Revised 1/07/03

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

Case No. 16967

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).
West Virginia Avenue & 15th Street, N.E.	4092	5	CM-1	Area Variance	804.3 & 411
				Special Exception	411&840.3

Present use(s) of Property:	Parking Lot, Welding Shop, Unused two story building
Proposed use(s) of Property:	Enclosed parking garage for city owned packers (trash trucks) & office space

Owner of Property:	District of Columbia Government	**Telephone No:**	202-576-6799
Address of Owner:	1725 15th Street, N. E., Washington, DC 20002		

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:

District of Columbia proposes to construct a two story building for parking Packers (Trash Trucks) with administrative office space on second floor and roof top automobile parking

RECEIVED
D.C. OFFICE OF ZONING
2003 JAN -7 PM 3:09

Estimated construction cost	$ 18,000,000.00	**Advisory Neighborhood Commission Single-Member District(s)**	5B09

Date: 1/07/03 **Signature:** Applicant * Austin L. Spriggs

* *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 the agent to act on his/her behalf shall accompany the notice of application.*

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

Case No. 16967
Exhibit No. 19

Name:	Austin L. Spriggs				
Address:	433 Massachusetts Avenue, N.W., Washington, DC 20001				
Phone:	202-659-8666	**Fax:**	202-659-5055	**E-mail:**	ALSA433@AOL.COM

Board of Zoning Adjustment
District of Columbia
CASE NO.16967
EXHIBIT NO.19

FORM WILL NOT BE ACCEPTED

REVISED 11/07/03

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.)	189,301.91 SF	101,320.85SF	No Limit	189,301.91 SF	None
Lot Width (ft. to the tenth)	466.64 Feet @ West VA Ave.	None	None	466.64	None
Lot Occupancy (building area/lot area)	19.85%	None	100%	53.52%	None
Floor Area Ratio (FAR) (floor area/lot area)	.333	None	3.0	.866	None
Parking Spaces (number)	152	Office:11 Packer Park:135	No Limit	171 on Roof	None
Loading Berths (number and size in ft.)	None	None	No Limit	None	None
Front Yard (ft. to the tenth)	None	None	No Limit	None	None
Rear Yard (ft. to the tenth)	300 Feet	12 Feet	Unlimited	59 Feet	None
Side Yard (ft. to the tenth)	None	None	No Limit	West Va Ave:None Opposite West Va Ave: 100 Feet	None
Court, Open (width by depth in ft.)	None	None	Not Applicable	None	None
Court, Closed (width by depth in ft.)	None	None	Not Applicable	None	None
Height (ft. to the tenth)	50'-3"	None	40 Feet	For Bldg:37'-4" For Auto Ramp Roof:40'-0"	For Bldg:None For Auto Ramp Roof:55'-2" 38% Deviation

Revised 1/07/03

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

Case No. 16967

ZONING SELF-CERTIFICATION FORM

West Virginia Avneue & 15th Street, N.E.	4092	5	CM-1	5B09

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	☐	☐	☐
Pursuant to Subsections		411	411 and 840.3

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)
	Russell Lundy
Agent's Signature	**Agent's Name (Please Print)**
	Austin L. Spriggs

Date | or | ARC1631

OFFICE OF ZONING DETERMINATION

(DCMR Title 11 §3113.2)

☐	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

REVISED - 1/7/03

RESPONSE TO SUBSECTION 3103.2

Item No. 1,a.

The existing property is zoned CM-1. The intended use of the new structure is to shelter packers (trash trucks) which represent a considerable investment by the City Government of taxpayer dollars. This use is an allowable use in the CM-1 Zone. An enclosed temperature controlled structure will enhance vehicle starting, will maintain the vehicle finishes and will enable the District of Columbia Government to maximize the owning and operating costs of these expensive vehicles. In addition, as existing vehicle storage lots throughout the city are being converted to commercial activities, the West Virginia Avenue Campus of the Fleet Management Administration is rapidly becoming the major location for the storage of the City's packers, motorized street cleaning vehicles and parking enforcement cars and vans. The uilization of the roof of the Packer Storage Facility for automobile parking for both city owned vehicles and the private vehicles of city employees operating out of the West Virginia Avenue Campus will relieve some of the vehicle congestion on the campus and contiguous city streets. Automobile rooftop parking is an allowable use in the CM-1 Zone. Automobiles will enter the rooftop automobile parking deck by way of a covered ramp at the rear of the building along Fenwick Street. The ramp must be covered for safe use during inclement weather. The Automobile Ramp roof will not meet the height limitations of paragraph 840.1 of the Zoning Code.The roof over the automobile ramp will be a standing seam metal roof which will help to convey rain water to the roof gutters. The standing seam metal roof over the automobile ramp will be 15'-2" above the top of the parking deck. This height is an increase of 37.9% above the allowable maximum height of 40 feet. The parapet at the roof will be 3'-10" high and is allowable under the zoning regulations. The Automobile Ramp roof will be 11'-4" above the parapet. This height is an increase of 28.32% above the parapet.

Providing a cover over the Automobile Ramp will enhance the life safety operation of the rooftop parking deck which is allowable under the Zoning Code. The automobile parking deck wil be a minimum of 280 feet away from Mt. Olivet Cemetery which is the contiguous property on the northern and eastern sides of the facility. The Automobile Ramp will be a minimum of 780 feet away from the contiguous properties that front along Mt. Olivet Road on the southern end of the Campus.

Item No. 2

Granting the application will not be of substantial detriment to the public good. Granting the application will make the campus a better neighbor to all of the contiguous properties and to the general community. The construction of the Packer Storage Facility will reduce neighborhood noise because the Packers will be parked overnight in an enclosed facility that is located within the West Virginia Avenue Campus. The controlled environment within the Packer Storage Facility will reduce the amount of emissions from the vehicles because the vehicles will be easier to start. The engines will require less gunning and idling in cold weather conditions. In addition, the location of the facility along West Virginia Avenue will reduce the amount of traffic movement within the Campus and, therefore, reduce the total gasoline exhaust emissions from the Campus. The roof top parking for automobiles will reduce congestion on contiguous neighborhood streets.

Item No. 3

Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map. The Zoning Regulations and Map zone the West Virginia Avenue Campus as CM-1. The use of the proposed building is entirely consistent with the objectives and general intent of the Zoning Regulations. The requested Area Variance merely facilitates and enhance uses that are already in consonance with the regulations.

Stairs No. 1, 2, 3 and 4 and the Elevator Penthouse and Elevator Lobby which rise above the parking deck

RESPONSE TO SUJBSECTION 3103.2 (Cont'd.)
Item No. 3

are all designed within the height and setback limitations of paragraphs 840.3, (a), (b) and (c) and paragraph 411 of the Zoning Code.

RESPONSE TO SUBSECTION 3104.1

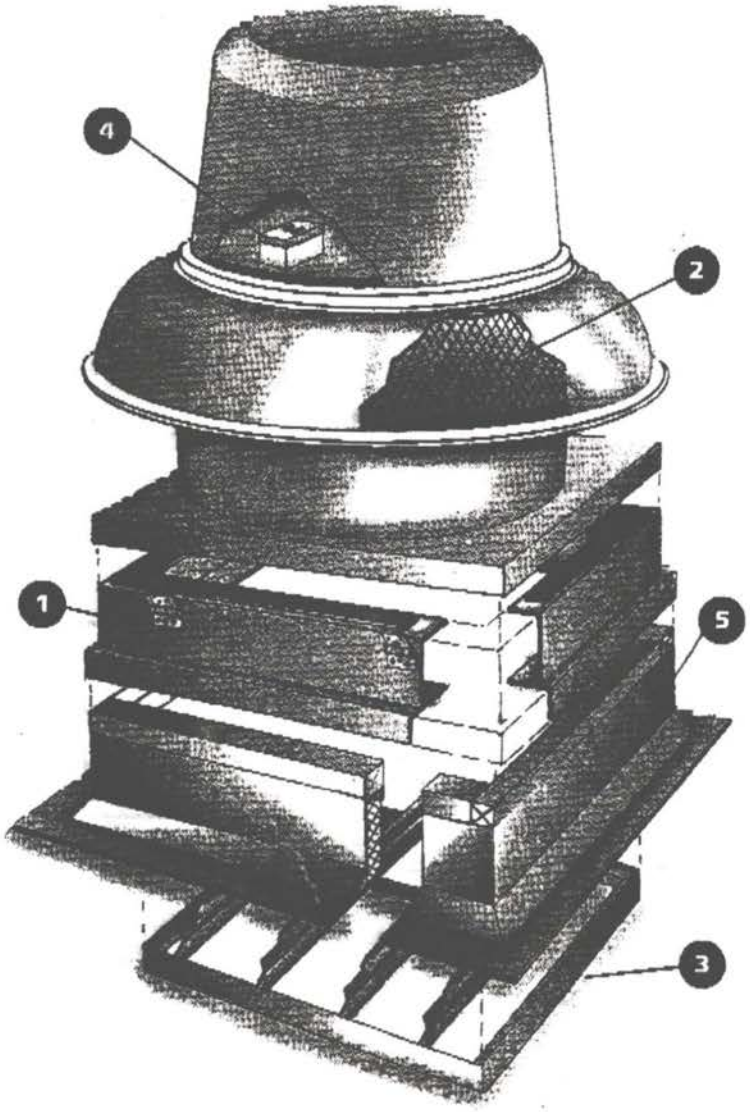
Item No. 1

Mechanaical Equipment on the roofs of structures within the CM-1 Zone are governed by paragraphs 840.3, (a), (b), (c) and paragraph 4ll of the Zoning Regulations. The Packer Storage Facility will extend the entire city block from Fenwick Street on the southwestern rear side of the facility to 15th Street on the north eastern main entrance of the facility. Administrative office facilities will be located on the second floor along West Virginia Avenue and 15th Street. The office area will be heated and cooled. This arrangement requires the location of low rise rooftop heating and cooling units on several locations on the parking deck. Packers will be housed on both the first and second floors of the building. This layout requires the location of exhaust fans on several areas on the rooftop parking deck. The length of the building and varying requirements between the administrative office areas and the Packer parking areas of the building prevent the co-location of all of the mechanical equipment as required under paragraph 411.3 of the Zoning Regulations.

Relief is requested for these components to be placed in the most cost efficient and energy efficient locations in harmony with the primary use of the roof deck as a parking facility and consistent with the requirements of paragraph 411.11 which provide discretion and latitude to the Board to approve Roof Structures.

Item No. 2

The proposed special exception will be consistent with the general intent and purpose of the Zoning Regulations and Map because of the HVAC and exhaust fans will not be visible from the street and will be approximately the same height as the parapet. They will meet the setback and height limitations of paragraphs 840.3 (b) and (c). The mechanical equipment is within the parameters of relief that can be granted under paragraph 411.11. If the HVAC and exhaust units are required to be co-located, they will increase the building cost because additional ductwork will be required. They will increase the operational cost of the building because they will result in an inefficient mechanical system. In addition, some packers will not be able to use the building because extensive ductwork will limit the headroom available on the first and second floors. The maximum height limitation of 40'-0" in the CM-1 Zone precludes the availability of additional floor to floor height in the building.



SPARK RESISTANT CONSTRUCTION

AMCA "B" construction is available for belt drive, (standard on direct drive models). Please refer to detailed information regarding AMCA Standards in the Engineering Notes section of this catalog. Select specific explosion proof motor as required for application.

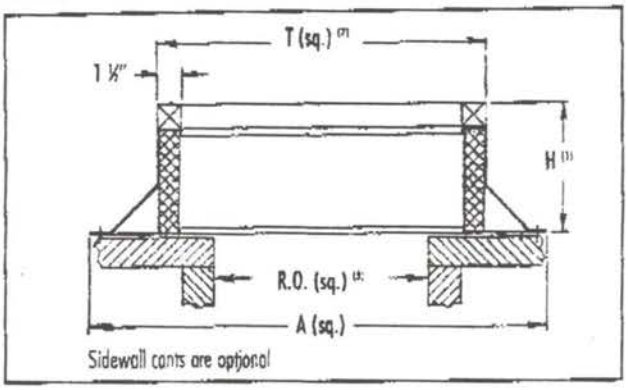
GUARDS

Guards are highly recommended whenever a fan is mounted within seven feet of occupied space and/or otherwise unprotected with ductwork. Each application must be reviewed for OSHA compliance.

Prefabricated Curbs ⑤

A variety of sizes of prefabricated roof curbs is available. For a complete listing of all curb types and sizes available, please consult the latest Penn Ventilation Curb Brochure.

DOMEX Uniboam Curb

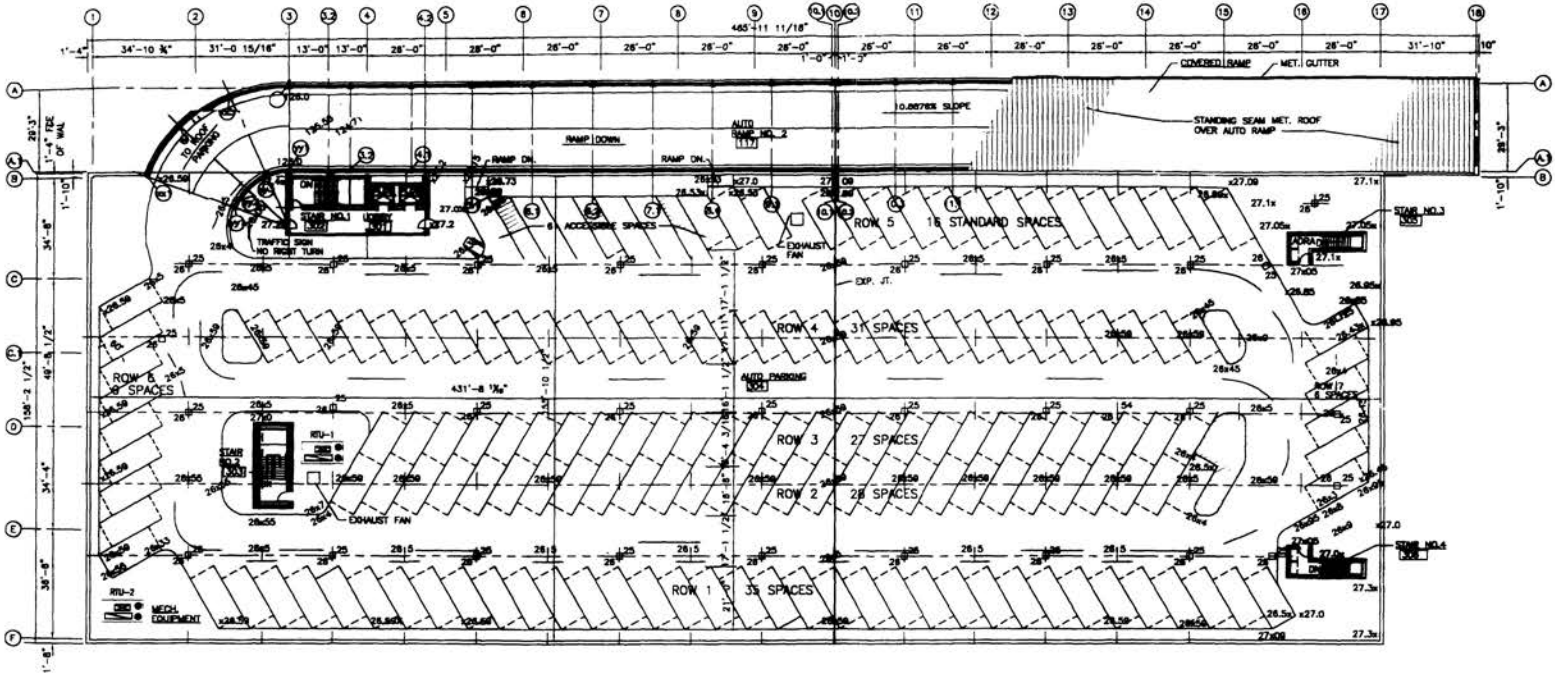


DOMEX Curb Dimensions

MODEL	E (4) SQ	T (2) SQ	A SQ	R.O. (3) SQ	Damper Size SQ	Galv. Steel Gauge
DX06R	18.5	17	25	9	6.75	18
DX08S/R	18.5	17	25	9	8.75	18
DX10S/R	18.5	17	25	11.5	11.25	18
DX11V/S/R/Q	18.5	17	25	11.5	11.25	18
DX13V/S/R/Q	18.5	17	25	11.5	11.25	18
DX16V/S/R/Q1/Q2	20.5	19	27	16	15.75	18
DX06B/DX08B	18.5	17	25	11.5	11.25	18
DX11BA	20.5	19	27	16	15.75	18
DX12B/DX14B	24.75	23.25	31.25	16	15.75	18
DX16B/DX18B	28.5	27	35	20	19.75	18
DX24B	33.5	32	40	25	24.75	18
DX30B	36.5	35	43	28	27.75	18
DX36B	44.5	43	51	36	35.5	18
KB420	52.5	51	59	44	43.5	18
JB48	59	57.5	65.5	50	49.5	18
MB542	63.5	62	70	55	54.5	18

Notes:

1. Standard heights (H) are 8", 12", and 18" including wood nailer.
2. "T" dimension of curb is 1 ½" less than the dimension of the inside base of the fan ("E")
3. R.O. refers to the Roof Opening.
4. "E" dimension is the inside base of fan.



ROOF DECK LAYOUT PLAN

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

PARKING SPACE TABLE

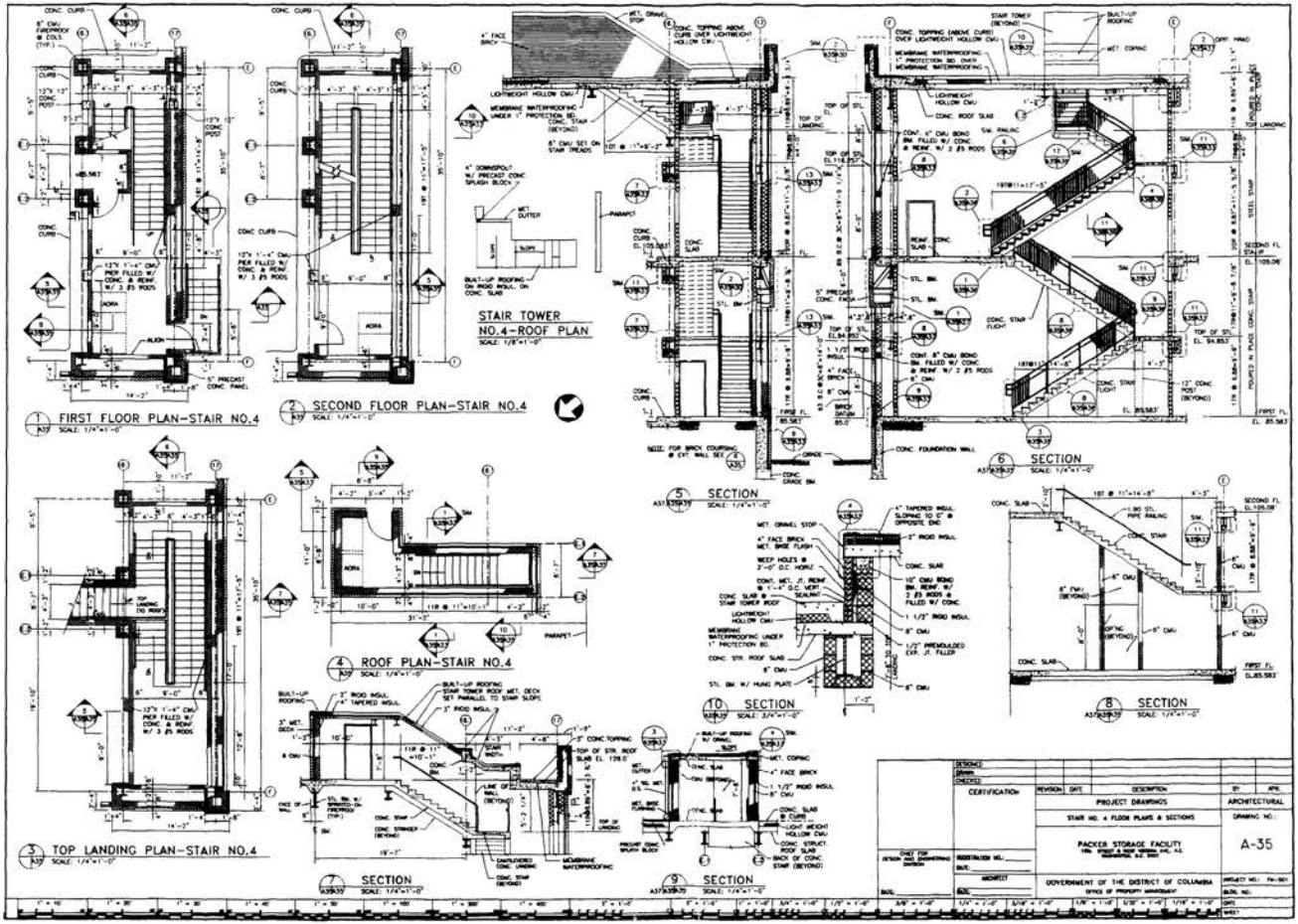
ROW	COMPACT 15' X 8'	STANDARD 9' X 19'	ACCESSIBLE	TOTAL SPACES
1		35		
2		28		
3	27			
4	31			
5		16	6	
6		8		
7		6		
TOTAL	62	94	6	182

ROOF DECK LAYOUT PLAN

PACKER STORAGE FACILITY
13th STREET & WEST VIRGINIA AVE. N.E.
WASHINGTON, D.C. 20002

AUSTIN L. SPRIGGS ASSOCIATES
ARCHITECTURE · PLANNING · INTERIOR DESIGN

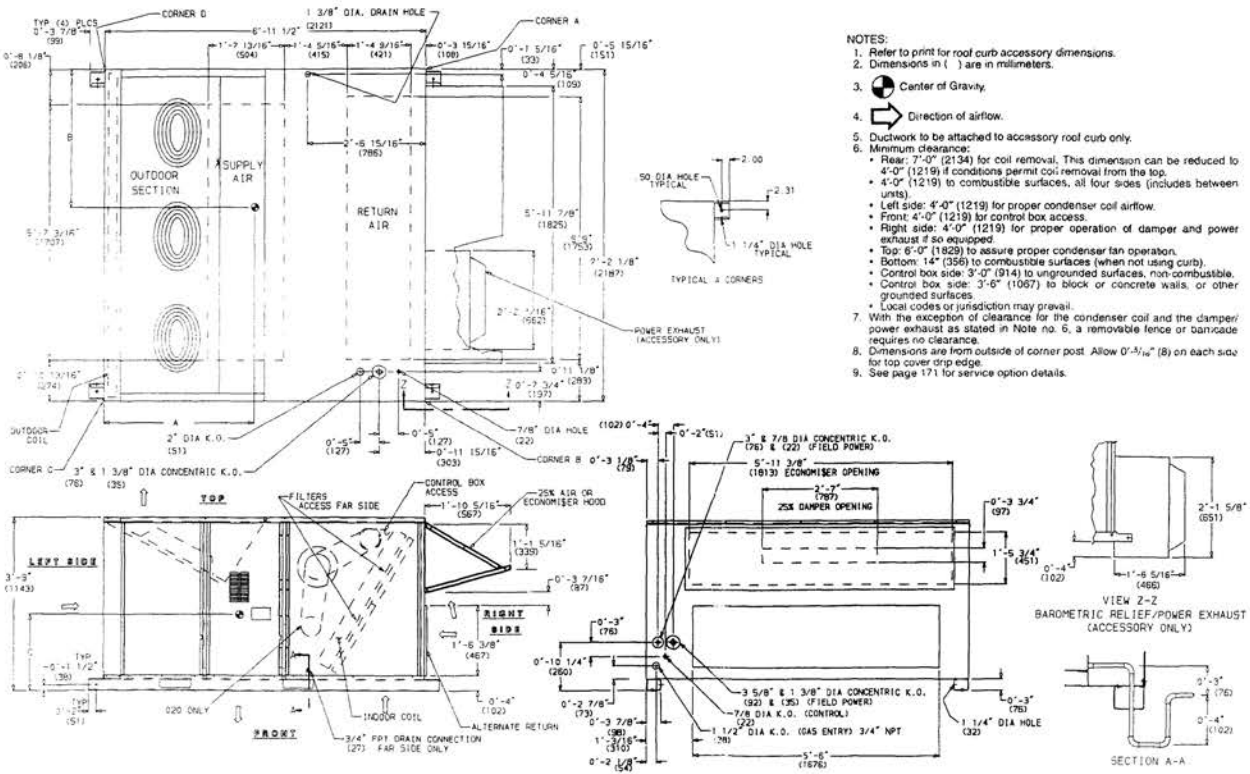
GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PROPERTY MANAGEMENT


1 FIRST FLOOR PLAN-STAIR NO.4
SCALE: 1/4"=1'-0"
2 SECOND FLOOR PLAN-STAIR NO.4
SCALE: 1/4"=1'-0"
STAIR TOWER NO.4-ROOF PLAN
SCALE: 1/8"=1'-0"
5 SECTION
SCALE: 1/4"=1'-0"
4 ROOF PLAN-STAIR NO.4
SCALE: 1/4"=1'-0"
10 SECTION
SCALE: 1/4"=1'-0"
8 SECTION
SCALE: 1/4"=1'-0"
3 TOP LANDING PLAN-STAIR NO.4
SCALE: 1/4"=1'-0"
7 SECTION
SCALE: 1/4"=1'-0"
9 SECTION
SCALE: 1/4"=1'-0"
CERTIFICATION
PROJECT DRAWINGS
ARCHITECTURAL
STAIR NO. 4 FLOOR PLANS & SECTIONS
PACKER STORAGE FACILITY
A-35
GOVERNMENT OF THE DISTRICT OF COLUMBIA

RTU-1

UNIT	WEIGHT		WEIGHT		A		B		C		D		DIM A		DIM B		DIM C	
	Lb	Kg	Lb	Kg	Lb	Kg	Lb	Kg	Lb	Kg	Lb	Kg	ft-in.	mm	ft-in.	mm	ft-in.	mm
48TJD, TJF016	1700	771	80	36.3	411	186	381	173	438	199	471	213	3-3	991	3-5	1041	1-10	559
48TJD, TJF020	1800	816	80	36.3	422	192	397	180	452	205	503	228	3-2	965	3-6	1067	1- 8	508

RTU-1 →



NOTES:
1. Refer to print for roof curb accessory dimensions.
2. Dimensions in ( ) are in millimeters.
3. Center of Gravity.
4. Direction of airflow.
5. Ductwork to be attached to accessory roof curb only.
6. Minimum clearance:
   - Rear: 7'-0" (2134) for coil removal. This dimension can be reduced to 4'-0" (1219) if conditions permit coil removal from the top.
   - 4'-0" (1219) to combustible surfaces, all four sides (includes between units).
   - Left side: 4'-0" (1219) for proper condenser coil airflow.
   - Front: 4'-0" (1219) for control box access.
   - Right side: 4'-0" (1219) for proper operation of damper and power exhaust if so equipped.
   - Top: 6'-0" (1829) to assure proper condenser fan operation.
   - Bottom: 14" (356) to combustible surfaces (when not using curb).
   - Control box side: 3'-0" (914) to ungrounded surfaces, non-combustible.
   - Control box side: 3'-6" (1067) to block or concrete walls, or other grounded surfaces.
   - Local codes or jurisdiction may prevail.
7. With the exception of clearance for the condenser coil and the damper/power exhaust as stated in Note no. 6, a removable fence or barricade requires no clearance.
8. Dimensions are from outside of corner post. Allow 0'-5/16" (8) on each side for top cover drip edge.
9. See page 171 for service option details.

48TJD016-028