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+ADMITTED IN FL, IL AND MA ONLY
#ADMITTED IN TX ONLY

OF COUNSEL
MARK J. ZWEIFLER

ADMITTED IN NEW YORK
AND NEW JERSEY ONLY

April 22, 2002

D.C. OFFICE OF ZONING
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2002 APR 22 PM 3:49

BY HAND DELIVERY

Mr. Geoffrey H. Griffis
Chairperson
Board of Zoning Adjustment
441 Fourth Street, N.W.
Room 210
Washington, D.C. 20001

Re: Request for Waiver of Rules to Allow Filing of Revised Building Plans; Application No. 16854; 315 East Capitol Street, S.E.

Dear Mr. Griffis:

This is to request that the Board waive the rule under section 3121.5 to allow the Applicant to file revised building plans for the Board's consideration. The plans were revised by the Applicant to address the concerns of ANC 6B in its letter of April 16, 2002. The revised plans remove the southern 18 feet of the top floor (replacing the enclosed space with a deck) to provide additional air and light to the neighboring properties. I have enclosed herewith twelve copies of the revised plans.

Thank you for considering this request.

Sincerely,

Lyle M. Blanchard

Lyle M. Blanchard

181289
Enclosures

cc: Kenan P. Jarboe, ANC 6B (by hand delivery w/encls.)
Richard B. Nettler, Esquire (by hand delivery w/encls.)
Timothy and Catherine Burr (by hand delivery w/encls.)
Albert and Margaret Crenshaw (by hand delivery w/encls.)

BZA
Case No. 16854
Exhibit No. 57

Board of Zoning Adjustment
District of Columbia
CASE NO.16854
EXHIBIT NO.57

315 East Capitol Street, SE ~ Plan Revisions:

- *Reduce the Top Floor Length to 38' from the Northern Property Line.*
  - *The top floor overlaps the party wall by only 3'*
  - *Replace the Southern 18' of the Top Floor with a deck.*
- *Create a subterranean storage area either under the cellar or under the garage.*
- *I will work with HPRB and CHRS to have the Parapet removed. The Plans must be resubmitted to HPRB and CHRS for design approval anyway for the new, smaller design. This opportunity will give everyone a voice in the ultimate design.*

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Revised Zoning Data:

Zoning: CAP / R-4

Lot Area: 2,049.28 Square Feet

Lot Occupancy: House: 896 Square Feet (56' x 16') or 44 % < 60% Required

House + Garage (21' x 16' = 336'): (896 + 336) = 1,232 Square Feet or 60%

Building Area:

- Lower Level:
  - Cellar ~ Front 18': 288 Square Feet
  - Basement ~ Southern 38': 608 Square Feet
- 1st Floor: 896 Square Feet
  - Garage: 336 Square Feet
- 2nd Floor: 896 Square Feet
- 3rd Floor: 608 Square Feet

Total: House ~ 3,008 Square Feet = 1.47 F.A.R.

House & Garage ~ 3,344 Square Feet = 1.63 F.A.R.

Height: South End of the House: 24'

Along the Northern End Roofline: Sloping 34' to 35'

One Projection Proposed

Use-Group: Two Family Flat

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., 11-6, 2001

Plat for Building Permit of SQ-787 LOT 35

Scale: 1 inch = 20 feet Recorded in Book 184 Page 130

Receipt No. 6118

Furnished to: C. HOLLIDAY

Surveyor, D.C.

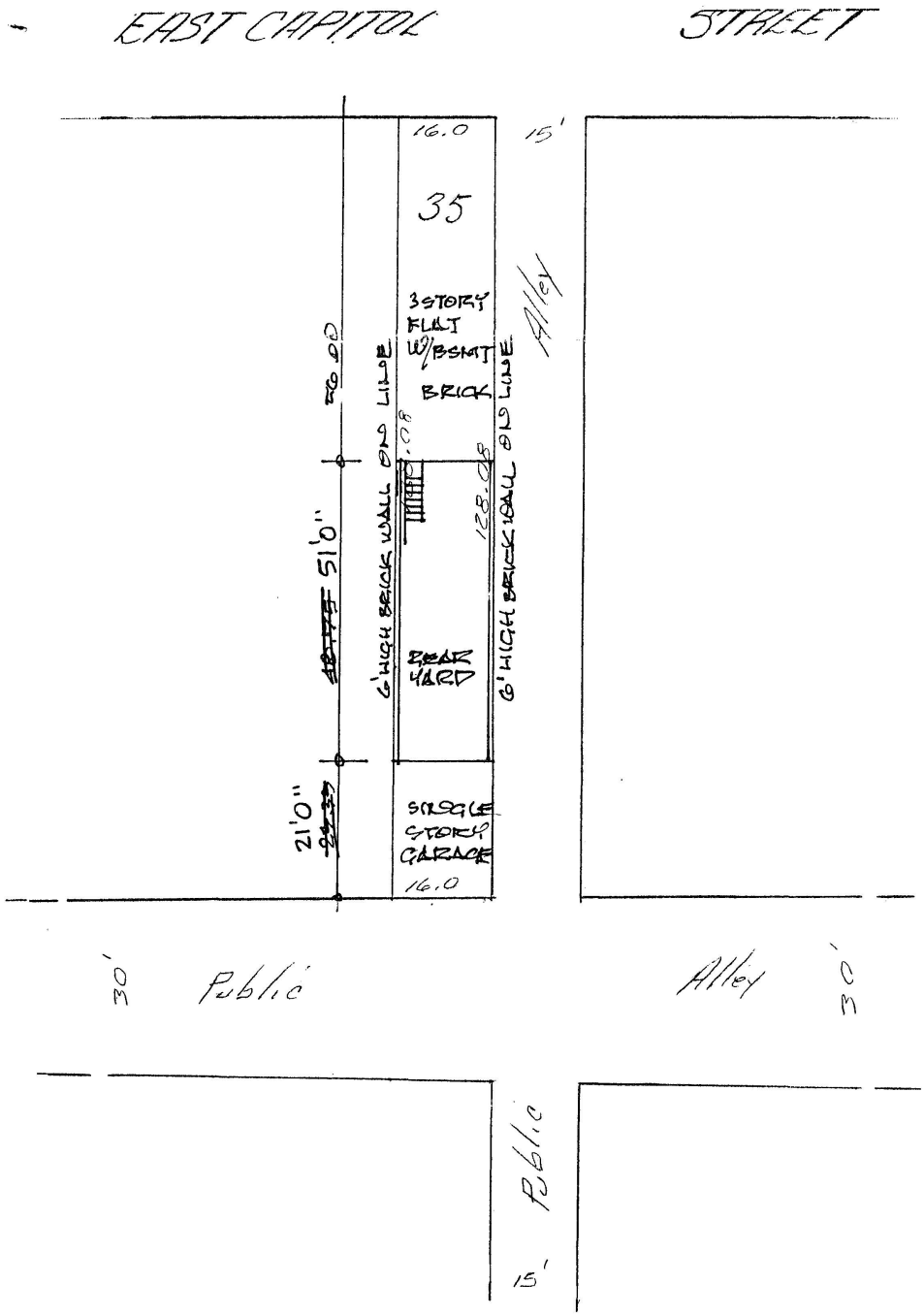
By: DA

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 plans 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 and 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.)

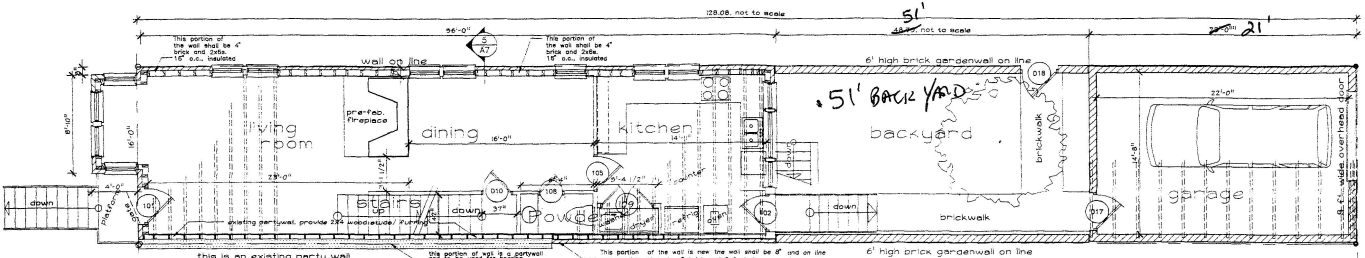
Date: 3-20-2002

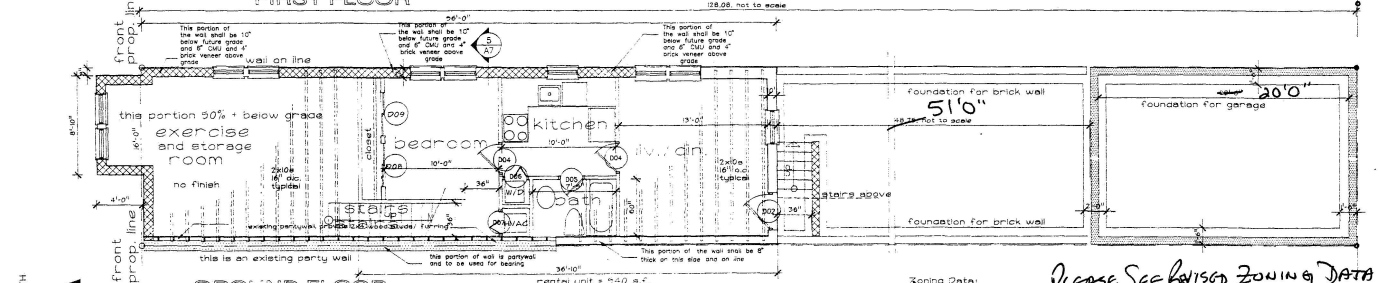
(Signature of owner or his authorized agent)

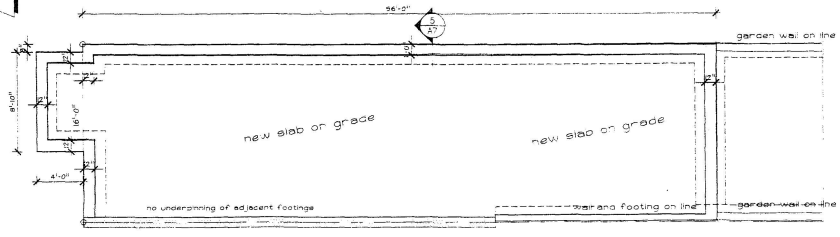
NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



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NORTH

Please See Revised Zoning Data Sheet

Zoning Data:
zoning : CAP/R-4
lot area : 3,049.28 s.f.
lot occupancy : bldg. 896 s.f., or 43.72267 % (60 % required
with garage: 373.28 s.f. 1,269.28 s.f.) or 61.93785 %
building area for cellar: 356 s.f. basement: 540 s.f.
first floor: 896 s.f. + garage: 373.28 s.f. = 1,269.28 s.f.
second floor: 896 s.f.
third floor: 896 s.f.
total: 3,228 s.f. or 1.579 F.A.R.
with garage: 3,601.28 s.f. or 1.7979 F.A.R. (1.8 required
height: 32 ft.,(40 ft.,
one projection proposed
use-group: two-family flat, residential

STRUCTURAL NOTES:
DESIGN LOADS ARE:
first floor: 50 psf
second floor: 40 psf
third floor: 40 psf
roof: 30 psf, LL
construction type is 3-B combustible

LEGEND

PLANS, ARCHITECTURAL

50

DRAWN: KJ
ISSUED: 09-20-2002
APPROVED: KJ
PROJECT NO: 0126

DATE: REVISIONS: NUMBER:

It is the responsibility of the contractor to verify all dimensions and all job conditions in the field, while bidding and before construction takes place. The contractor shall notify the Architect of any discrepancies noted and if found. It is expressly understood that these drawings and specifications are not to be used for construction purposes. These drawings are the sole property of the Architect. Copying and duplicating is not permitted without the knowledge and written approval of the Architect.

KLAUS KLATT
ARCHITECT PLANNER
3533 YUMA ST. N.W. WASHINGTON, D.C.
TEL. 202 362 6810 20008
FAX. 202 244 7004

PROFESSIONAL SEAL

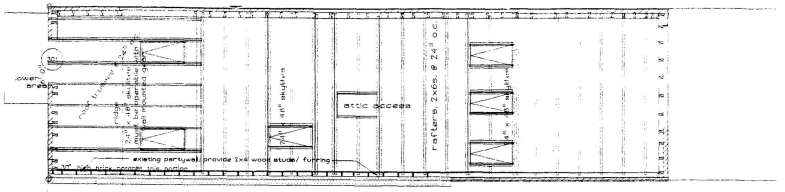
This drawing is designed in accordance with the 03 IRC code + supplements.

GRAPHIC SCALE:
1/4" = 1' - 0"
0 2 4 8 12 16 20

PROJECT:
NEW RESIDENCE
for Mr.& Mrs. Charles Holliday
at 315 E. Cap. St. S.E.
Washington, D.C.
Lot # 35 Square 787

SHEET
A-1
OF 7

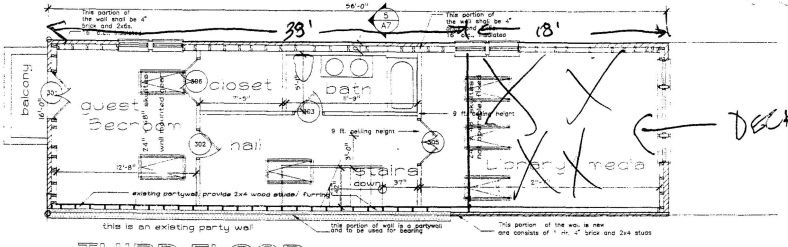
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ROOF FRAMING

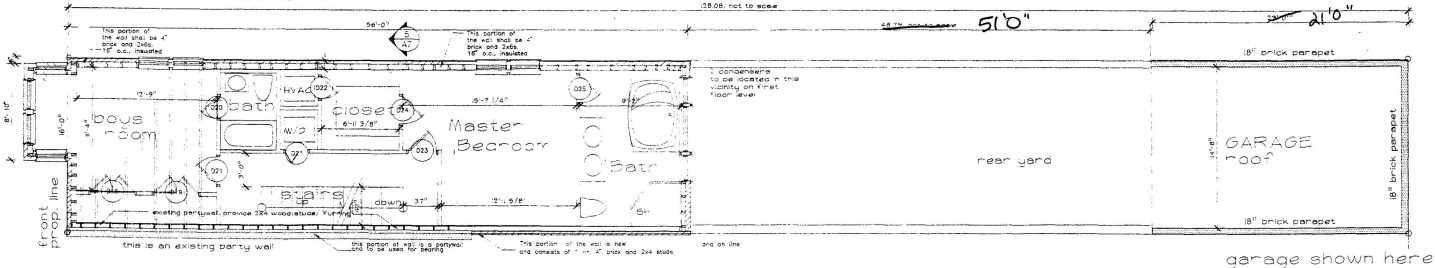
Zoning Data:
zoning: CAP/R-4
lot area: 4,049.28 s.f.
lot occupancy: max. 896 s.f. or 43.00267 % (60 % required
with garage: 3,248 s.f. (1,269.28 s.f. or 61.93786 %
building area for cellar: 356 s.f. basement: 540 s.f.
first floor: 896 s.f. + garage: 373.28 s.f. = 1,269.28 s.f.
second floor: 896 s.f.
third floor: 896 s.f.
total: 3,229 s.f. or 1.5 F.A.R.
with garage: 3,601.28 s.f. or 1.57 F.A.R. (1.8 required
height: 34 ft. (40 ft.
one projection proposed
use group: two-family flat, residential

PLEASE SEE REVISED ZONING DATA SHEET



DECK ABOVE 2nd FLOOR

THIRD FLOOR



SECOND FLOOR

garage shown here it actually belongs onto sheet # 1

PLANS, ARCHITECTURAL

	DATE	REVISIONS:	NUMBER
1	03-20-2002		
APPROVED:			
PROJECT NO. 0128			

It is the responsibility of the contractor to verify all dimensions and all job conditions in the field, while bidding and before construction takes place. The contractor shall notify the Architect of any discrepancies found and if found. It is expressly understood that these drawings and specifications are not to be used for construction purposes. These drawings are the sole property of the Architect. Copying and duplicating is not permitted without the knowledge and written approval of the Architect.

KLAUS KLATT
ARCHITECT PLANNER
3533 YUMA ST. N.W. WASHINGTON, D.C.
TEL. 202 362 6610 20008
FAX. 202 244 7004

PROFESSIONAL SEAL:

This drawing is designed in accordance with the 99 BOCA code + supplements.

GRAPHIC SCALE: 1/16" = 1'-0"

0 2 4 8 12 16 (ft)

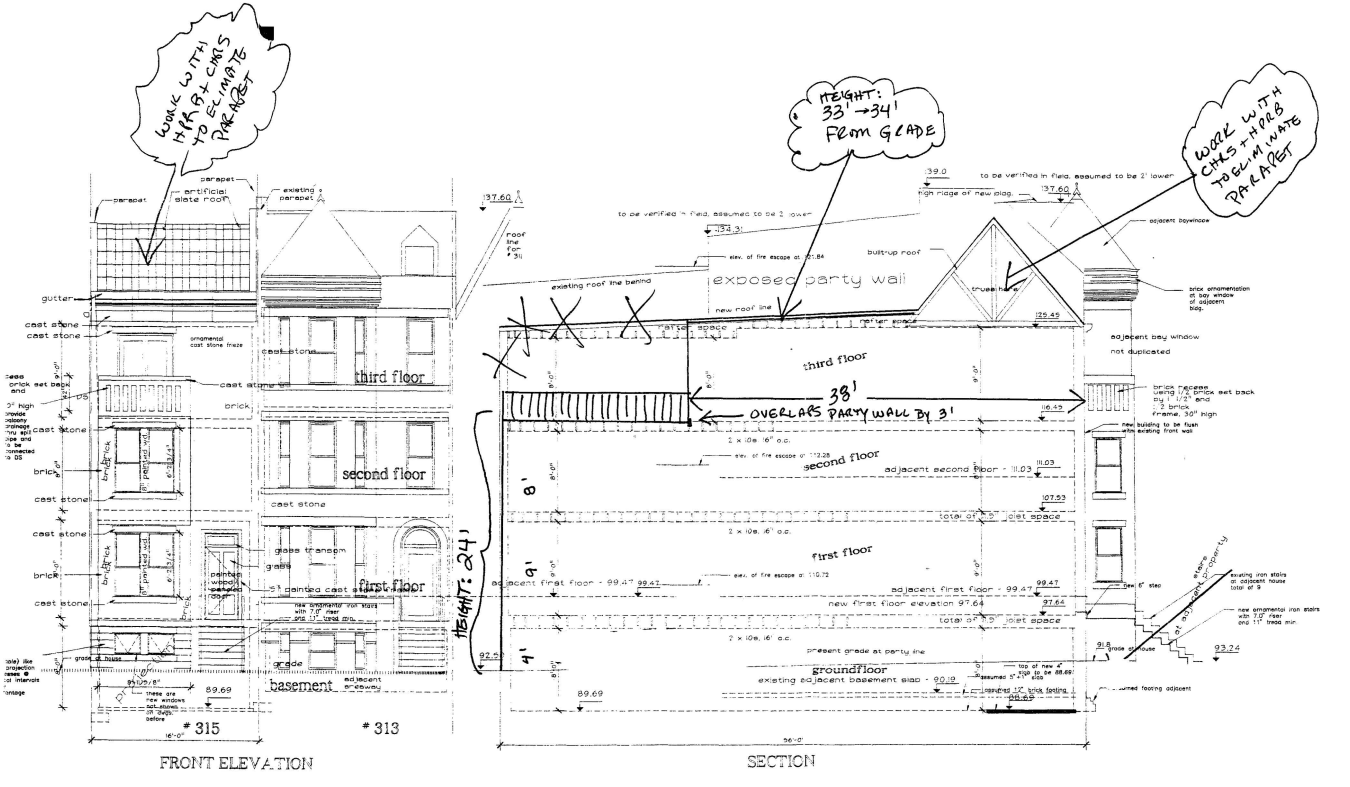
PROJECT: NEW RESIDENCE for Mr.& Mrs. Charles Holliday at 315 E. Cap. St. S.E. Washington, D.C.

Lot = 35 Square 787

SHEET A-2 OF 7

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DATE	REVISIONS:	NUMBER

It is the responsibility of the contractor to verify all dimensions and all job conditions at the field, before bidding and before construction takes place. Any discrepancies shall be reported to the architect. It is expressly understood that these drawings and specifications are not to be used for construction purposes. These drawings are the property of the architect. Copying and duplicating is not permitted without the knowledge and written approval of the Architect.

KLAUS KLATT
ARCHITECT PLANNER
3533 YUMA ST. N.W. WASHINGTON, D.C.
TEL. 202 362 6610 20008
FAX. 202 244 7004

PROFESSIONAL SEAL

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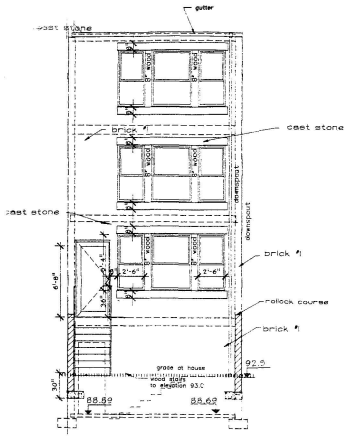
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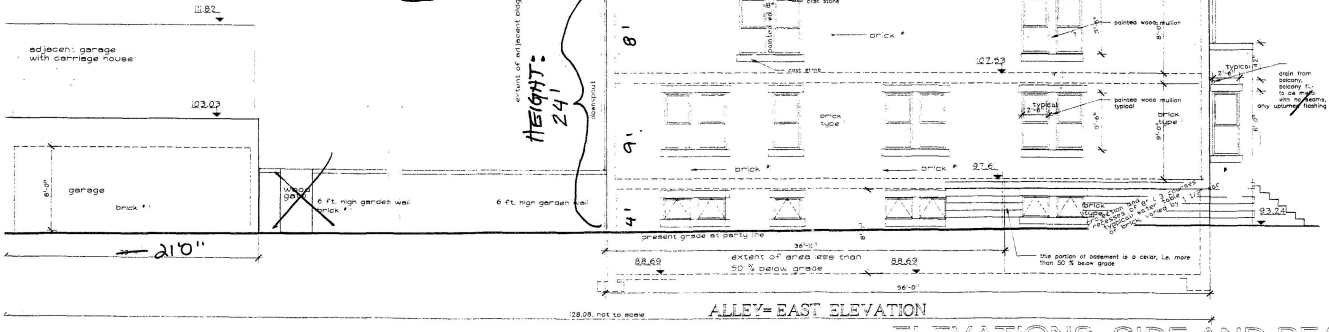
0 2 4 8 12 16 20

PROJECT: NEW RESIDENCE for Mr.& Mrs. Charles Holliday at 315 E. Cap. St. S.E. Washington, D.C.

Lot # 35 Square 787

SHEET A-3 OF 7





Note:
Brick # 1 will be rust/ brown standard brick matching existing used for # 313 East Capitol.
Brick # 2 will be light colored beige standard brick common bond

CHRS+ HORB INPUT

HEIGHT: 33'→34' FROM GRADE

WORK WITH CHRS + HPRB TO ELIMINATE PARAPET

THIS SECTION REMOVED

HEIGHT: 24'

38'

8'

9'

4'

brick

cast stone

painted wood mullion

typical

sloped roof behind

high cast stone coping and coping

high edge of adjacent bldg/plane

to be verified in field, assumed to be 2 lower

drain from balcony, balcony to be pitched with no seams, any volumes flooring

ELEVATIONS, SIDE AND REAR

DATE: REVISIONS: NUMBER:	KLAUS KLATT ARCHITECT PLANNER 3533 YUMA ST. N.W. WASHINGTON, D.C. TEL. 202 362 6610 20008 FAX. 202 244 7004	PROFESSIONAL SEAL	This drawing is designed in accordance with the 88 BOCA code + supplements. GRAPHIC SCALE: 1/4" = 1'-0" 0 2 4 8 12 16 (ft)	PROJECT: NEW RESIDENCE for Mr.& Mrs. Charles Holliday at 315 E. Cap. St. S.E. Washington, D.C. Lot # 35 Square 787	SHEET A-4 OF 7

It is the responsibility of the contractor to verify all dimensions and all job conditions in the field, while bidding and before construction takes place. The contractor shall notify the architect of any discrepancies when and if found. All drawings, specifications and ideas incorporated herein are the property of the architect, used for construction purposes. These drawings are the sole property of the Architect. Copying and duplicating is not permitted without the knowledge and written approval of the Architect.

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