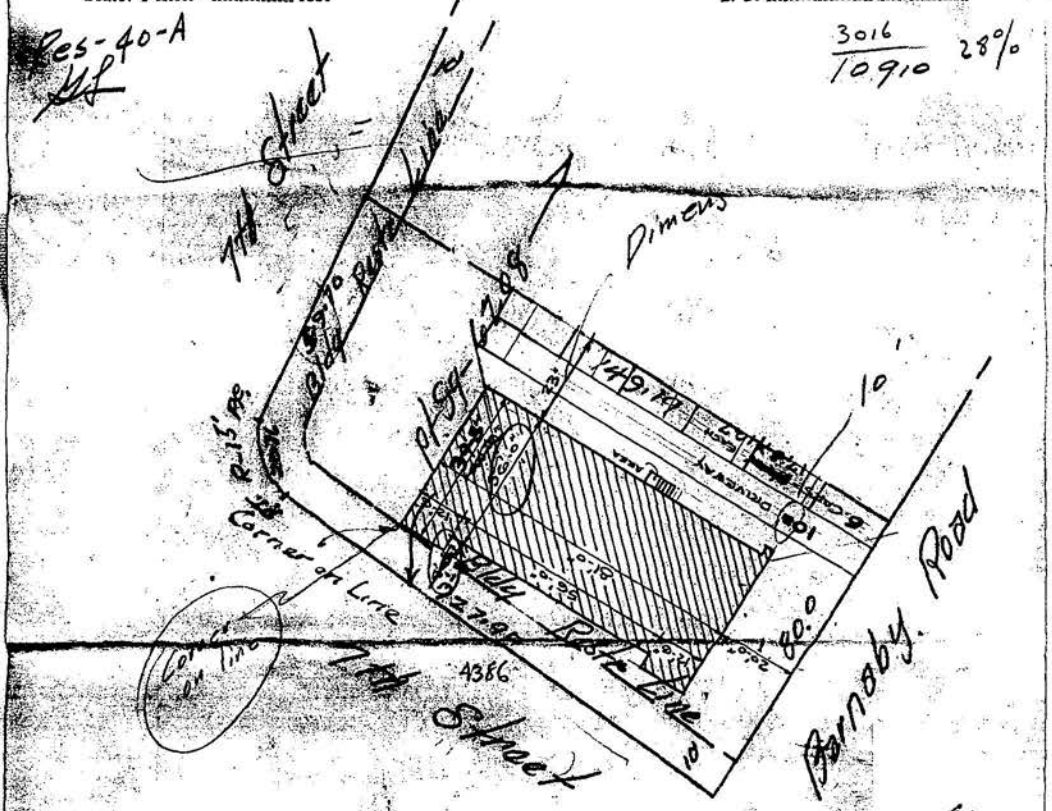
Recorded in Book Assessor's Page Rec

Scale: 1 inch = 30 feet

S. O. 6340

Res-40-A

3016
10,910 28%



61

Furnished to Wm Shoemaker

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SURVEYOR'S OFFICE D.C.
survey has been Ordered
in accordance with broken lines.

Date 7/15/52

Wm H. Shoemaker (agt)
(Signature of owner or his authorized agent)

F. E. Deal
Surveyor, District of Columbia.

Per G Wells

P-409-0

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

Form 907—R. D.

9-9-52
T.E.H.

Surveyor's Office
DISTRICT OF COLUMBIA

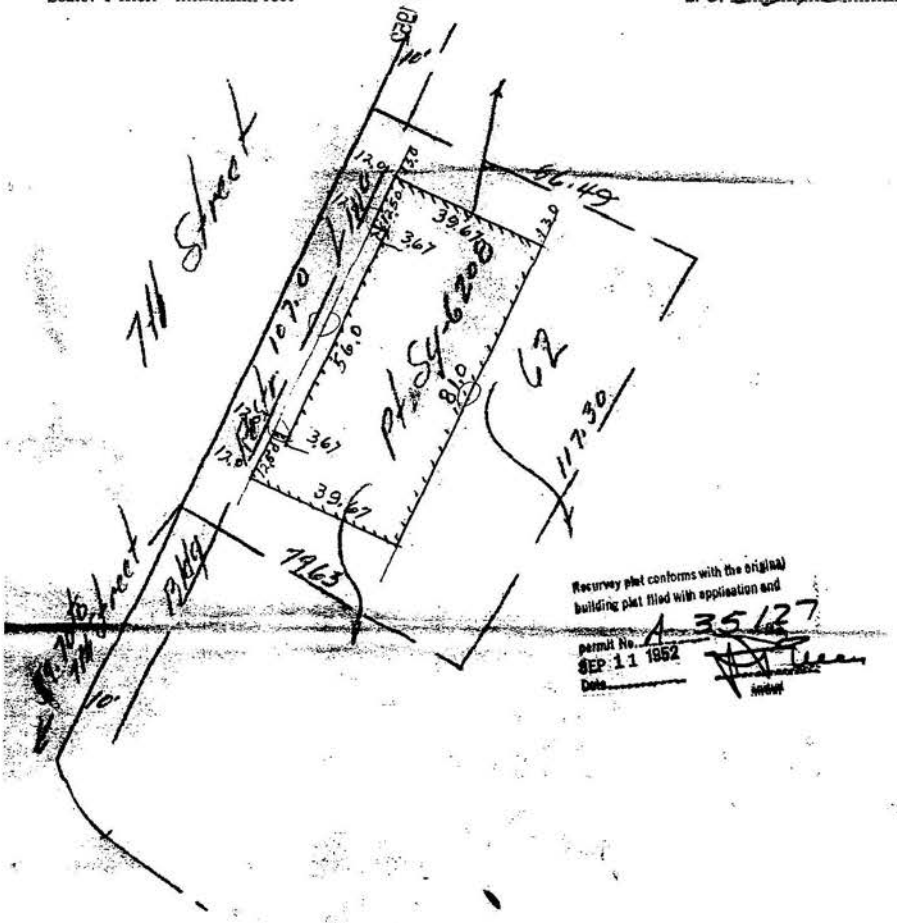
Washington, D. C., 7-8, 1952

Plat, for Building Permit of Pt Sq 621 Lot 8

Recorded in Book Assessors page Rec

Scale: 1 inch = 30 feet

S. O. 6340



Resurvey plat conforms with the original building plat filed with application and permit No. A 35127
SEP 11 1952
Date

Furnished to W. M. Shoemaker

Cinder Block Corners located

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 18% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

F. J. Neal
Surveyor, District of Columbia.

Date

(Signature of owner or his authorized agent)

Per

P-400-0

NOTE.—DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

7

8/29/52

Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C., 7-8, 1952

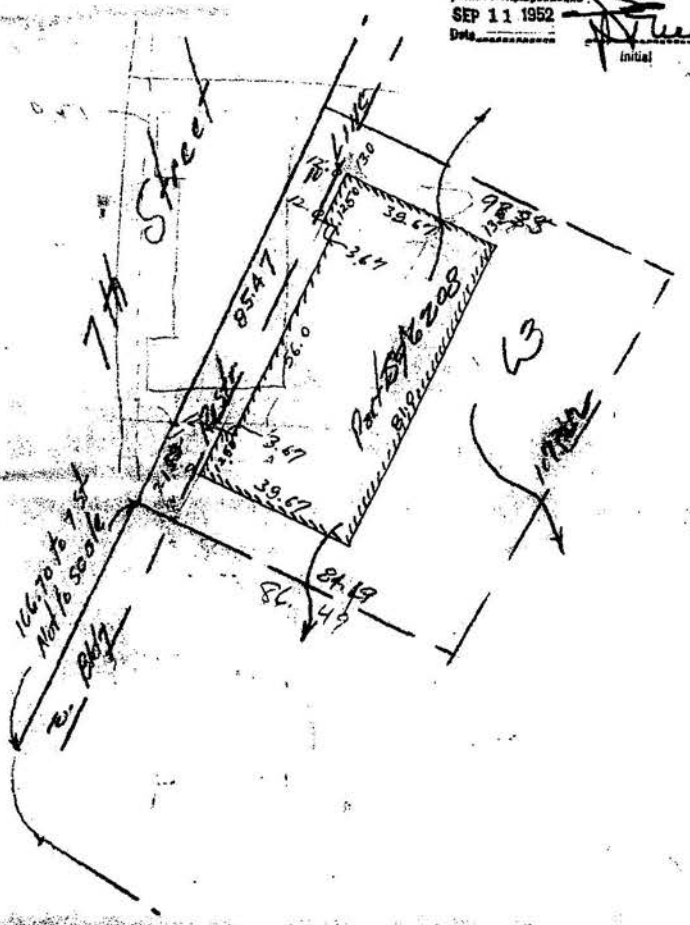
Plat, *for Building Permit of* Pt Par 234 Pt Sq - 6208

Recorded in Book Assessors *page* Rec

Scale: 1 inch = 30 *feet*

S. O. 6540

Resurvey plat conforms with the original building plat filed with application and permit No. A-35127
SEP 11 1952
Date _____ (Initial)



Furnished to Wm. Shoemaker

Cinder block corners located

SURVEYOR'S OFFICE D.C.
survey has been ordered
in accordance with broken lines.

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 18% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date _____

_____
(Signature of owner or his authorized agent)

_____
Surveyor, District of Columbia.

Per G Wells

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

D-109-0

Form 101—R. D.

(m)

Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C., 7-8, 1952

Plat, for Building Permit of Pt Par 234 Pt Sq - 6208

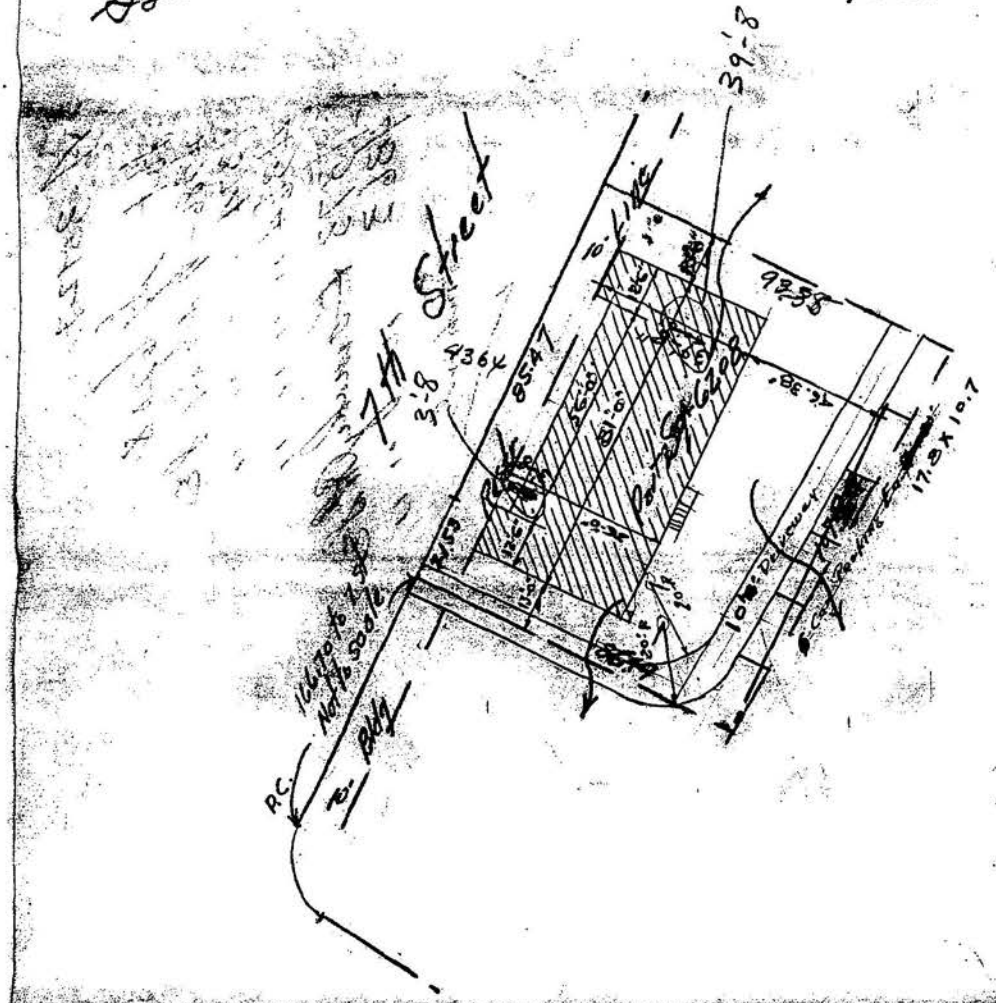
Recorded in Book Assessors page Rec

Scale: 1 inch = 30 feet

S. O. 6340

Res-40-A
GL

9621 31%



Furnished to Wm Shoemaker

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Date 7/15/52

Wm H. Shoemaker (agt)
(Signature of owner or his authorized agent)

SURVEYOR'S OFFICE D.C.
survey has been plotted
in accordance with broken lines.

F. D. Neal

Surveyor, District of Columbia.

Per G Wells

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C.

Form 651 — CP8 **BUILDING PERMIT**

Date 4/22/53 (Type) APT. HOUSES. PERMIT NO. A 41965

Address of work 4233-43-53- BARNABY RD S.E. Lot - Square 6208

Permission is hereby granted 4252 -62 7TH STREET S.E. (Owner) TOTAL PERMIT FEE $ 360.00

ARNOLD CONST. CO. FILING FEE $ 225.00

who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit. NO. DATE

FEE PAYABLE $ 135.00

Authorized work and conditions of performance thereof:

BUILD FIVE BRICK AND CINDER BLOCK APT HOUSES THREE STORY HIGH AS PER PLAN.

All police and traffic regulations to be strictly enforced, particularly "No Standing between 7:00 A.M. and 9:30 A.M., and 4:00 P.M. and 6:30 P.M.".

(To be filled in if applicable)

Builder — OWNER. Estimated Cost $ 225,000 No. of Bldgs. 5

Width of Bldgs. SEE BLDG. PLANS Length Height No. of Stories 3

Use Dist. RES. 40 Area Dist. To be occupied as APT. HOUSE

Height of terrace above grade Projections:

Address of owner 4406 48TH STREET N.W.

Deposit No. NONE. Amount $

CENTRAL PERMIT BUREAU, GOV'T. OF DIST. OF COL.

OFFICE COPY

Superintendent of Permits, D.C.

By [signature]
Permit Clerk

13420

Form 907—E. D.

Surveyor's Office
DISTRICT OF COLUMBIA

5/29/63
T. E. H.

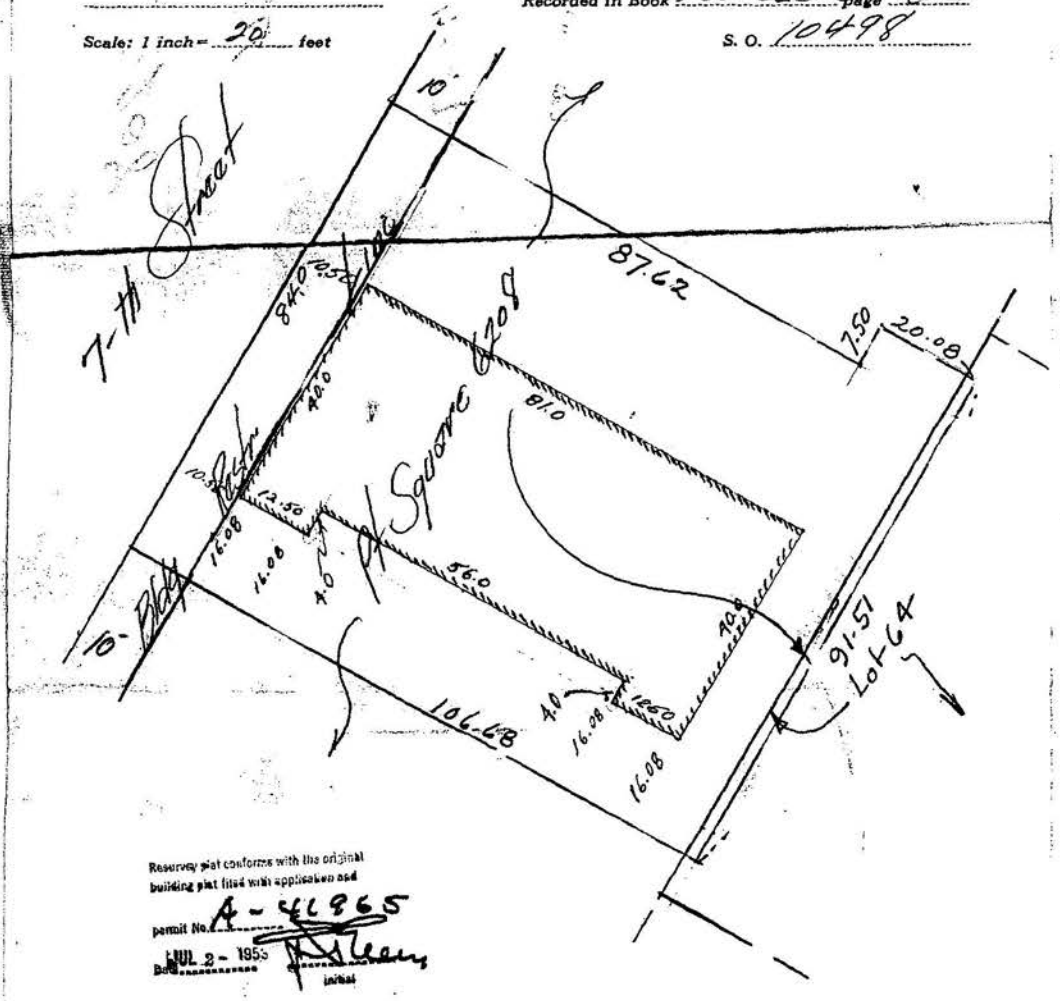
Washington, D. C., 3-16-, 1953

Plat, for Building Permit of Pt Square 6208 + Pt. Lot 64

Recorded in Book Assessor's Page R&C

Scale: 1 inch = 20 feet

S. O. 10498



Reserve plat conforms with the original building plat filed with application and permit No. A-41865

Date JUL 2 - 1953 Initial

Furnished to Arnold Palmer

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date _____

_____
(Signature of owner or his authorized agent)

Cinder block corners located

SURVEYOR'S OFFICE D C
survey has been checked
in accordance with broken lines.

Surveyor, District of Columbia

Per _____

P-409-0

NOTE. DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. [illegible] WITH DEED DESCRIPTION.

Form 907—E. D.

Surveyor's Office
DISTRICT OF COLUMBIA

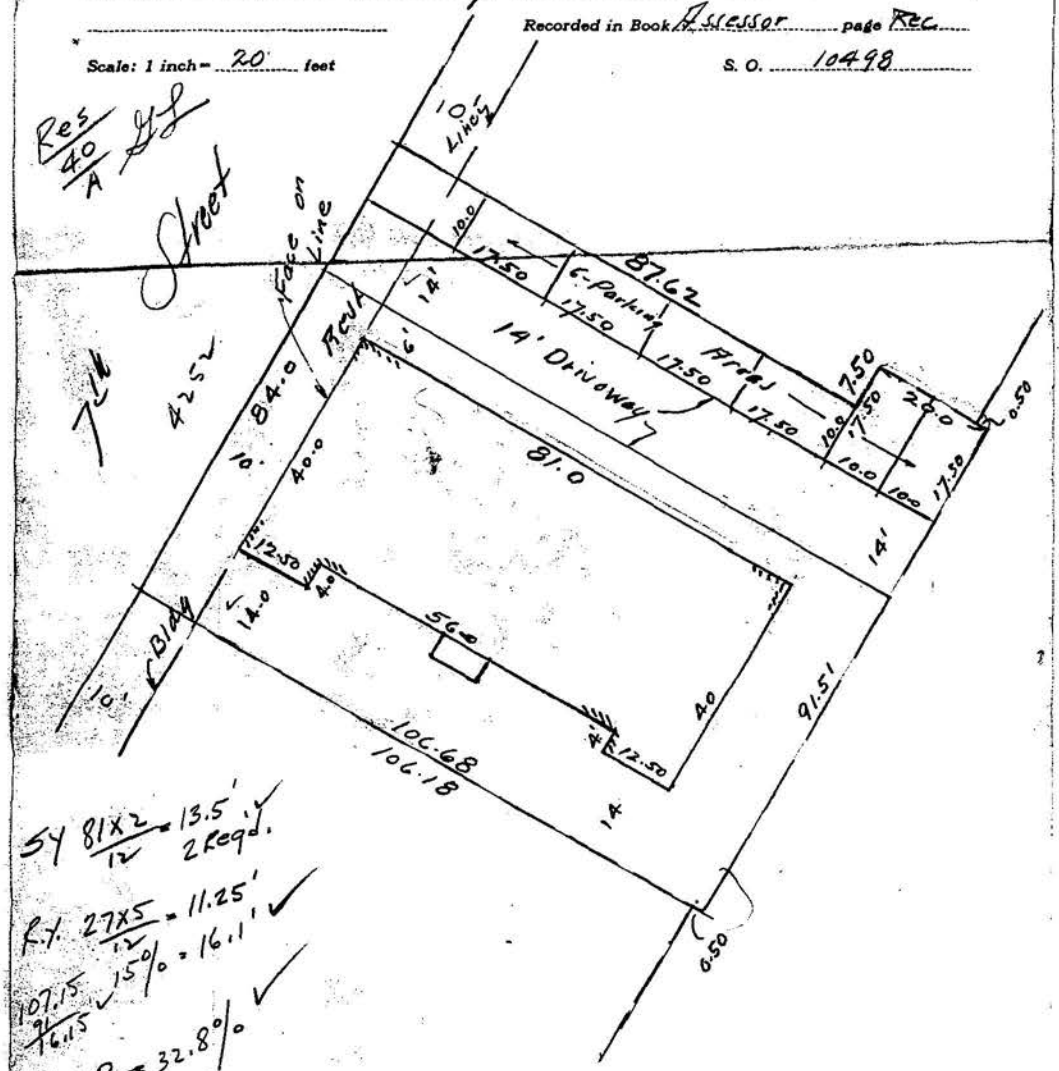
Washington, D. C., 3-16-53, 19

Plat, for Building Permit of Pl. Sq 620B

Recorded in Book Assessor page Rec.

Scale: 1 inch = 20 feet

S. O. 10498



SY 81X2/12 = 13.5' 2 Req'd.

R.Y. 27X5/12 = 11.25'

107.15 / 16.15 = 15% = 16.1'

3010/9180 = 32.8%

SURVEYOR'S OFFICE D.C.
survey has been made
in accordance with broken lines.
G E Wells

Furnished to Arnold Perper

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date 4-20-53

Arnold Perper
(Signature of owner or his authorized agent)

F. D. Reading
Surveyor, District of Columbia.

Per G. Wells

P-409-0

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

Form 907—D. C.

4/29/53
F.B.H.

Surveyor's Office
DISTRICT OF COLUMBIA

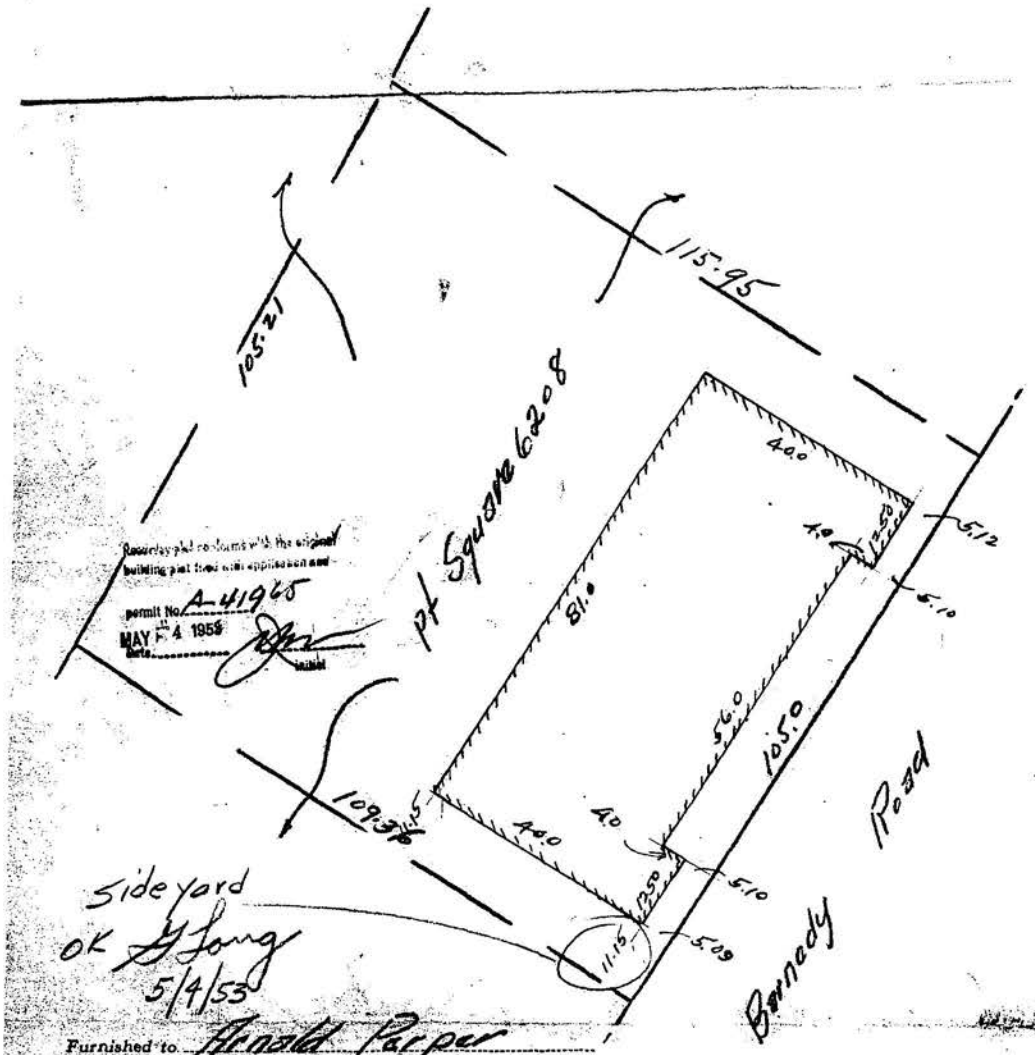
Washington, D. C., 3-12-, 1953

Plat, for Building Permit of Pt Square 6208

Recorded in Book Assessors page R&C

Scale: 1 inch = 20 feet

S. O. 10498



Recorded plat corresponds with the original building plat filed with application and permit No. A-41965

MAY 4 1953

Date

Initial

Furnished to Arnold Harper

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 15% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 15% across the public parking and the private restricted property).

Date _____

_____
(Signature of owner or his authorized agent)

SURVEYOR'S OFFICE D.C.
survey has been ordered
in accordance with broken lines

F. B. Head

Surveyor, District of Columbia.

Per G. Wells

P-409-0

NOTE. Data shown on Assessment and Taxation Lots or Parcels are per records of Assessor, D. C.

Form 807—E. D.

Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C., 3-16- 1953

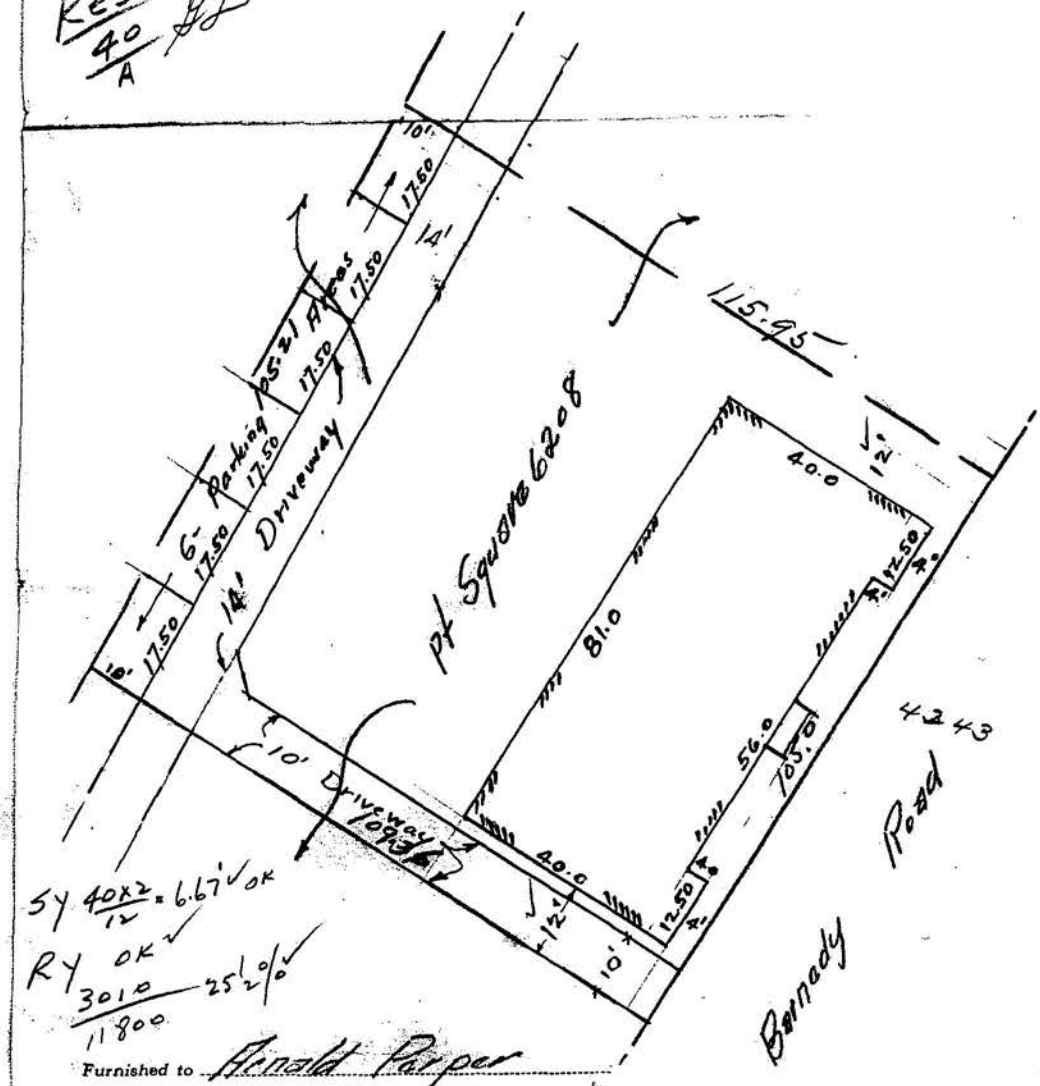
Plat, for Building Permit of Pt Square 6208

Recorded in Book Assessors page Rec

Scale: 1 inch = 20 feet

S. O. 10498

Res
40
A



SY $\frac{40 \times 2}{12} = 6.67$ OK

RY OK

$\frac{3010}{11800} = 25\frac{1}{2}\%$

Furnished to Ronald Pierpoint

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date 19 March 53

S. Thomas Stellas Architect # 331
(Signature of owner or his authorized agent)

SURVEYOR'S OFFICE D.C.
survey has been ~~platted~~ as shown
in accordance with broken lines.

F. T. Neal

Surveyor, District of Columbia.

Per G. H. W. S.

P-409-0

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION

Surveyor's Office
DISTRICT OF COLUMBIA

FHG 5/29/53

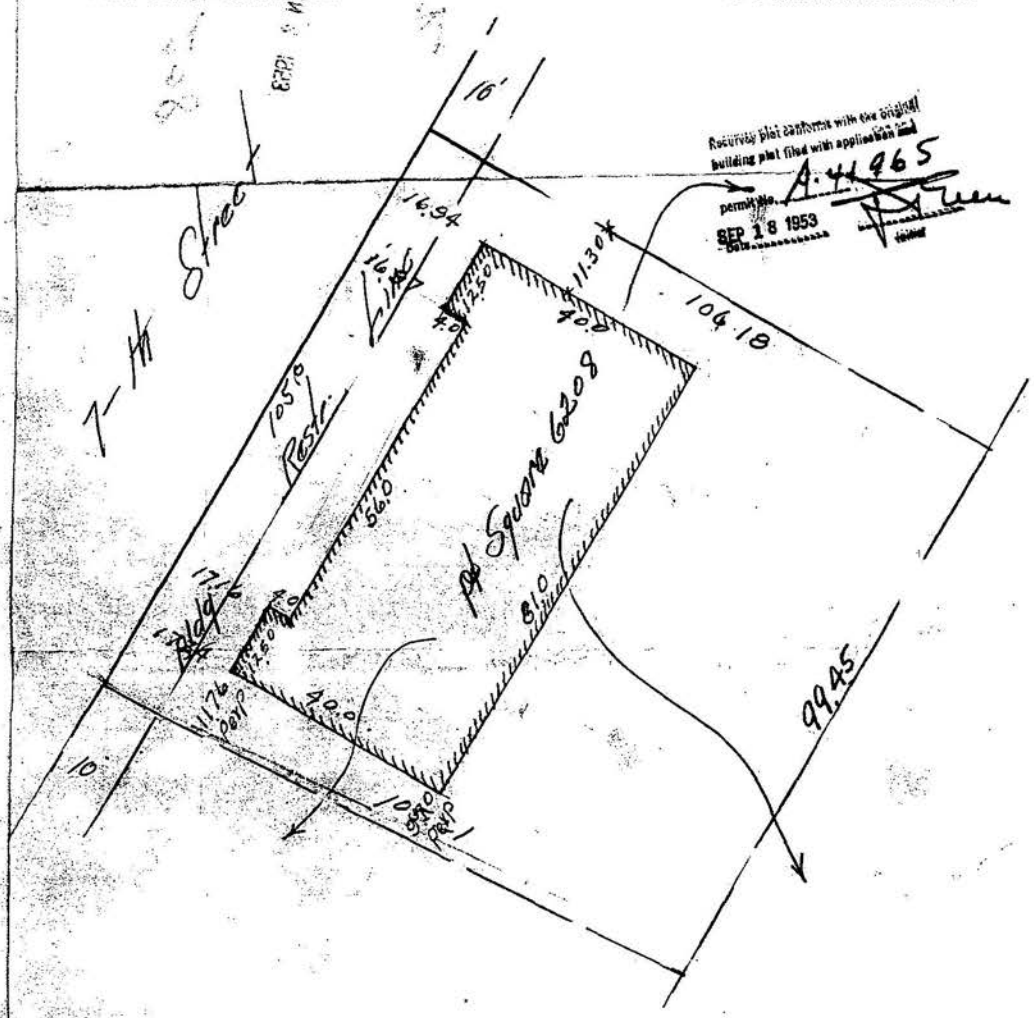
Washington, D. C., 3-16, 1953

Plat, for Building Permit of Pt Square 6208

Recorded in Book Assessors page Rec

Scale: 1 inch = 20 feet

S. O. 10498



Furnished to Arnold Pamper

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Cinder block Cor's Located

SURVEYOR'S OFFICE D.C.

survey has been checked in accordance with broken lines.

J. B. Neal

Surveyor, District of Columbia.

Per G. Wells

Date _____

_____
(Signature of owner or his authorized agent)

P-609-0

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

Form 907—R. D.

Surveyor's Office
DISTRICT OF COLUMBIA

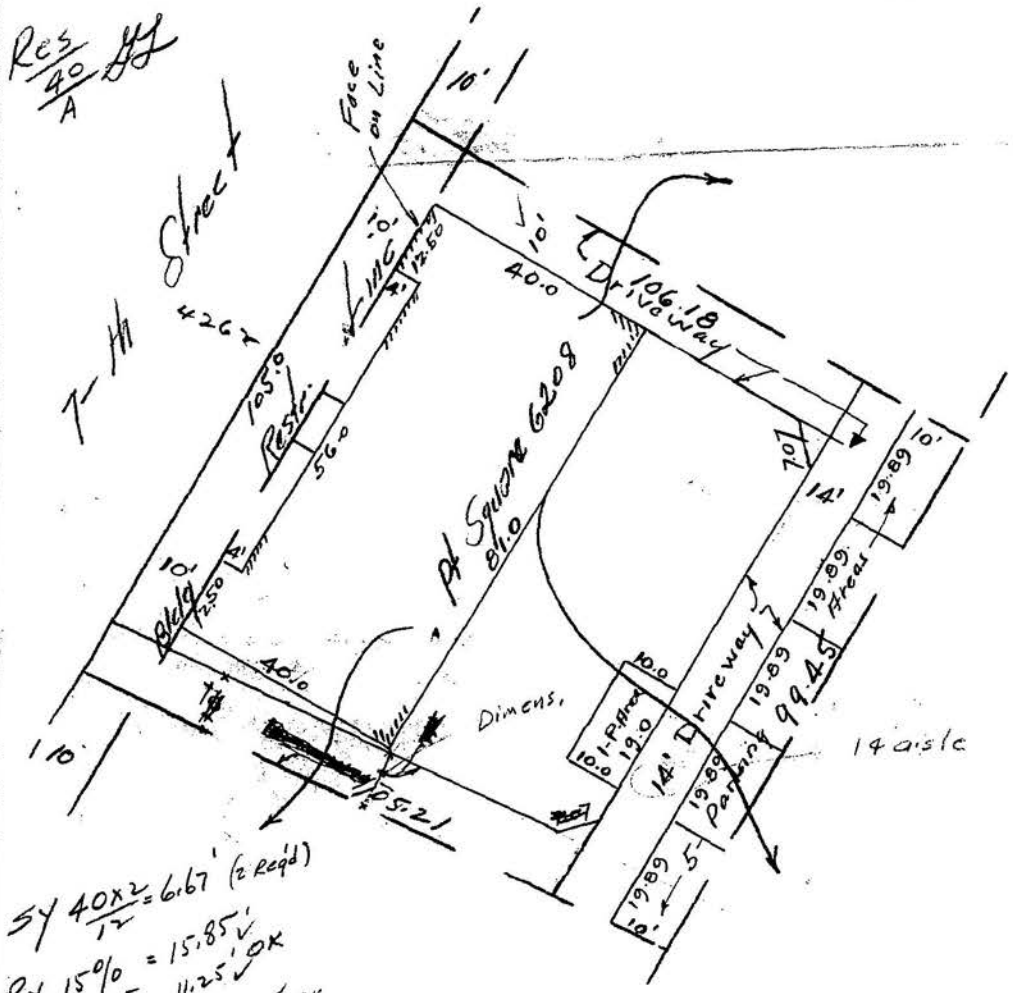
Washington, D. C., 3-16, 1953

Plat, for Building Permit of Pt Square 6208

Recorded in Book Assessors page Rec

Scale: 1 inch = 20 feet

S. O. 10498



SY $\frac{40 \times 2}{12} = 6.67'$ (2 req'd)

RY $15\% = 15.85'$ ✓ OK

$\frac{27' \times 5}{12} = 11.25'$ ✓ OK

$\frac{3010}{10550} = 28\%$ minus

Furnished to Arnold Perper

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date 4-20-53

X Arnold Perper
(Signature of owner or his authorized agent)

SURVEYOR'S OFFICE D.C.
survey has been ordered
in accordance with broken lines.

Surveyor, District of Columbia.

Per G. Wells

P-409-8

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. THEY DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

DISTRICT OF COLUMBIA

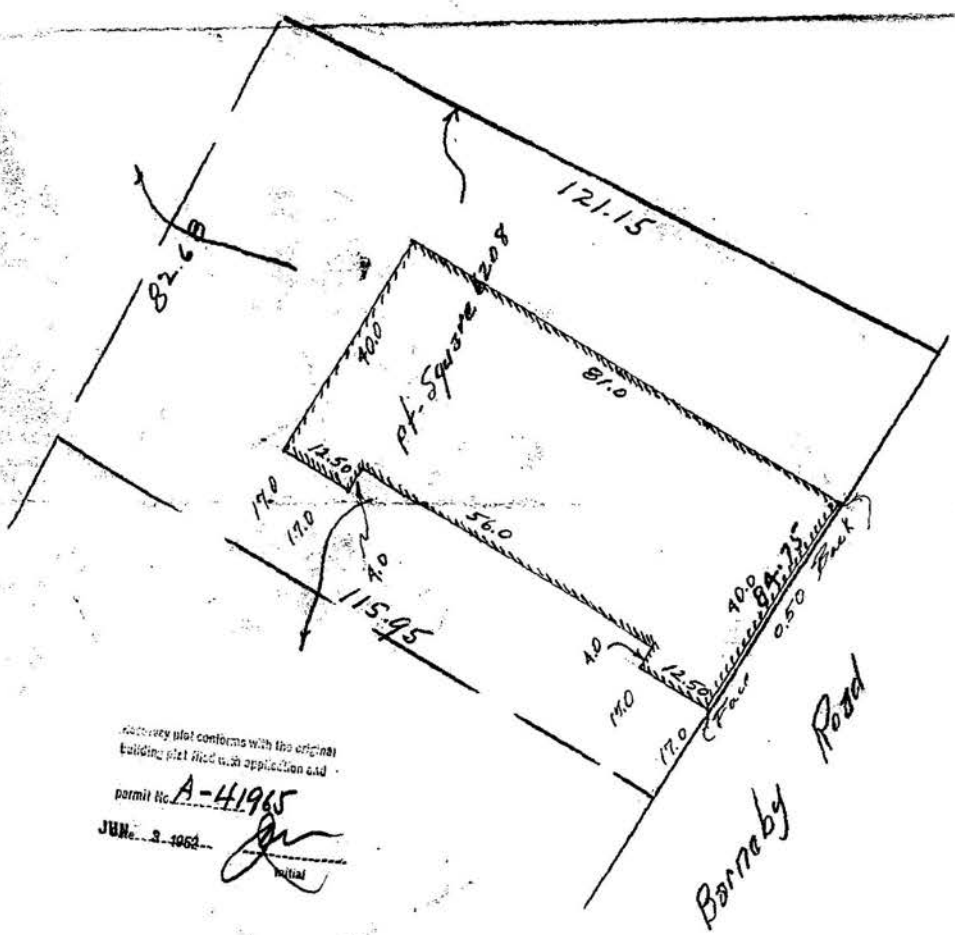
Washington, D. C., 3-16-, 1953

Plat, for Building Permit of Pt Square 6207

Recorded in Book Assessors page 12C

Scale: 1 inch = 20 feet

S. O. 107 78



Necessary plat conforms with the original building plat filed with application and permit No. A-41965

JUN 3 1962

Initial

Furnished to Arnold Perper

Cinder block corners located

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

SURVEYOR'S OFFICE D.C.

survey has been ordered

in accordance with broken lines.

Date _____

_____

(Signature of owner or his authorized agent)

_____

Surveyor, District of Columbia.

Per _____

P-409-8

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

Form 907—E. D.

Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C., 3-16-, 1953

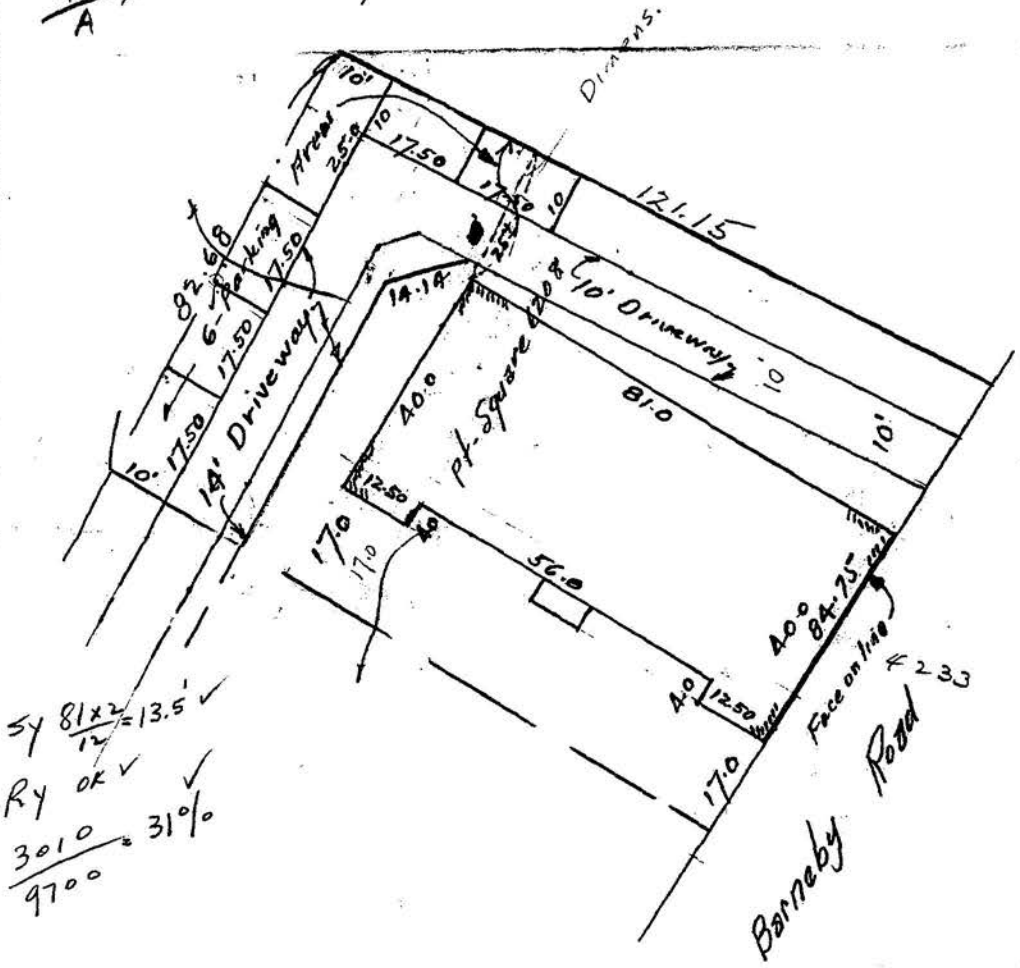
Plat, for Building Permit of Pt Square 6208

Recorded in Book Assessors page R&C

Scale: 1 inch = 20 feet

S. O. 104 98

Res
40
A



Sy $\frac{81 \times 2}{12} = 13.5'$ ✓

Ry OK ✓

$\frac{3010}{9700} = 31\%$ ✓

Furnished to Arnold Harper

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date 19 May 53

S. Thomas Stathis Architect 331
(Signature of owner or his authorized agent)

SURVEYOR'S OFFICE D.C.
survey has been ordered
in accordance with broken lines. ✓

F. O. Heal
Surveyor, District of Columbia.

Per G. Wells

P-409-0

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

7

Form 907—R. D.

Surveyor's Office

DISTRICT OF COLUMBIA

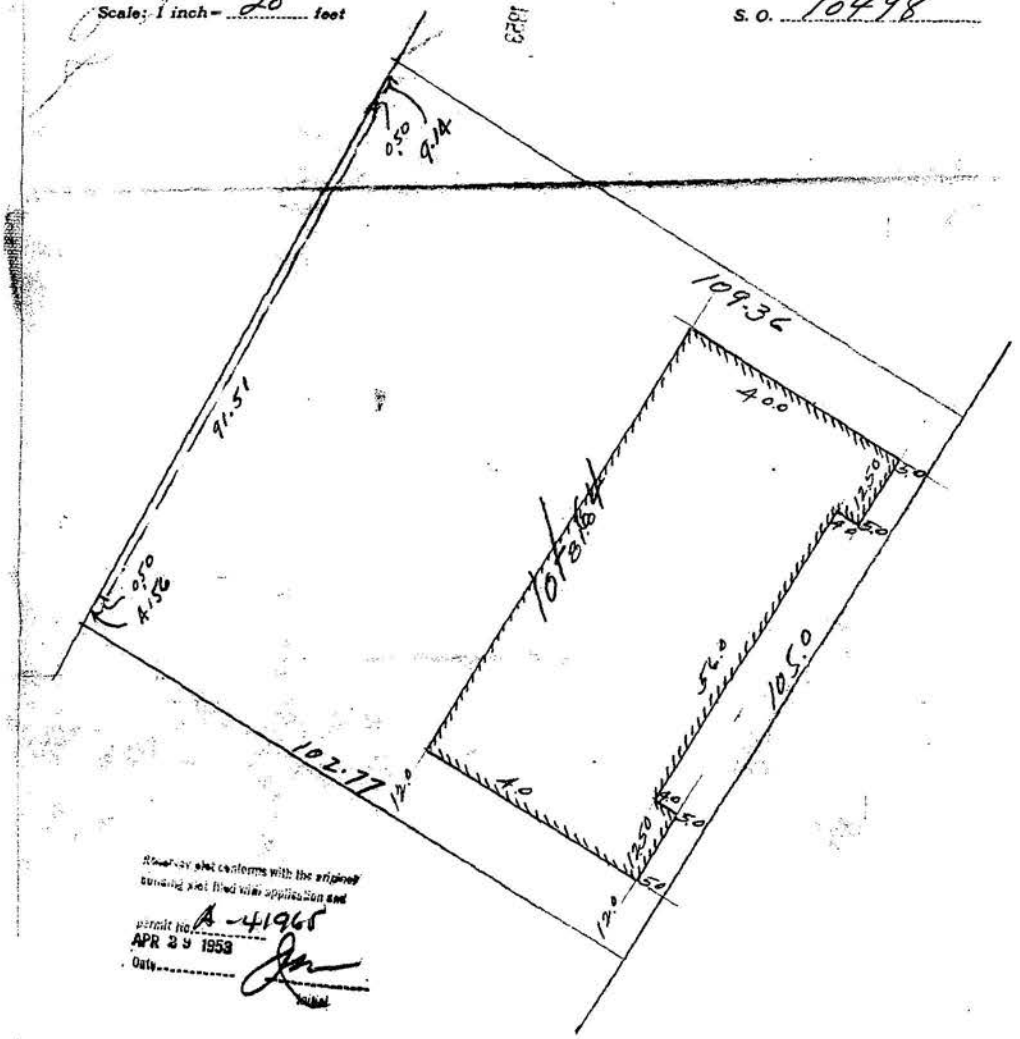
Washington, D. C., 3/16, 1953

Plat, for Building Permit of Lot 64 Square 6208

Recorded in Book Assessors page Rec

Scale: 1 inch = 20 feet

S. O. 10498



Driveway shall conform with the approved building plat filed with application and permit No. A-41965

APR 29 1953

Date

Initial

Furnished to Arnold Parper

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date _____

_____
(Signature of owner or his authorized agent)

SURVEYOR'S OFFICE D.C.,
survey has been ordered
in accordance with broken lines.

Cinder Block Corners Located

F. J. Deal
Surveyor, District of Columbia.

Per G. Wells

P-409-8

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

Surveyor's Office
DISTRICT OF COLUMBIA

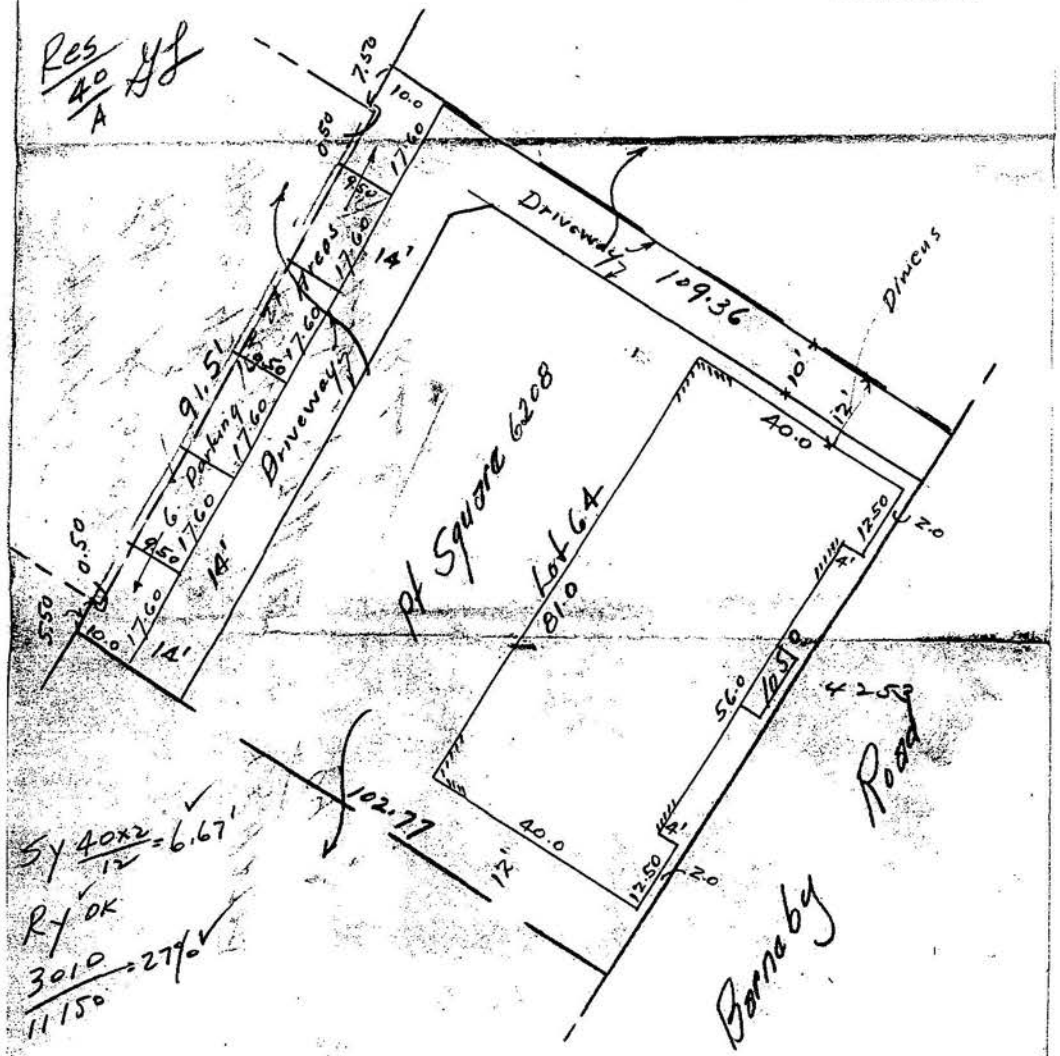
Washington, D. C., 3-16-, 1953

Plat, *for Building Permit of* Pt Square 6208

Recorded in Book Assessors page R&C

Scale: 1 inch = 20 feet

S. O. 10498



Furnished to Arnold Pacper

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 18% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date 4-20-53

X Arnold Pacper
(Signature of owner or his authorized agent)

SURVEYOR'S OFFICE D.C.

survey has been plotted
in accordance with broken lines.

J. O'Neal
Surveyor, District of Columbia

Per G. Wells

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D.C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.



STORM SEWER TABULATION

MH 1 TOP = 59.85
18" IN = 54.18 (YR #2)
18" IN = 54.18 (YR #3)
18" IN = 55.28 (YR #4)
30" OUT = 50.85

CB 2 TOP = 59.82
18" OUT = 55.50

CB 3 TOP = 60.12
18" OUT = 56.39

CB 4 TOP = 60.10
18" OUT = 56.11

CB 5 TOP = 63.65
(FILLED WITH DIRT)

CB 6 TOP = 64.74
18" OUT = 61.59

CB 7 TOP = 68.05
18" OUT = 64.67

CB 8 TOP = 74.74
18" OUT = 69.73

MH 9 TOP = 85.73
18" IN = 81.49
18" OUT = 78.86

CB 10 TOP = 86.37
18" OUT = 82.10

SANITARY SEWER TABULATION

MH A TOP = 59.73
21" IN = 47.56
21" OUT = 47.53

MH B TOP = 59.93
21" IN = 47.82 (YR 6)
10" IN = 48.59 (YR 7)
21" OUT = 47.70

MH C TOP = 63.65
21" IN = 50.48
21" OUT = 50.42

MH D TOP = 66.03
21" IN = 53.81
21" OUT = 53.76

MH E TOP = 59.47
21" IN = 56.95
21" OUT = 56.88

MH F TOP = 61.33
10" IN = 50.22
10" OUT = 50.12

MH G TOP = 61.97
10" IN = 50.68
10" OUT = 50.58

MH H TOP = 65.82
10" IN = 56.52
10" OUT = 55.92

MH I TOP = 70.03
10" IN = 57.42
10" OUT = 57.36

MH J TOP = 84.29
10" OUT = 73.44

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TAN	CHORD	CHORD BEARING
1	35.00'	79°17'30"	48.44'	29.00'	44.66'	S14°39'05"E
2	15.00'	79°17'30"	20.76'	12.43'	19.14'	N14°39'05"W
3	696.94'	07°03'10"	85.79'	42.95'	85.73'	S58°51'47"W



VICINITY MAP
NOT TO SCALE

NORTH

YARD INLET (TYP)

STD-DC INLET

BMP-DC SAND FILTER

LANDSCAPE AREA

FILLED IN POOL

245.38'

509.60'

568.21'

CONNECT TO EX. STORM DRAIN

PARKING TABULATION

TOTAL PARKING SPACES = 100 SPACES
TOTAL COMPACT SPACES = 34
TOTAL STANDARD SPACES = 66

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

BOWMAN CONSULTING GROUP

SEDIMENT CONTROL PLAN FOR
JEFFREY GARDENS APARTMENTS
WASHINGTON S.E.
DISTRICT OF COLUMBIA

SP—NUMBER
COUNTY PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION

DKD	CAJ	ACM
DESIGN	DRAWN	CHKD

SCALE 1" = 40'

JOB No. 1470-01-001

DATE : OCTOBER, 2000

FILE No.

SHEET 1 OF 1

H:\1470\1470-01-001\Overall Misc Plans\1470-PARK.dwg, 05/15/2001 02:33:15 PM, ScottK

Jeffrey Gardens

Community Center with Tot Lot

L-2



1 Barnaby Road South
Elevation
Scale: 1/16"=1'-0"



2 Prototype A
Elevation
Scale: 1/8"=1'-0"



3 Prototype B
Elevation
Scale: 1/8"=1'-0"

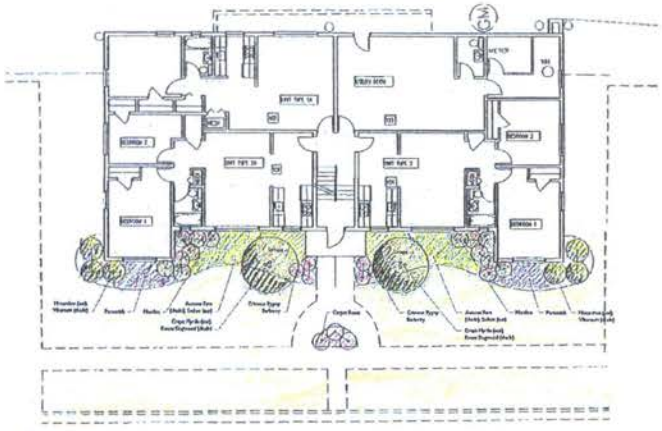


4 Prototype C
Elevation
Scale: 1/8"=1'-0"

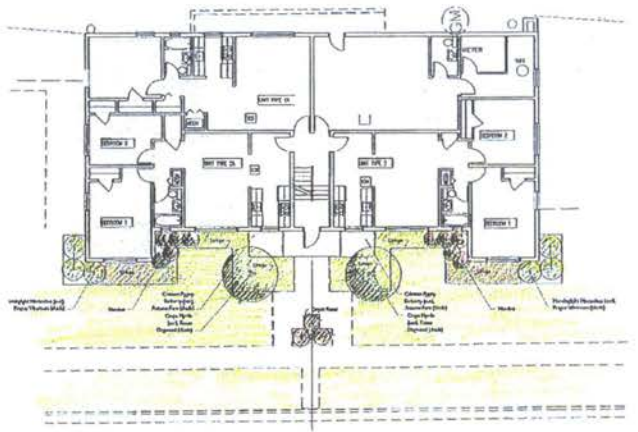


5 Prototype D
Elevation
Scale: 1/8"=1'-0"

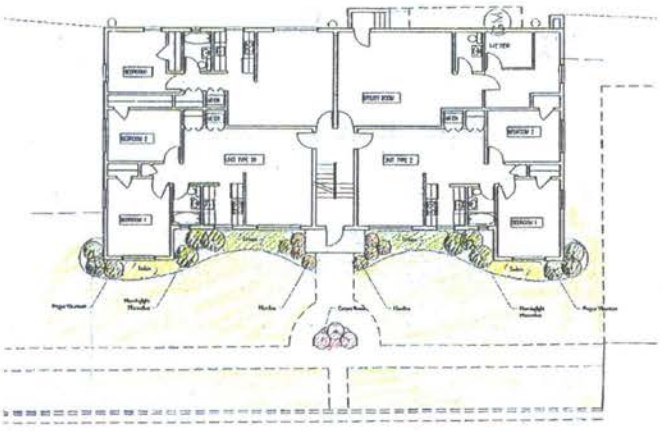
Jeffrey Gardens
Landscape Elevations
L3



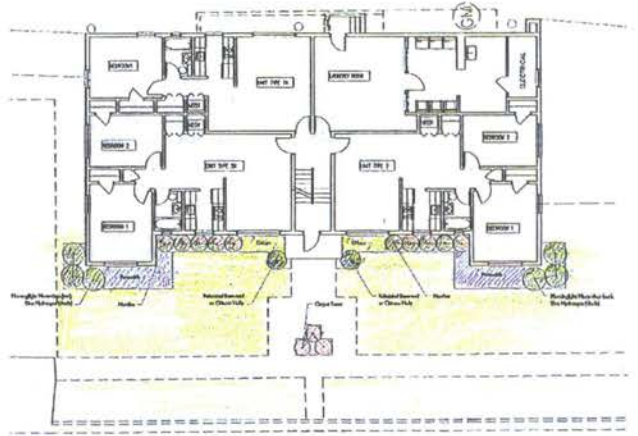
1 Prototype A
Plan
Scale: 1/8"=1'-0"



2 Prototype B
Plan
Scale: 1/8"=1'-0"



3 Prototype C
Plan
Scale: 1/8"=1'-0"



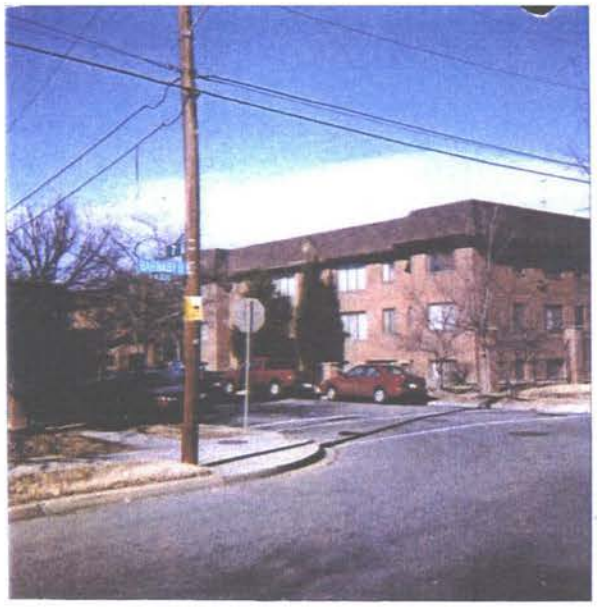
4 Prototype D
Plan
Scale: 1/8"=1'-0"

Jeffrey Gardens
Fairmont Community
Washington, DC

Typical
Landscape Plans

L-4

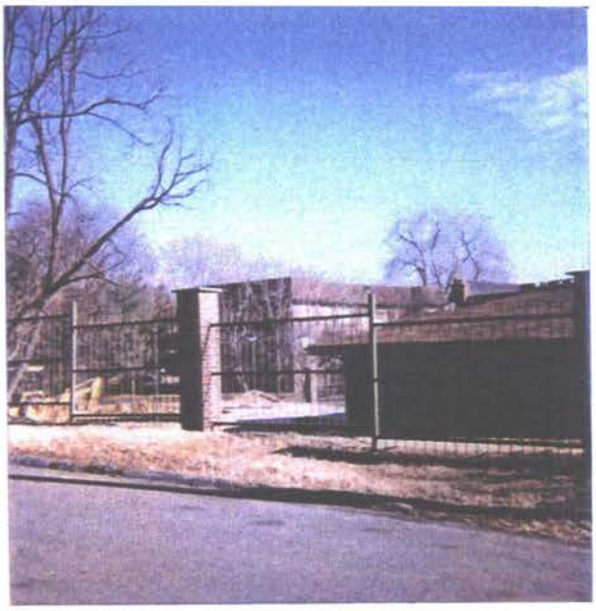




EXISTING APARTMENT BUILDINGS ON THE SUBJECT PROPERTY



SUBJECT PROPERTY ALONG 7TH STREET, S.E.



VIEW FROM CHESAPEAKE STREET SHOWING
AREA OF PROPOSED ACCESSORY PARKING LOT



INTERIOR VIEW OF SUBJECT PROPERTY SHOWING
AREA OF PROPOSED ACCESSORY PARKING LOT