D.C.-44
APRIL 1980

Memorandum ● Government of the District of Columbia

TO: Advisory Neighborhood Commission 6A

Department, Agency, Office: BZA

FROM: Jerrily R. Kress, FAIA RSJV
Director

Date: JUL 16 2002

SUBJECT: BZA Application No. 16930

In accordance with DCMR 3112.7 and 3113.7, you are hereby advised that the above-numbered application, which falls within the boundaries of your Advisory Neighborhood Commission, was filed with the BZA on July 10, 2002. **A copy of the above-numbered application form is attached for your information and use. This is not a notice of public hearing on the application. You will receive notice of the hearing by mail and through the D.C. Register approximately forty (40) days in advance of the hearing. In accordance with 11 DCMR 3115, the written report of an ANC shall contain certain information specified in that section. A copy of Section 3115 is on the reverse side. If you have any questions, please contact the Office of Zoning at (202) 727-6311.**

BZA
Case No. 16930
Exhibit No. 20

APPROXIMATE HEARING DATE: Oct/NOV 2002

cc: Office of Advisory Neighborhood Commission
c/o Gottlieb Simon
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004

Board of Zoning Adjustment
District of Columbia
CASE NO.16930
EXHIBIT NO.20

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4TH STREET, N.W., SUITE 210
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE





Ivette Basterrechea
Chairperson, ANC 6A
P.O. Box 76680
WDC 20013

Law Offices
HOLLAND & KNIGHT LLP

2099 Pennsylvania Avenue, N.W.
Suite 100
Washington, D.C. 20006-6801

202-955-3000
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*Representative Office

CHRISTINE MOSELEY SHIKER
202-457-7167

Internet Address: cmshiker@hklaw.com

RECEIVED
D.C. OFFICE OF ZONING
2002 JUL 10 PM 12:04

July 10, 2002

VIA HAND DELIVERY

D.C. Board of Zoning Adjustment
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

Re: Application for Variance and Special Exception Relief
Square 627, Lots 7, 12, 801 and 802

Dear Members of the Board:

On behalf of Lawrence N. Brandt, Inc., the Applicant in the above-referenced case, we are filing herewith an original and twenty copies of an application and supporting materials requesting approval of variance and special exception relief for the development of Square 627. The relief is requested to develop the headquarters building for the National Association of Realtors. Variance relief was previously granted for development of Square 627 in Board of Zoning Adjustment Case No. 16744. Accordingly, this application constitutes a modification to the previous application and includes a request for special exception relief.

The following materials are enclosed:

- A filing fee of $640 for variance relief as a modification to the previously approved application ($3,200 * 20% = $640) and a filing fee of $2,000 for the special exception, for a total filing fee of $2,640;
- A completed BZA Application (Form 120);

RECEIVED
D.C. OFFICE OF ZONING
2002 JUL 10 PM 12:04

BZA
Case No. 16930
Exhibit No. 1

- In lieu of a memorandum from the Zoning Administrator, a completed zoning self-certification form;
- A building plat prepared by the D.C. Surveyor showing the subject property and proposed improvements;
- A statement of existing and intended uses of the subject property;
- A detailed statement explaining how the application meets the specific tests for variance relief;
- Three color photographs of the subject property;
- The name and mailing address of the owners of all property within 200 feet in all directions from all boundaries of the subject property, in both list and mailing label format;
- A letter from Lawrence N. Brandt, Inc., the owner of the subject property, authorizing Holland & Knight LLP to file this application; and
- Plans and elevations showing the building proposed to be erected on the subject property.

We believe that the application is complete and acceptable for filing, and we request that the Board schedule a public hearing on the application at the soonest available time.

We are prepared to answer any questions or provide such other additional information as you may require. Thank you for your attention to this application.

Sincerely,

Christine Moseley Shiker

Christine Moseley Shiker

Enclosures

cc: Ellen McCarthy, Office of Planning (Via Hand; w/enclosures)
ANC 6A (Via Hand; w/enclosures)

Form 120 – Exhibit 1
(Revised 04/29/02)

Case No._____

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

APPLICATION

Notice: See other side of application form for instructions

Pursuant to Sections §3103.2 – Use Variance, §3103.2 – Area Variance and/or §3104.1 – Special Exception of Title 11 DCMR – Zoning Regulations an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zoning Districts	Relief Being Sought Area Variance – Use Variance Special Exception	Section No(s).
500 New Jersey Avenue, N.W.	627	7, 12, 801, 802	HR/C-3-C	Variance from FAR Requirement	771
				Variance from Height Requirement	770
				Variance from Parking Requirement Variance from Loading Requirement	2101 2201
				Special Exception from Roof Structure Requirements	411

Present use(s) of Property:	Square 627, Lots 7, 12, 801, and 802 – vacant structure previously used as a gas station with incidental parking and two vacant retail structures
Proposed use(s) of Property:	Commercial Office Building

Owner of Property	Lawrence N. Brandt, Inc.	**Telephone No:**	(202) 363-1100
Address of Owner:	3201 New Mexico Avenue, N.W., Suite 300, Washington, D.C. 20016		

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice: Application of Lawrence N. Brandt, Inc., pursuant to 11 DCMR § 3103.2 for variances from the FAR requirements under Section 771, the height requirements under Section 770, the parking requirements under Section 2101 and the loading requirements under Section 2201 and pursuant to 11 DCMR § 3104.1 for a special exception from the roof structure requirements under Section 411.

Estimated construction cost	$ 15,000,000	**Advisory Neighborhood Commission Single-Member District(s)**	ANC 6A, SMD – 6A 01
Date:	July 5, 2002	**Signature:**	Whayne Quin, Applicant*

The Owner of the Property for which the application is made or his/her authorized agent. In the event an authorized agent files an application on the behalf of the Owner, a letter signed by the Owner authorizing to act on his/her behalf shall accompany the notice of application.

To be notified of hearing and decision:
(Owner or Authorized Agent*)

Name:	Whayne S. Quin., Holland & Knight LLP				
Address:	2099 Pennsylvania Avenue, N.W., Suite 100, Washington, D.C. 20006				
Phone No.:	(202) 663-7274	**Fax No.:**	202-955-5564	**E-Mail:**	wquin@hklaw.com

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

Form 135 - Side 1
(Revised 03/15/02)

Case No._____

ZONING SELF-CERTIFICATION FORM

Project Address(es)	Square	Lot(s)	Zone District(s)	ANC(s)/Single Member District(s)
500 NEW JERSEY AVE. NW	627	7,12,801,802	C3C / HR	ANC 6A
WASHINGTON DC				

CERTIFICATION

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

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

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

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

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

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

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

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

Owner's Signature		Owner's Name (Please Print)	
Agent's Signature		Agent's Name (Please Print)	GRAHAM GUND
Date	7/9/02	D.C. Bar No.	or Architect Registration No. 11951

OFFICE OF ZONING DETERMINATION

(DCMR Title 11 §3113.2)

Based upon review of the application and self-certification, this application is

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ DCMR Title 11 §3113.2; or ☐ DCMR Title 11 Zoning Regulations. Explanation _____

Signature		Date	

Jerrily R. Kress, FAIA – Director
District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov

Side 2

INSTRUCTIONS

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

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front **and** back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.

2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	8312 SF				
Lot Width (ft. to the tenth)	68.55' TO ϕ				
Lot Occupancy (building area/lot area)			100%	6952/8312 83.6%	
Floor Area Ratio (FAR) (floor area/lot area)			6.5 FAR	87434/8312 10.52 FAR	4.02 FAR
Parking Spaces (number)		48		25	23
Loading Berths (number and size in ft.)		(1)@ 30' BERTH (1)@ 100SF PLATFORM (1)@ 10'X20'SS		(1)@10'x20'SS	(1)@ 30' BERTH (1)@ 100SF PLATFORM
Front Yard (ft. to the tenth)	N/A				
Rear Yard (ft. to the tenth)	N/A				
Side Yard (ft. to the tenth)	N/A				
Court, Open (width by depth in ft.)	N/A				
Court, Closed (width by depth in ft.)	N/A				
Height (ft. to the tenth)			90'	130'-0"	40'-0"

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., June 18, 2002

Plat for Building Permit of SQUARE 627 LOTS 7,12,801 & 802

Scale: 1 inch = 30 feet

Recorded in Book B Page 154 (LOT 7)
Book 164 Page 15 (LOT 12); A & T Book Page 3220-G (LOT 801); A & T Book Page 3745-Z (LOT 802)

Receipt No. 009232

Furnished to: HOLLAND & KNIGHT

Surveyor, D.C.

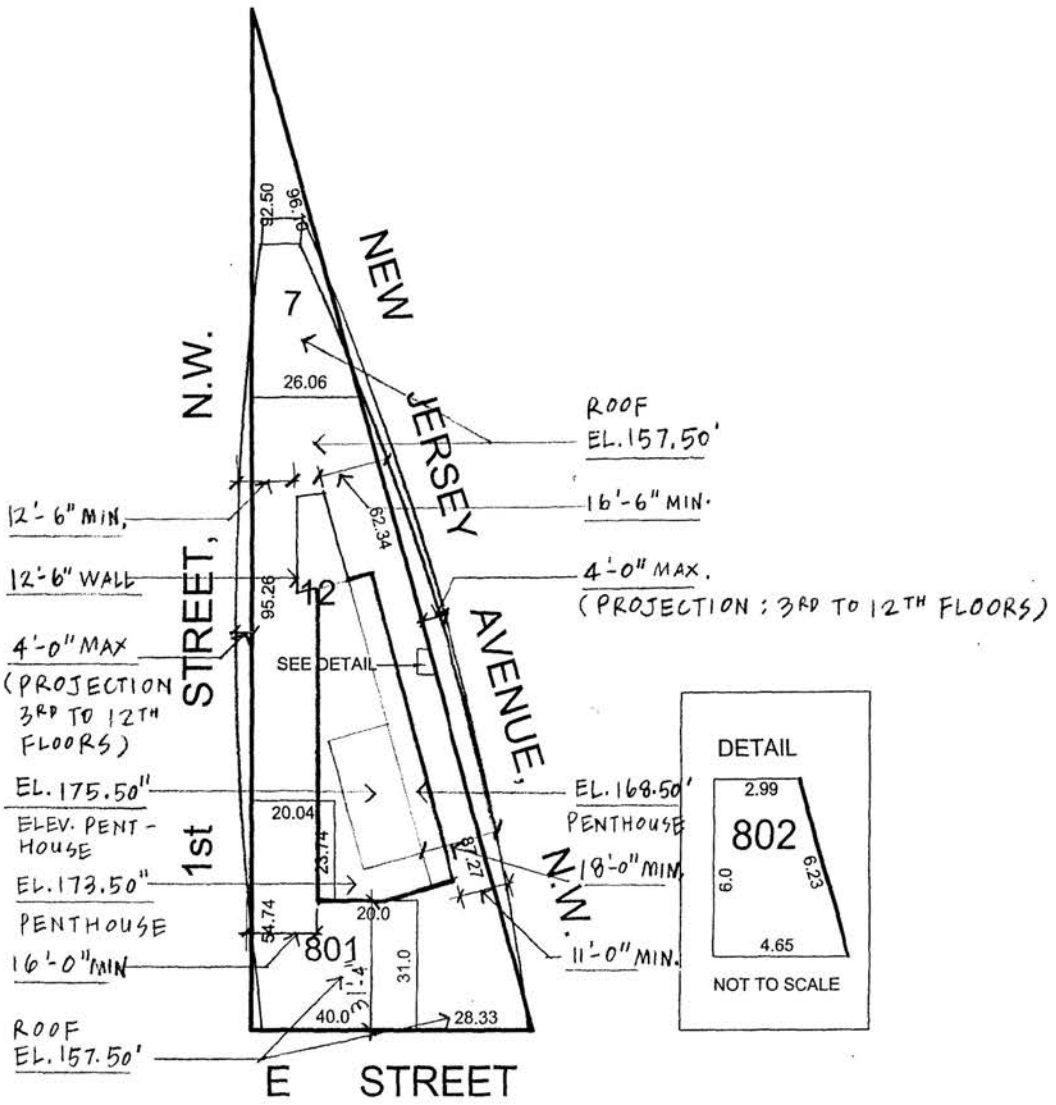
By: L.E.S.

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: 7/9/02

(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.



STATEMENT OF EXISTING AND INTENDED USES

The subject property is improved with a vacant gas station structure, two vacant retail structures and incidental parking. The Applicant plans to construct an office building to serve as the headquarters for the National Realtors Association which will include retail uses on the ground level.

WAS1 #1096177 v1

Preliminarily Statement Outlining How The Application Meets The Required Burden of Proof

The Applicant is seeking a modification to the architectural plans and drawings approved by the Board of Zoning Adjustment in Case No. 16744. The relief requested from the Board of Zoning Adjustment in that case was as follows: a variance from the permitted height (Section 770); a variance from the permitted FAR (Section 771); a variance from the required parking (Section 2101); and a variance from the required loading (Section 2201). A copy of the summary order approving that case is attached hereto. In addition to the relief previously requested, this application also includes a request for a special exception pursuant to Section 411.

The Applicant will establish through its Statement of the Applicant to be filed no fewer than fourteen days prior to the hearing on the subject application, as well as at the public hearing, that the subject application meets the burden of proof for the granting of the requested variances. A preliminary summary of how the application meets the required burden of proof follows.

I. Variances Pursuant to Section 3101 of the Zoning Regulations

In order to obtain approval of the requested variances, the Applicant must show that: 1) the subject property suffers from an extraordinary or exceptional condition; 2) strict application of the Zoning Regulations will result in peculiar and exceptional practical difficulty to the Applicant; and 3) relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map. The Applicant intends to meet its burden as follows:

A. Variance from Permitted Height and FAR (Sections 770 and 771)

1. Extraordinary or Exceptional Condition

The Applicant will provide evidence that the extremely small size and unusual shape of the property create exceptional conditions for this site. The site is extremely small, containing only 8,312 square feet of private land area, and has a long and narrow triangular shape, being only sixty-eight feet wide at its widest point.

2. Strict Application Would Result in a Practical Difficulty to the Owner

The Applicant will show that the unique size and shape of the property result in a practical difficulty to the Applicant. Specifically, the project will be viable only with a certain critical mass of space, which is extremely difficult to achieve on a site with this size and shape. Furthermore, the construction costs are much higher than a typical Class A office building in the District due to the adverse economies of scale for a site of this size and the significantly higher façade cost per square foot due to the building's frontage on four streets.

3. No Detriment to the Public Good Nor Impairment to the Intent, Purpose and Integrity of the Zone Plan

The Applicant will show that the requested variance relief will not be detrimental to the public good and will not substantially impair the intent, purpose or integrity of the zone plan. The proposed height and FAR are compatible with surrounding structures and are consistent with the Comprehensive Plan.

B. Variances from the Parking Requirements (Section 2101)

1. Extraordinary or Exceptional Condition

As stated above, the Applicant will provide evidence that the extremely small size and unusual shape of the property create exceptional conditions for this site.

2. Strict Application Would Result in a Practical Difficulty to the Owner

The Applicant will show that a strict application of the Zoning Regulations would result in a practical difficulty to the Applicant. Due to the narrowness of the site, the parking garage ramp must be located at the widest point of the site, which is on E Street. With the required grade for the ramp, there is not enough space within the property line to locate more than twenty-five spaces. However, at least forty-three spaces can be located within the vault space, providing a minimum of sixty-eight parking spaces for the project, which is more than the required number of spaces.

3. No Detriment to the Public Good Nor Impairment to the Intent, Purpose and Integrity of the Zone Plan

The Applicant will show that relief can be granted without substantial detriment to the public and without substantially impairing the intent, purpose and integrity of the zone plan. The project includes more than the

required number of parking spaces; however, because the parking spaces are not located completely within the property line, the parking provided does not satisfy the Zoning Regulations. The parking spaces will be in the same garage as those within the property line and will access the building in the same manner.

C. Variances from the Loading Requirements (Section 2201)

1. Extraordinary or Exceptional Condition

As stated above, the Applicant will provide evidence that the extremely small size and unusual shape of the property create exceptional conditions for this site.

2. Strict Application Would Result in a Practical Difficulty to the Owner

The Applicant will show that a strict application of the Zoning Regulations would result in a practical difficulty to the Applicant. Due to required location of the entrance to the parking garage, the service area must be located along First Street. If the required loading berth were provided, the building would be cut in half at ground level due to the fact that the building is only forty-five feet wide at the point where the service delivery is located.

3. No Detriment to the Public Good Nor Impairment to the Intent, Purpose and Integrity of the Zone Plan

The Applicant will show that relief can be granted without substantial detriment to the public and without substantially impairing the intent, purpose and integrity of the zone plan. The service/delivery space should adequately satisfy all of the loading needs for this type of project, which will be characterized by a lower population density and which will generate fewer deliveries and deliveries by smaller trucks. Furthermore, an additional screened loading area will likely be provided along First Street, with the required approvals, to accommodate additional loading needs. Finally, a designated loading zone on First Street can be used as a third level of loading in the very rare situation that it may be needed.

II. Special Exceptions from Roof Structure Requirements of Section 411

In order to meet the criteria for approval of the requested special exceptions, the Applicant will be required to show the following: (1) compliance is impractical because of operating difficulties, size of building lot, or other conditions relating to

the building or surrounding area that would tend to make full compliance unduly restrictive, prohibitively costly, or unreasonable and (2) the intent and purpose of Chapter 400 and the Zoning Regulations are not materially impaired by the structure and the light and air of adjacent buildings are not adversely affected.

Special Exception: Walls of Unequal Height for Roof Structures (Section 411.5)

The Applicant proposes a penthouse with walls of unequal height. As stated above, the site is extremely small and has a narrow, triangular shape. In order to meet the required setbacks, the penthouse must step from a maximum height of eight feet six inches to a minimum height of eleven feet six inches. At each height, the penthouse is set back from the exterior edge of the building a distance greater than the height. Incorporating the step-down in height helps reduce the overall size of the penthouse and minimizes any impacts. Accordingly, the intent and purpose of Chapter 400 and the Zoning Regulations and the light and air of adjacent buildings will not be adversely affected because the special exception relief requested will result in less roof structure than would otherwise occur.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

★ ★ ★

Application No. 16744 of THE HELLMAN COMPANY, INC. and AMOCO OIL COMPANY, pursuant to 11 DCMR § 3103.2 for variances from the floor area ratio requirement (Section 771), the height requirement (Section 770), the parking requirement (Section 2101) and the loading requirement (Section 2201) for the construction of an office building in the HR/C-3-C District at 500 New Jersey Avenue, N.W. (Square 627, Lots 7, 12, 801, and 802).

HEARING DATE: **July 24, 2001**
DECISION DATE: **July 24, 2001 (Bench Decision)**

SUMMARY ORDER

SELF-CERTIFIED

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR § 3113.2.

The Board provided proper and timely notice of public hearing on this application, by publication in the D.C. Register, and by mail to the Applicant, Advisory Neighborhood Commission (ANC) 6A, and to owners of all property within 200 feet of the property that is the subject of this application. The application was referred to the Office of Planning (OP) for review and report. The Board waived the rules to accept the filing of the OP report, which supported, with conditions, the application. The application was also referred to the Department of Public Works (DPW) for review and report. The Board waived the rules to accept the filing of DPW's report. DPW had no objections to the project.

The subject property is located within the jurisdiction of ANC 6A. ANC 6A, which is automatically a party to the application, did not file a written statement. Robert L. Hall, Single Member District Commissioner for ANC 6A01, filed with the Board two letters in support (Exhibit Nos. 22 and 48). The Zoning and Licensing Committee of ANC 6A also filed a letter in support of the project (Exhibit No. 53).

As directed by 11 DCMR § 3119.2, the Board required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case for a variance from the strict application of the requirements of 11 DCMR §§ 771, 770, 2101, and 2201. No person or entity appeared at the public hearing in opposition to the application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the Applicant has met the burden of proof pursuant to 11 DCMR § 3103.2 under §§ 771, 770, 2101 and 2201, that there exists an exceptional or extraordinary situation or condition related to the property that creates a practical difficulty for the owner in complying with the Zoning Regulations and Map, and that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map. It is therefore **ORDERED** that the application be **GRANTED**, subject to the following **CONDITIONS:**

1. The Applicant will construct the building in substantial conformance with the architectural drawings presented in the Application with the following conditions:

   a. The roofline will be a mansard-type roofline similar to that depicted on plan 2.11, including a cornice line at the 130-foot level.

   b. The First Street façade shall have windows to the maximum extent feasible.

   c. The windows shall have a traditional scale.

   d. The façade will include distinguishing elements, such as balconies or bay windows, subject to the approval by the Public Space Committee of the Department of Public Works. The façade may also include other distinguishing elements not subject to the Public Space Committee's approval, such as French doors.

2. The materials to be used for the project will be high quality materials, such as granite, limestone, limestone-like pre-cast concrete, brick, or an equivalent high quality material, subject to the availability at the time, and generally in accordance with the plans submitted as part of this application.

Pursuant to 11 DCMR § 3101.6, the Board waived the requirement of 11 DCMR §3125.3 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is appropriate in this case.

VOTE: 5-0-0 (John Parsons, Anne Mohnkern Renshaw, Sheila Cross Reid, David Levy and Geoffrey H. Griffis to approve.)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

Each concurring Board member approved the issuance of this Order.

ATTESTED BY: _____
JERRILY R. KRESS, FAIA
DIRECTOR

FINAL DATE OF ORDER: JUL 2 6 2001

PURSUANT TO 11 DCMR § 3125.6, THIS ORDER WILL BECOME FINAL UPON ITS FILING IN THE RECORD AND SERVICE UPON THE PARTIES. UNDER 11 DCMR § 3125.9, THIS ORDER WILL BECOME EFFECTIVE TEN DAYS AFTER IT BECOMES FINAL.

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSES OF SECURING A BUILDING PERMIT.

PURSUANT TO 11 DCMR § 3205, FAILURE TO ABIDE BY THE CONDITIONS IN THIS ORDER, IN WHOLE OR IN PART, SHALL BE GROUNDS FOR THE REVOCATION OF ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER.

THE APPLICANT SHALL COMPLY FULLY WITH THE PROVISIONS OF THE HUMAN RIGHTS ACT OF 1977, D.C. LAW 2-38, AS AMENDED, CODIFIED AS CHAPTER 25 IN TITLE 1 OF THE D.C. CODE. SEE D.C. CODE § 1-2531 (1999). THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THE HUMAN RIGHTS ACT. THE FAILURE OR REFUSAL OF THE APPLICANT TO COMPLY SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

BAB/7.25.01

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

★ ★ ★

BZA APPLICATION NO. 16744

As Director of the Office of Zoning, I hereby certify and attest that on JUL 26 2001 a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

Whayne S. Quin, Attorney
Holland & Knight, LLP
2099 Pennsylvania Avenue, N.W., Suite 100
Washington, DC 20006

The Hellman Companies
Amoco Oil Company
1828 L Street, N.W., Suite 900
Washington, DC 20036

Ivette Basterrechea, Chairperson
Advisory Neighborhood Commission 6A
P.O. Box 76680
Washington, DC 20013

Robert L. Hall
Single Member District Commissioner 6A01
624 H Street, N.E., First Floor
Washington, DC 20002

Michael Johnson, Zoning Administrator
Dept. of Consumer and Regulatory Affairs
Building and Land Regulation Administration
941 North Capitol Street, N.E., Suite 2000
Washington, DC 20009

Kenneth G. Laden, Administrator
Office of Transportation Planning
Department of Public Works
2000 14th Street, N.W.
Washington, D.C. 20009

Ellen McCarthy
Office of Planning
801 North Capitol Street, N.E.
4th Floor
Washington, DC 20002

Alan Bergstein
Office of the Corporation Counsel
441 4th Street, N.W., 7th Floor
Washington, DC 20001

ATTESTED BY:

JERRILY R. KRESS, FAIA
Director, Office of Zoning



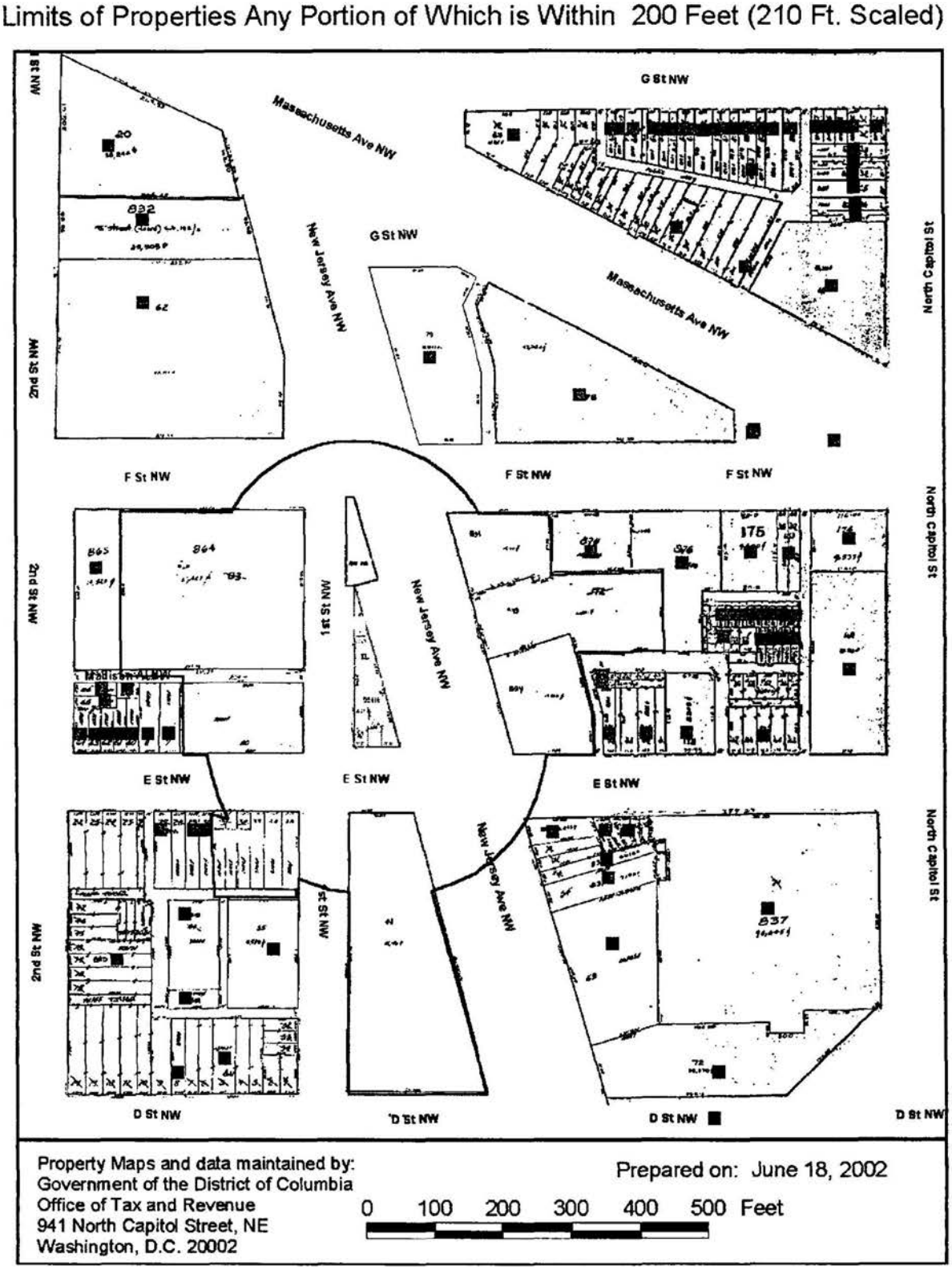


NAME AND ADDRESSES OF OWNERS
OF PROPERTIES ANY PORTION OF WHICH IS
WITHIN 200 FEET (210' SCALED) OF SQUARE 627

SSL		PREMISE ADDRESS	OWNER & MAILING ADDRESS
0569	0080	0500 1st St. NW	Municipal Assoc Ltd c/o Greenhoot Cohen 5101 Wisconsin Av NW #200 Washington, DC 20016
0569	0864	1st St., NW	Georgetown College c/o President & Director 0600 New Jersey Av NW #510 Washington, DC 20001
0571	0033	E St., NW	CCNV c/o Vice President 0425 2nd St NW Washington, DC 20001
0571	0034		
0571	0035		
0571	0807		
0571	0808		
0571	0809		
0627	0007	0518-0524 New Jersey Av, NW	501 First St LLC 3201 New Mexico Ave NW Ste 710 Washington, DC 20016
0627	0012	0500 New Jersey Av., NW	
0627	0801	0053 E. St., NW	500 New Jersey Assoc c/o Hellman Co. 1828 L St., NW #402 Washington, DC 20036
0627	0802	New Jersey Av., NW	BP Products North America c/o E&Y Property Tax POB 06529 Chicago, IL 60606-0521
0628	0891	0555 New Jersey Av., NW	Sheldon B Kamins et al TRS c/o Blum Frank & Kamins 10220 River Rd #300 Potomac, MD 20854
0628	0893	0525 New Jersey Av., NW	Operating Engineers Fund c/o Leo A Majich 0100 E Corson St Pasadena, CA 91103

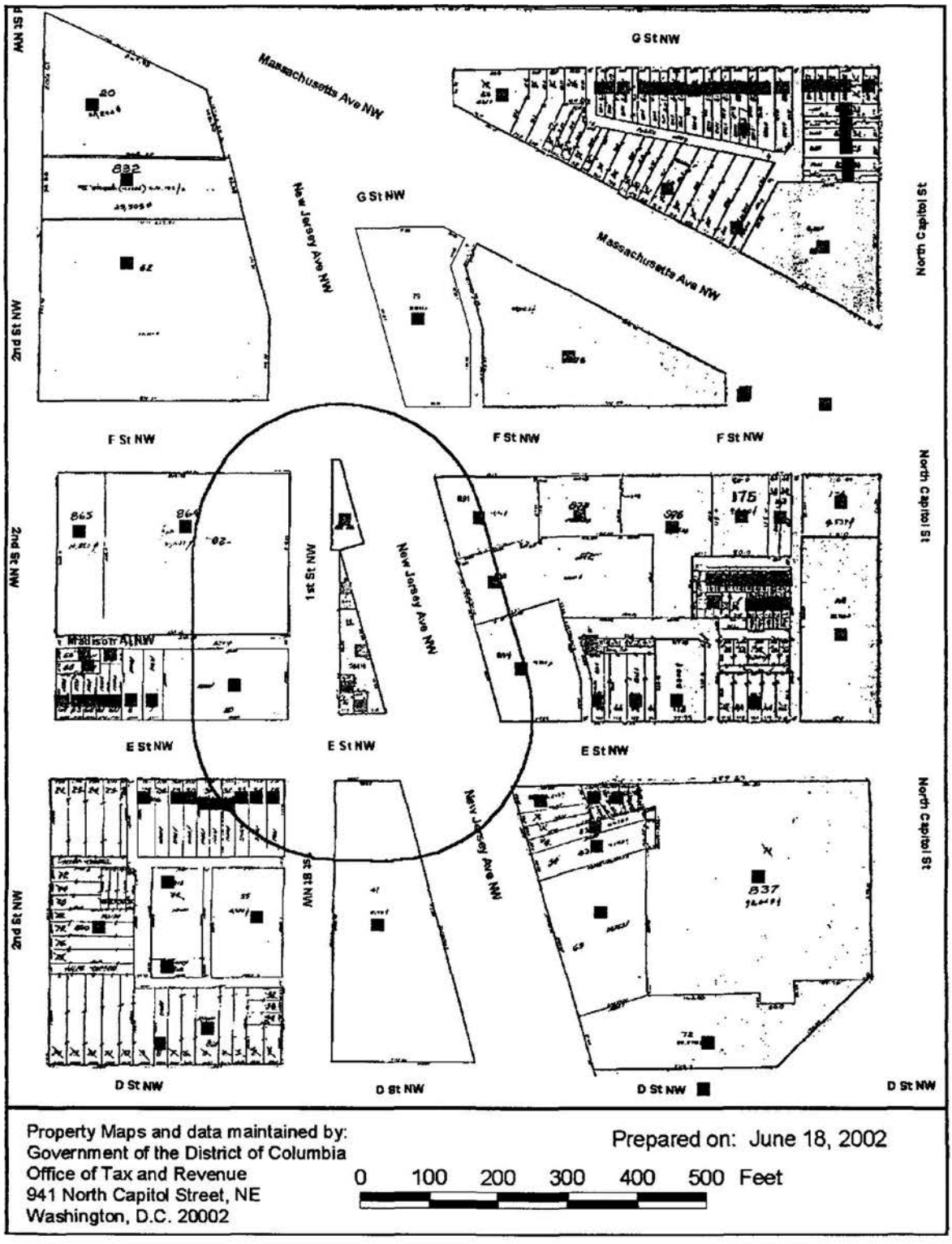
SSL	PREMISE ADDRESS	OWNER & MAILING ADDRESS
0628 0894	0045 E St., NW	Pepco 1900 Pennsylvania Av NW Washington, DC 20006
0629 0041	0400 New Jersey Av., NW	SHC Capitol LLLc/o Hyatt Regency 0400 New Jersey Av NW Washington, DC 20001
RES 01960000	NW	United States of America c/o John Parsons 1100 Ohio Drive, SW - Room 220 Washington, DC 20242

Limits of Properties Any Portion of Which is Within 200 Feet (210' Scaled) of Square 627 itself:



Property Owner List and Report for Brandt/NAR Square 627 (all lots):
Diagram of Property Showing Line at 200 Feet (210' Scaled) from Square 627 itself:

Perimeter of Square 627 Extended 200 Feet (210 Ft. Scaled)



Municipal Assoc Ltd.
c/o Greenhoot Cohen
5101 Wisconsin Av, NW #200
Washington, DC 20016

CCNV
c/o Vice President
0425 2nd St, NW
Washington, DC 20001

500 New Jersey Assoc.
c/o Hellman Co.
1828 L St., NW #402
Washington, DC 20036

Sheldon B Kamins et al TRS
c/o Blum Frank & Kamins
10220 River Rd, #300
Potomac, MD 20854

Pepco
1900 Pennsylvania Av, NW
Washington, DC 20006

United States of America
c/o John Parsons
1100 Ohio Drive, SW - Room 220
Washington, DC 20242

Georgetown College
c/o President & Director
0600 New Jersey Av, NW #510
Washington, DC 20001

501 First St LLC
3201 New Mexico Ave, NW Ste 710
Washington, DC 20016

BP Products North America
c/o E&Y Property Tax
POB 06529
Chicago, IL 60606-0521

Operating Engineers Fund
c/o Leo A Majich
0100 E Corson St
Pasadena, CA 91103

SHC Capitol LLL
c/o Hyatt Regency
0400 New Jersey Av, NW
Washington, DC 20001

1096549 v1

LAWRENCE N. BRANDT, INC
3201 New Mexico Avenue, N. W.
Suite 300
Washington, D.C. 20016

July 3, 2002

VIA HAND DELIVERY

D.C. Board of Zoning Adjustment
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

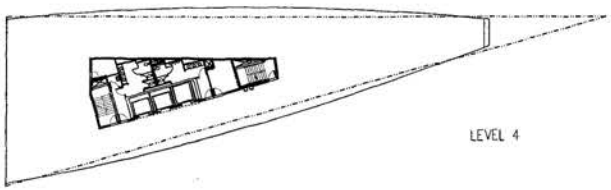
Re: BZA Application
500 New Jersey Avenue, N.W.
Square 627, Lots 7, 12, 801 and 802

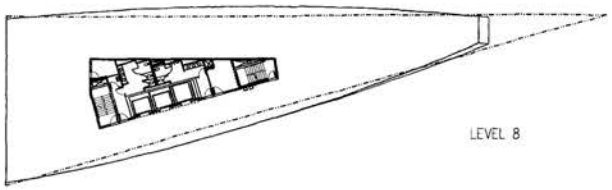
Dear Members of the Board:

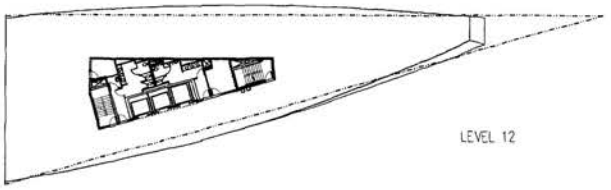
This letter hereby authorizes Whayne S. Quin and the law firm of Holland & Knight LLP, to represent the owner of the subject property, _500 New Jersey Avenue, in all matters before the Board of Zoning Adjustment in regard to the above-referenced property. As set forth in §3106.1 of District of Columbia Municipal Regulations, Title 11, this authorization includes the power to bind the owner in the case before the Board.

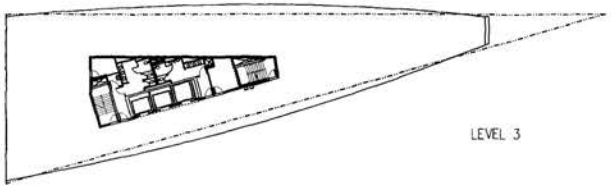
Sincerely,

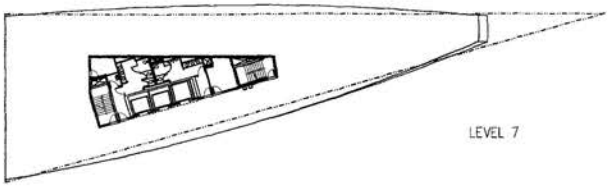
Robert S. Brandt, President

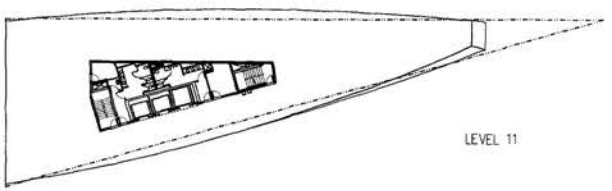


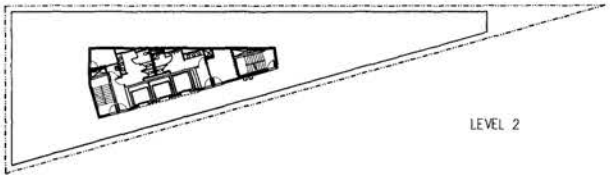


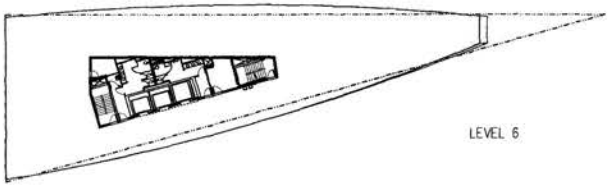


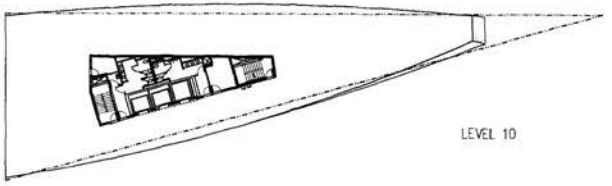


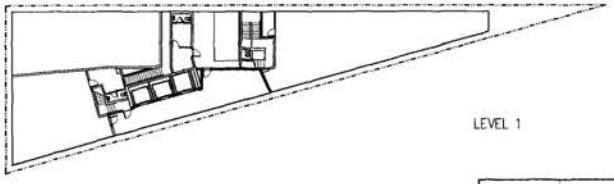


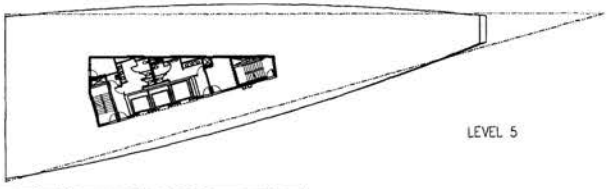


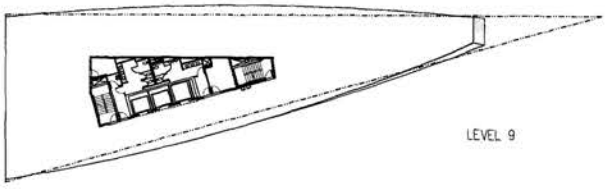








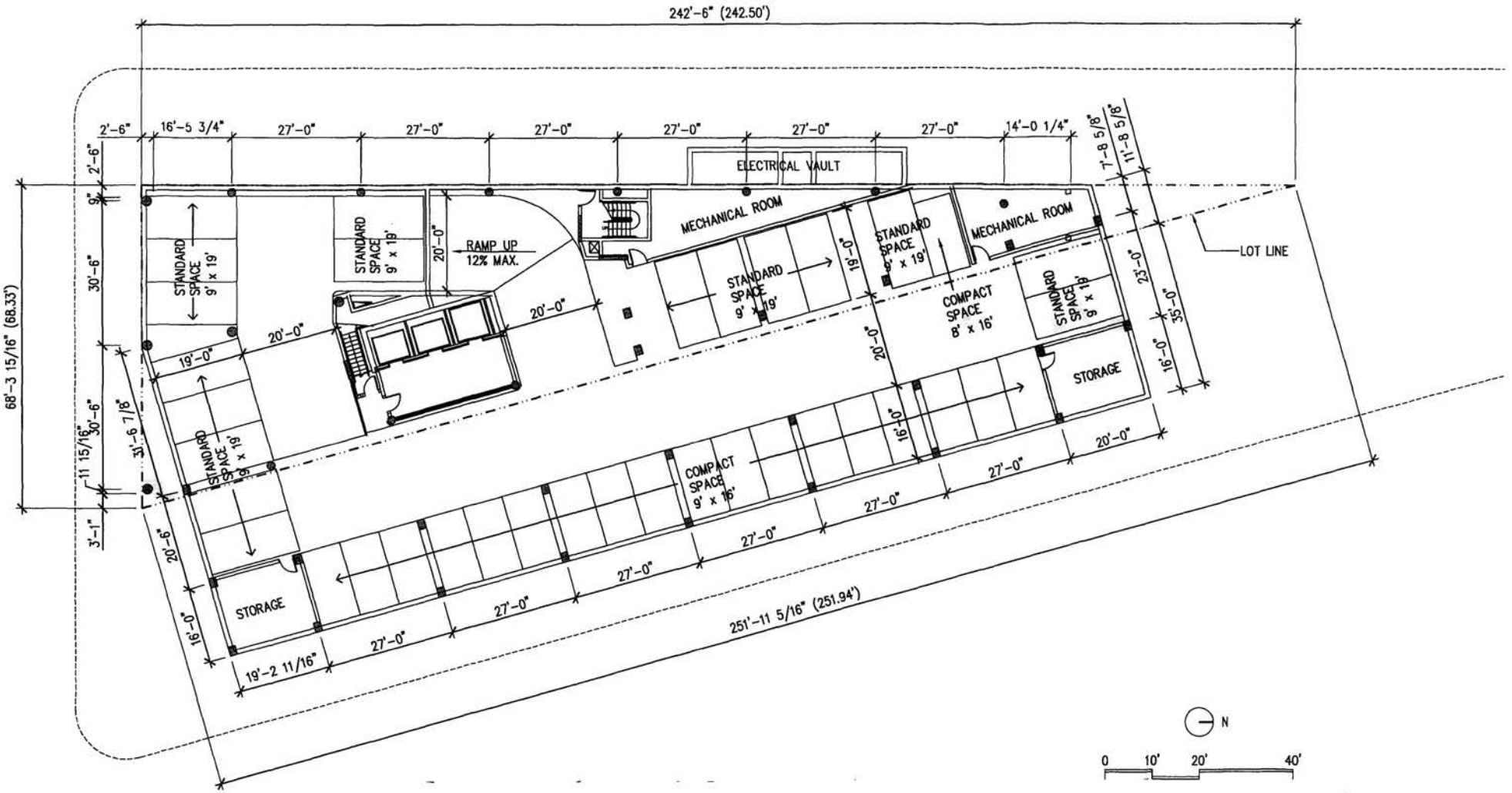




Level	GSF	Ramp	Mech Space	Projection	Adj. GSF
1	6816	1573	275		4968
2	6812		275		6537
3	8863		275	938	7650
4	8857		275	937	7645
5	8835		275	928	7632
6	8814		275	920	7619
7	8792		275	913	7604
8	8770		275	906	7589
9	8749		275	901	7573
10	8727		275	896	7556
11	8706		275	892	7539
12	8685		275	888	7522
TOTAL	101426	1573	3300	9119	87434

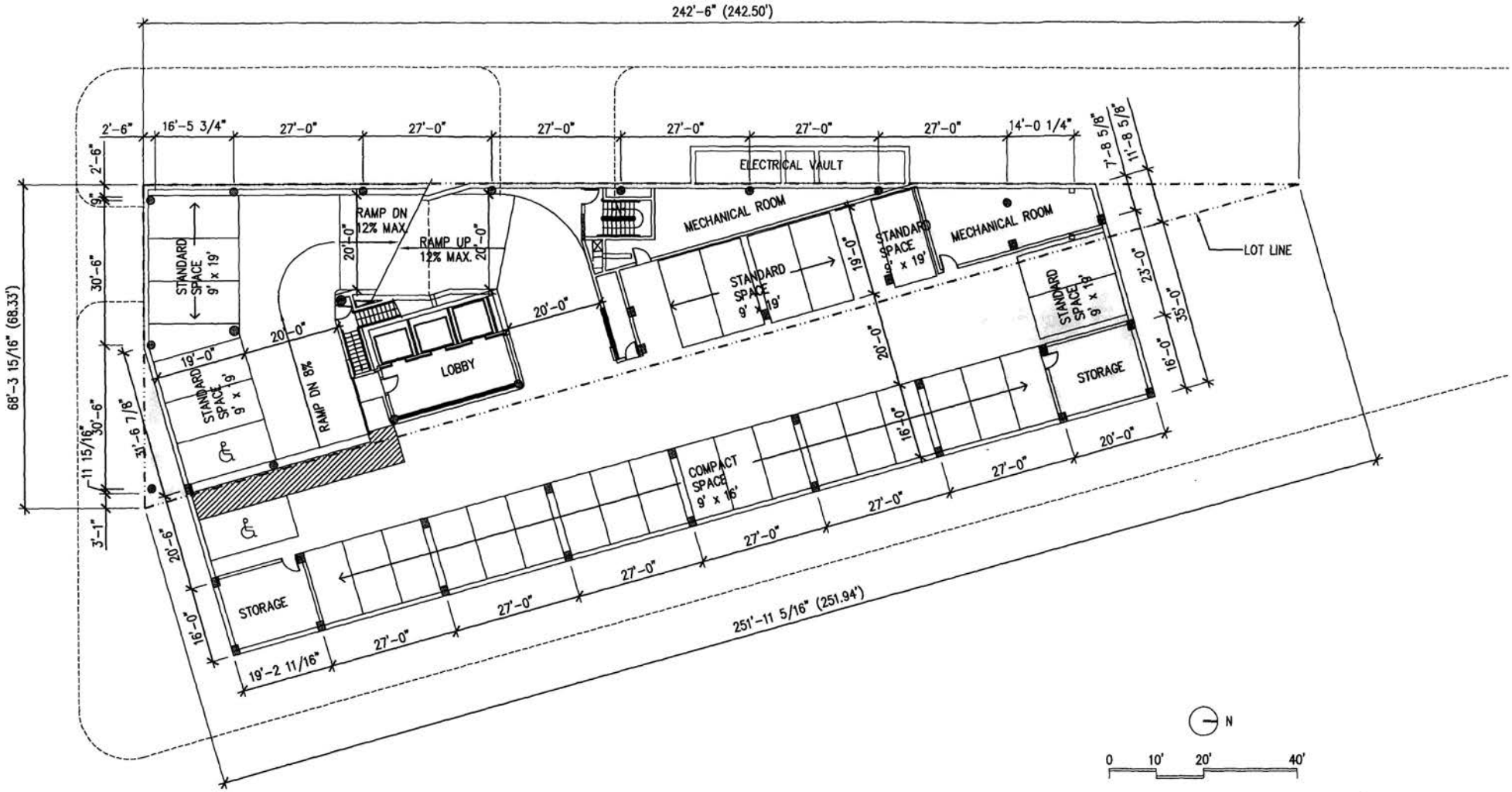
NOTES:

1. MAXIMUM PROJECTION OVER LOT LINE IS 4'-0"
2. PROJECTIONS EXCLUDED FROM GSF
3. FAR IS 10.52
4. USE SMBA'S RAMP AND MECH SPACE DATA



UNDERGROUND PARKING 2

SCALE: 1"=20'-0"

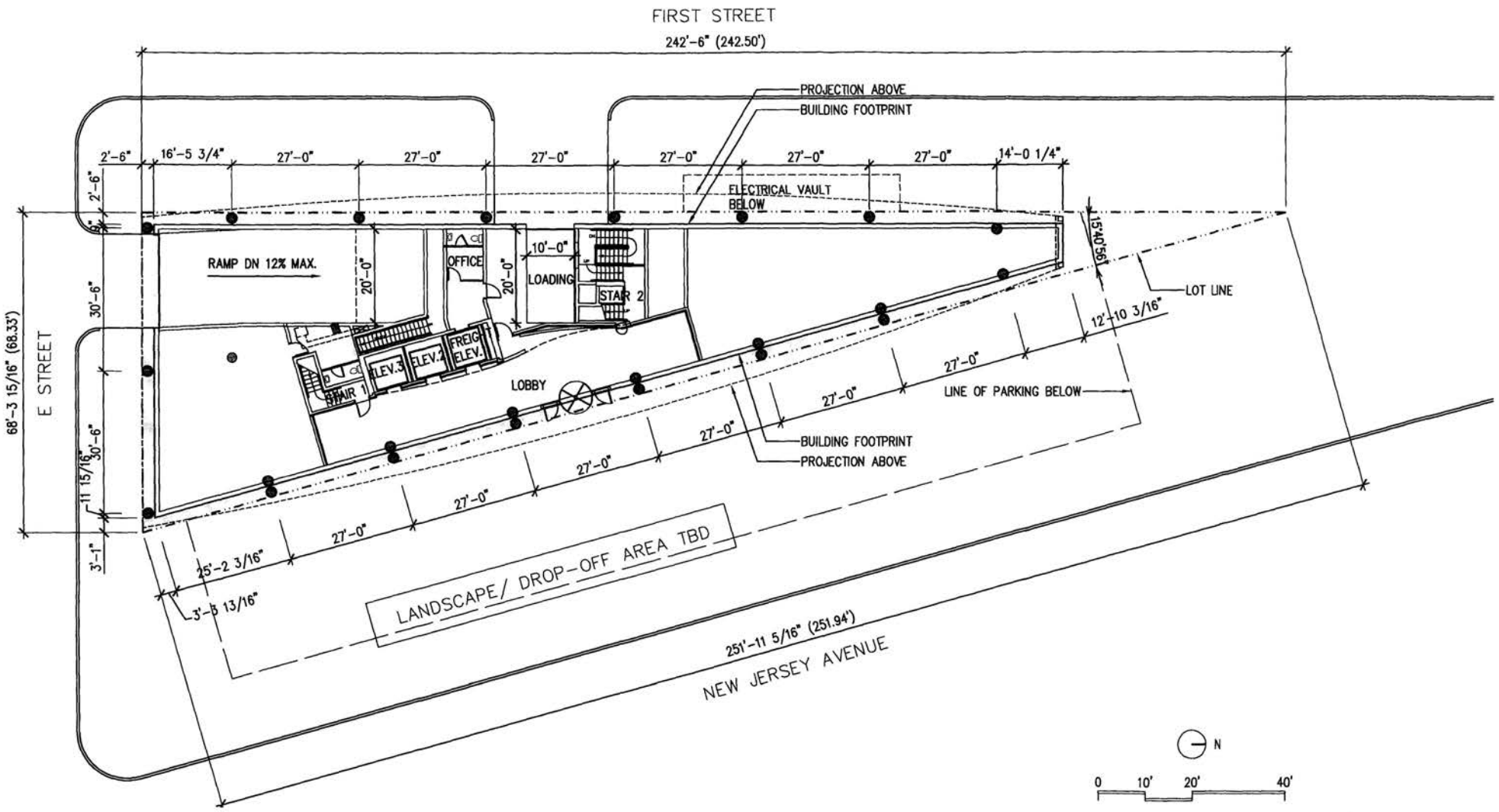


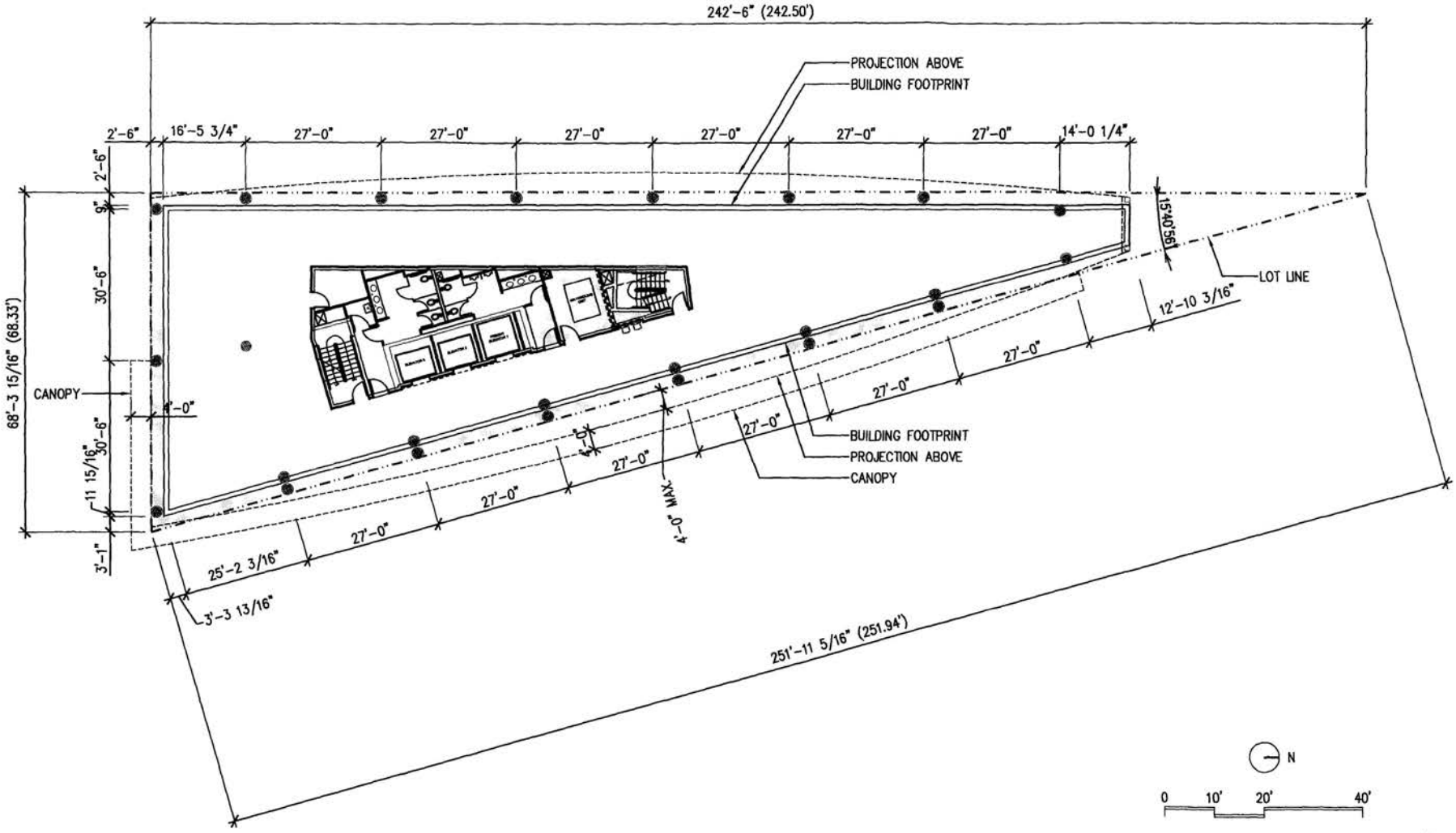
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UNDERGROUND PARKING 1

SCALE: 1"=20'-0"

9 JULY 2002
GRAHAM GUND ARCHITECTS
CAMBRIDGE, MASSACHUSETTS

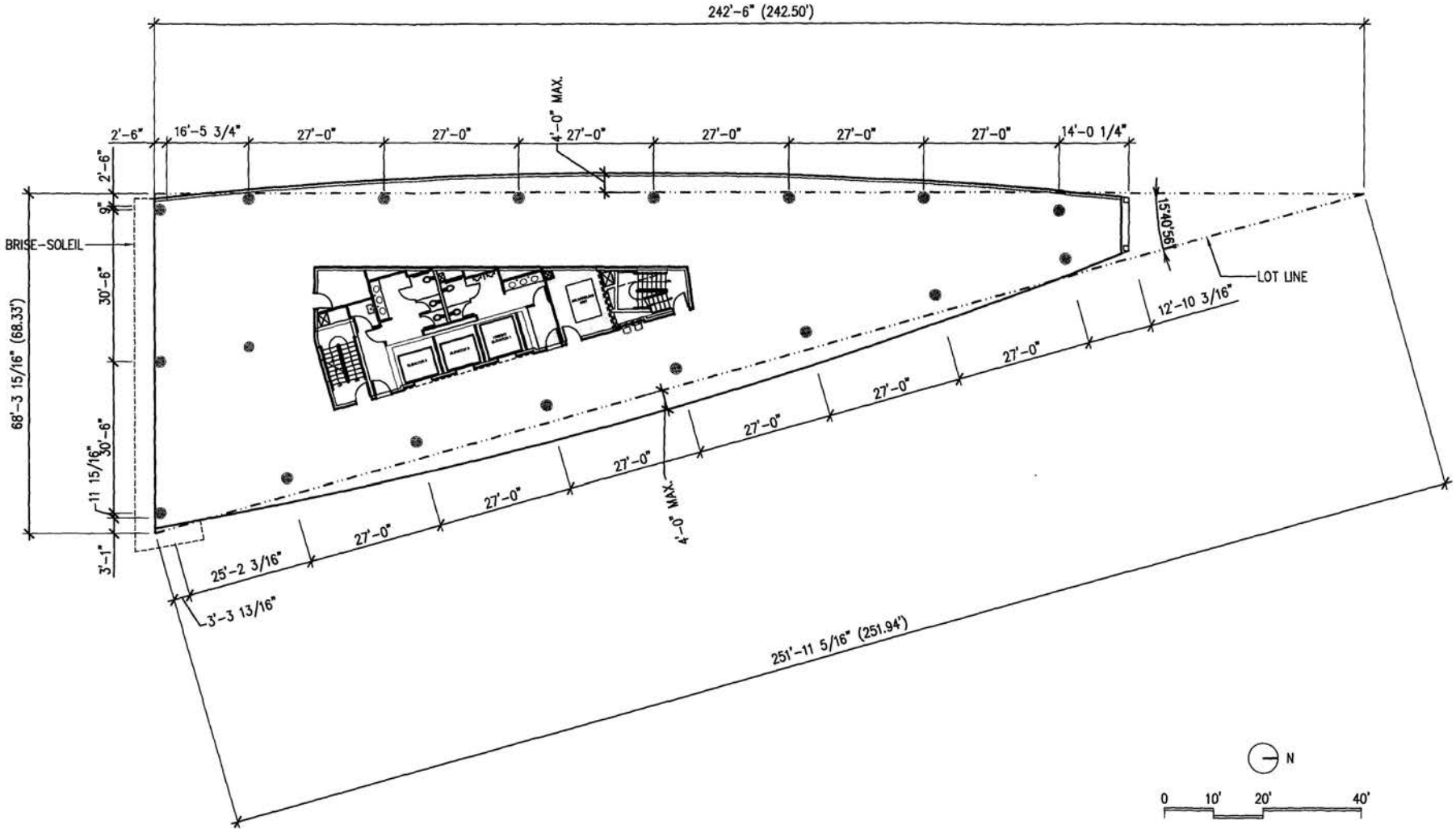

FIRST STREET
242'-6" (242.50')
PROJECTION ABOVE
BUILDING FOOTPRINT
2'-6"
16'-5 3/4"
27'-0"
27'-0"
27'-0"
27'-0"
27'-0"
27'-0"
14'-0 1/4"
ELECTRICAL VAULT BELOW
15'40'56"
LOT LINE
12'-10 3/16"
RAMP DN 12% MAX.
OFFICE
20'-0"
10'-0"
LOADING
STAIR 2
STAIR 1
ELEV.3
ELEV.2
FREIG ELEV.
LOBBY
LINE OF PARKING BELOW
BUILDING FOOTPRINT
PROJECTION ABOVE
68'-3 15/16" (68.33')
E STREET
30'-6"
11 15/16"
3'-1"
25'-2 3/16"
3'-5 13/16"
LANDSCAPE/ DROP-OFF AREA TBD
251'-11 5/16" (251.94')
NEW JERSEY AVENUE
N
0
10'
20'
40'



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SECOND FLOOR
SCALE: 1"=20'-0"

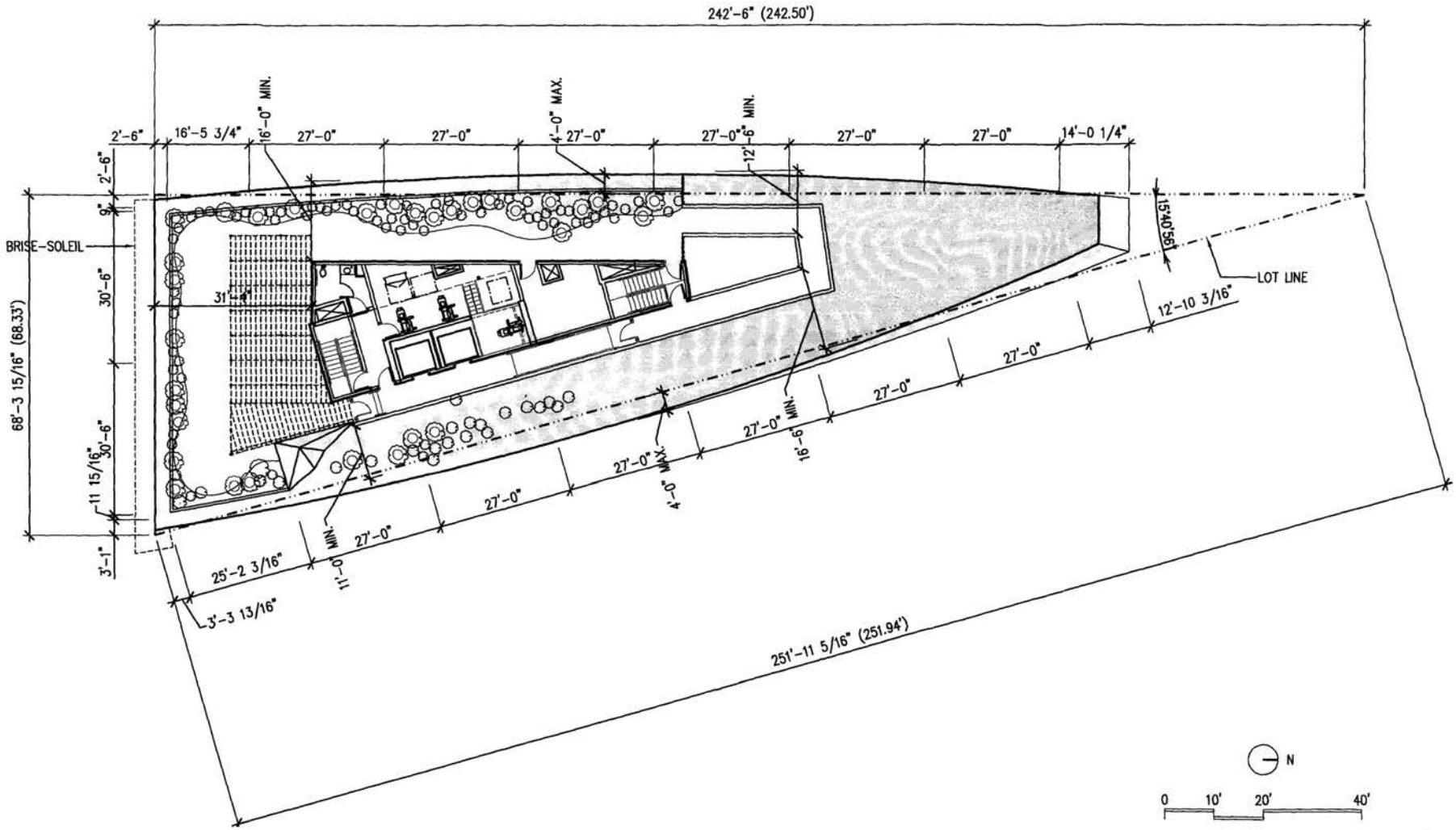
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THIRD (TYP.) FLOOR
SCALE: 1"=20'-0"

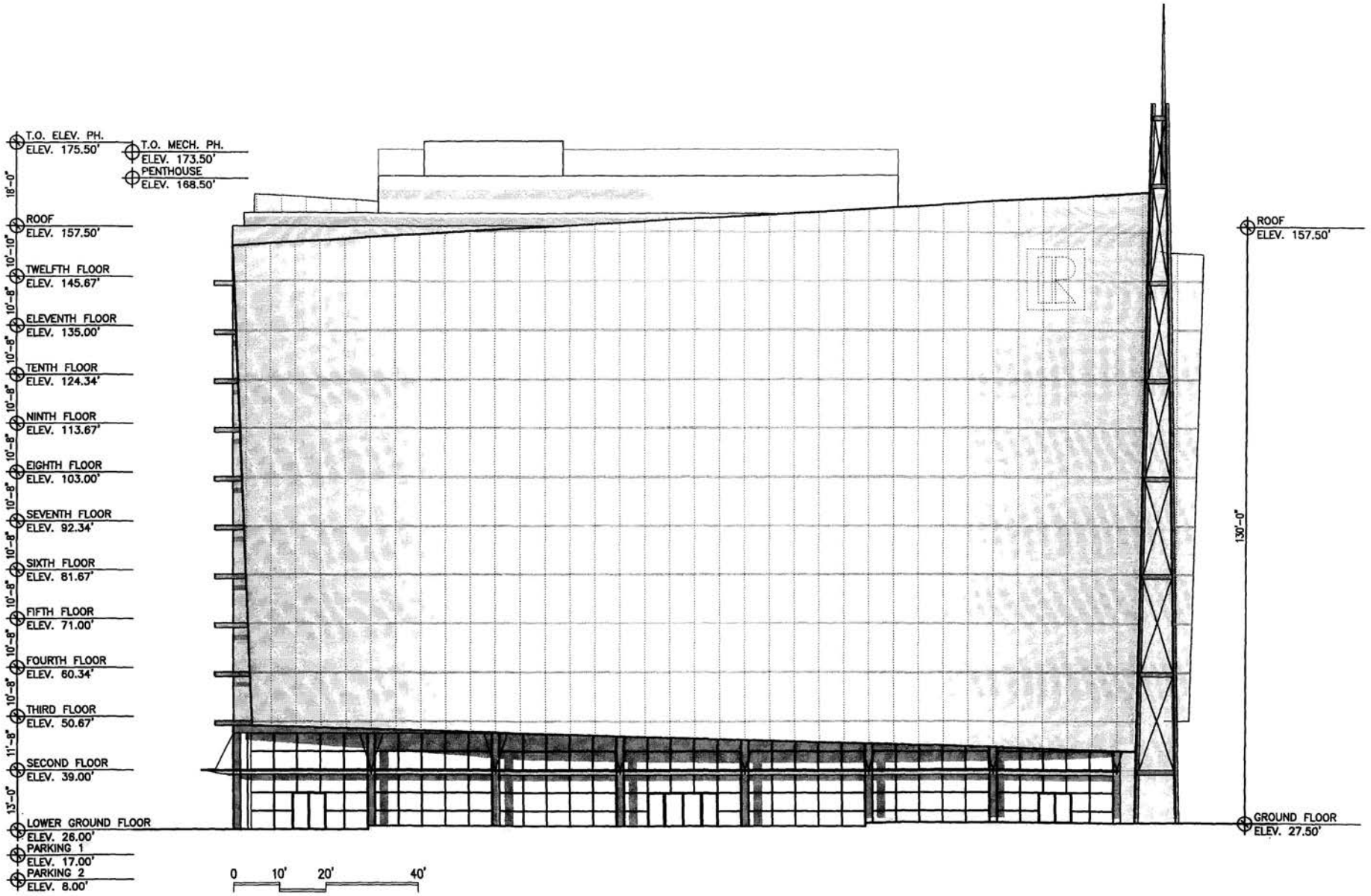
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ROOF
SCALE: 1"=20'-0"

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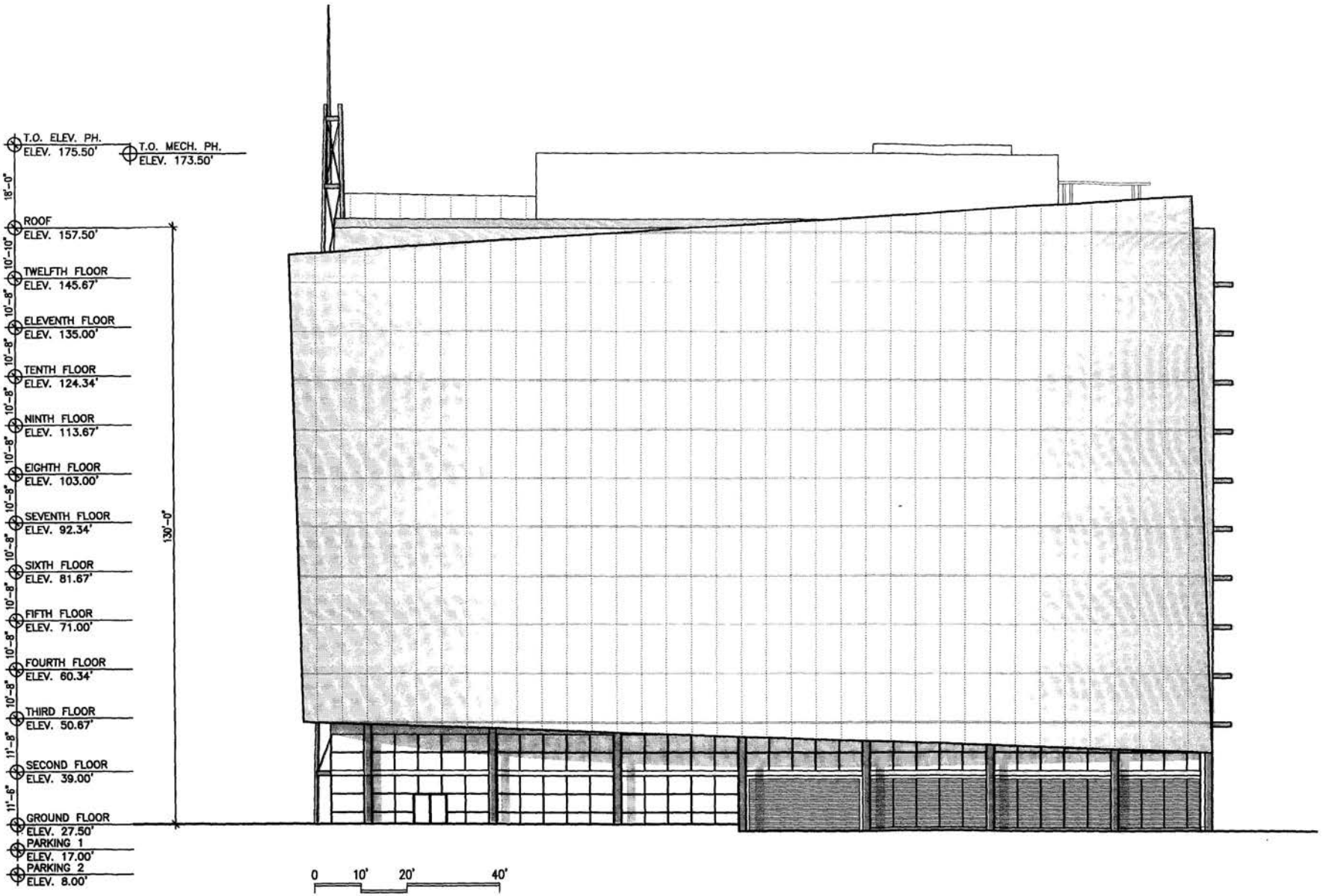
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NEW JERSEY AVENUE/ EAST ELEVATION

SCALE: 1"=20'-0"

9 JULY 2002

GRAHAM GUND ARCHITECTS
CAMBRIDGE, MASSACHUSETTS

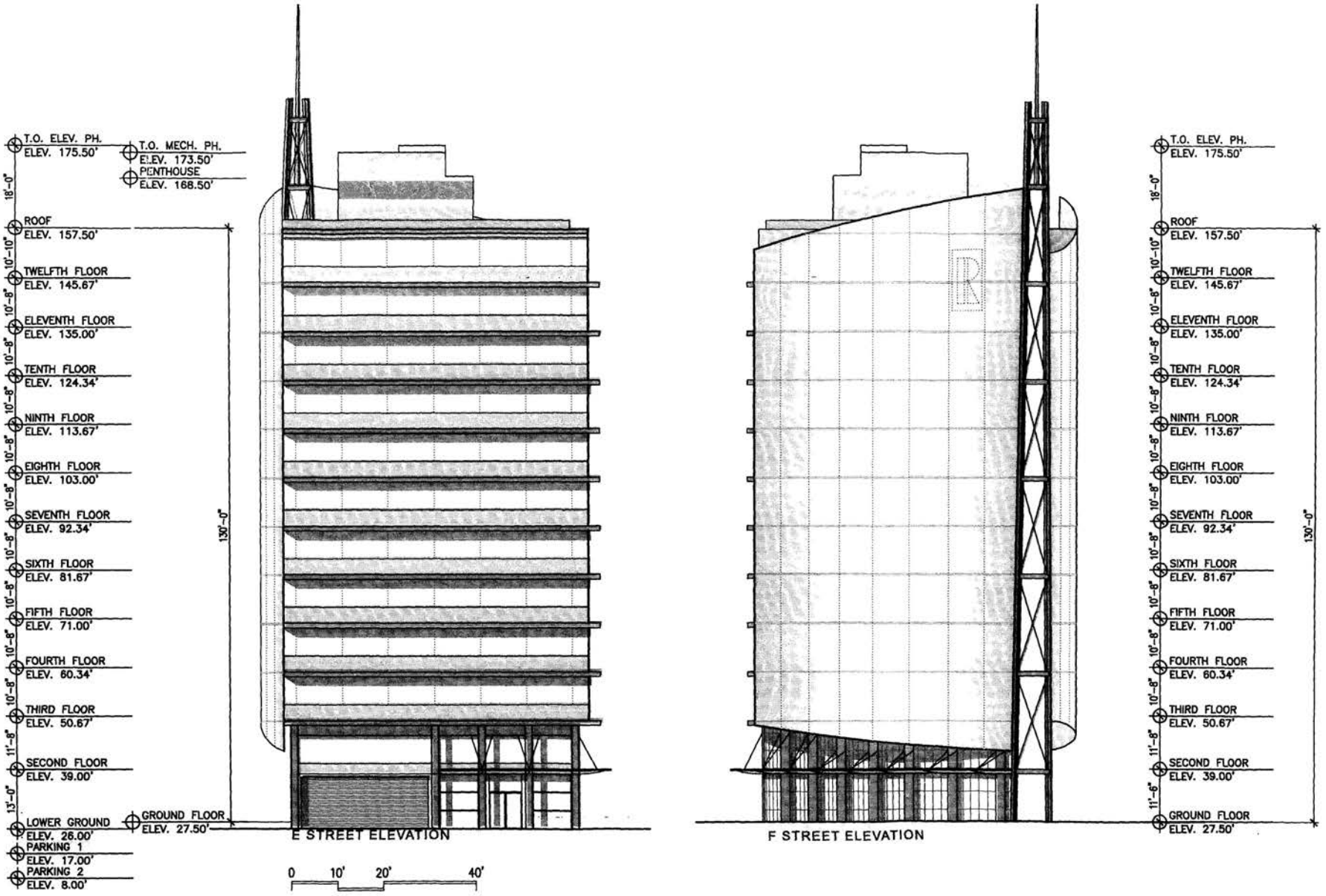


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FIRST STREET/ WEST ELEVATION

SCALE: 1"=20'-0"

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SOUTH & NORTH ELEVATIONS

SCALE: 1"=20'-0"

9 JULY 2002
GRAHAM GUND ARCHITECTS
CAMBRIDGE, MASSACHUSETTS