BO ASSOCIATES
2707 Sweet Clover Court Silver Spring,
MD 20904

TEL: (301) 572 2870

FAX: (301) 572 2173

RECEIVED
D.C. OFFICE OF ZONING
2003 FEB 21 AM 11: 10

February 20, 2003

Ms. Jerrily R. Kress, FAIA
Director
District of Columbia Office of Zoning
441 4th Street, N.W., Suite 210-S
Washington, DC 20001

Subject: BZA Application 16976
Area Variances Relief

Dear Ms. Kress:

On behalf of Ms. Vivienne Awasum, we herein submit additional information in connection with her BZA hearing of February 11, 2003, relative to the above referenced application for area variances. We are submitting one original and ten copies of documents relevant to the subject.

Should you have any questions, please do not hesitate to contact me at (301) 906 7918.

Thanks in anticipation.

Sincerely,

Chrys Bandon-Bibum, P.E.

Cc: Andrew Altman, OP
Steven Mordfin, OP
Charles Matiella, ANC 1A
Vivienne Awasum

BZA
Case No. 16976
Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO. 16976
EXHIBIT NO. 30

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

STATEMENT OF THE APPLICANT

NATURE OF RELIEF SOUGHT

I.

The application is submitted on behalf of Ms. Vivienne Awasum (Applicant) for variance relief from the requirements of the Zoning Regulations pursuant to 11 DCMR subsection 3103.2, (i) a variance from section 2101.1, minimum number of parking spaces; (ii) a variance from section 404.1, the minimum rear yard setback; (iii) a variance from section 405.9, the minimum depth of a side yard. The relief is necessary to construct a flat at premise 757 Park Road, N.W., Square 2895, Lot 69, located in the R-4 Zone.

II.

The Board of Zoning Adjustment (BZA) has jurisdiction to grant the variances requested pursuant to D.C. Code Ann 5-424(g)(3) and section 3103.2 of the Zoning Regulation, 11 DCMR.

III

HISTORY

Description of the Subject Property

The proposed building is to be located at Lot 69, Square 2895 in North West of the District of Columbia. The location of the lot is on Park Road, between Georgia Avenue to the east of Park Road and New Hampshire Avenue to the west. The site is triangular in shape and Park Road bound it to the south, to the north and west by a 15-foot public alley, and to the east by a residential row house. It is a 2228 square feet corner lot. Also to be noted is that to the south of the subject property on Park Road is the Metropolitan Police Department's Fourth District Substation (MPD). The lot had a building previously, built in 1911 but was demolished after DCRA condemned it. The applicant paid for the demolition cost. A Certificate of Occupancy, No. 33227 issued on February 19, 1960 was granted for use of the 2nd and 3rd floors for Rooming House. Currently the subject property is fenced in. This was done after completion of demolition work.

Project Description

The proposed building is a flat of three-story and a basement, constructed on existing foundation. It is to be noted that the original footprint is being maintained to ensure a functional habitable space considering the uniqueness of the site. The front of the proposed building maintains the contour lines of the existing adjacent buildings. Consistency ensures uniformity and context with the adjacent buildings. This configuration allows for an 11.92 feet setback from the front, an average of 9.335 feet rear yard setback, and a 4 feet side yard setback. The flat is to be a two-family dwelling with full basement. The basement and first floor is proposed for a family and second and third floor for another family. The basement is a Cellar.

Description of Surrounding Area

The surrounding area within the Columbia Heights neighborhood is characterized by residential, institutional, commercial, and retail uses. To the east of the subject property are row houses, of which some are boarded up. To the south across from Park Road, are also row houses and apartments, some boarded up, businesses, a church, a school and the MPD. To its north and west across from the 15-foot wide alley are row houses with detached garages, most of which have their front building line facing New Hampshire Avenue.

THE APPLICANT MEETS THE SPECIFIC TESTS FOR VARIANCES

Standard for Granting Area Variances

In accordance with D.C. Code Ann 5.24(g)(3)(1981) and Subsection 3103.2, the Board is authorized to grant an area variance where it finds that three conditions exist:

(1) The physical characteristics of the property, as relates to shape and size, unusual topography or slope, soil problems, etc.

(2) Granting the application will not be of substantial detriment to the public good such as traffic noise lighting etc.

(3) Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map.

11 DCMR, Section 2101.1 requires one parking space for every two dwelling units, Section 404.1 requires minimum rear yard of 20 feet and Section 405.9 requires a minimum side yard of 8 feet.

Consistent on the above conditions:

(1) The property is unique. Its configuration is triangular. It narrows to the apex of the triangular lot, an exceptional condition of the lot.

(2) This exceptional condition creates a practical difficulty in meeting the side and rear yard and providing parking. The lot had a building previously and the proposed building seeks to replicate what was there. The narrowing of the lot towards the rear currently allows for only 7.96' wide of usable space, of which at least 9' is required for parking width. Furthermore, a depth of 19' for parking will eliminate a bedroom and bathroom; and diminish/eliminate the kitchen space in the first floor. In the basement it will eliminate two bedrooms and a bathroom. Both an impractical proposition. Exhibit D. The prospects of a parking space, rear yard and side yard consistent with the Zoning Regulations eliminates any potential development. A practical difficulty. Exhibit E. In deed the net results if compel to provide the minimum code requirements will be an impractically narrow building. A single-family dwelling is not even possible after strict code compliance. Available building area is approximately 700 square feet. Exhibit E. The Applicant's interest is not leaving this lot vacant.

(3) The building will enhance the vitality of the neighborhood without impairing the intent and purpose of the Zoning Regulations and Map. The existing footprint was there prior to 1958. In fact the attached CFO issued on February 19, 1960 allowed for Rooming House in the 2nd and 3rd floor. Exhibit D

FINDINGS OF FACT

1. The proposed development is in an R-4 District.
2. The original building prior to demolition was constructed in 1911.
3. A CFO for Rooming House in the 2nd and 3rd floor was issued on February 19, 1960.
4. The original footprint was constructed prior to 1958.
5. The Applicant seeks a variance relief for no parking space, 50% reduction for side yard requirement, and 53.33% for rear yard reduction.
6. On February 4, 2003, Mr. Andrew Altman, Director, Office of Planning sent memorandum to BZA recommending approval for all three variance requests.
7. The ANC 1A recommends acceptance to all three variance requests in its correspondence to BZA dated January 8, 2003.
8. In September 2002, Water and Sewer Engineer, DCRA approved water and sewer provisions for the proposed building.
9. On October 2, 2002, Electrical Engineer, DCRA approved electrical provisions for the proposed building.
10. On October 3, 2002, Fire Protection Engineer, DCRA approved sprinkler and fire safety provisions for the proposed building.
11. On November 4, 2002, Mechanical Engineer, DCRA approved plumbing and mechanical provisions for the proposed building.
12. On September 23, 2002, Structural Engineer, DCRA completed review of proposed building. His comments have been addressed, and he is now awaiting zoning approval before signing off on the drawings.
13. On November 5, 2002, Ms Gladys Hicks, Zoning, DCRA referred Applicant to BZA.
14. On November 20, 2002, Robert W. Kelly, Zoning Administrator sent memorandum to BZA advising that the BZA approval is required for the variances being sort.

15. Upon advised that variance relief was required, an application was file on November 29, 2002 with the BZA.

16. The proposed building is a flat in an R-4 District, it is required to have a minimum of one parking space pursuant to section 2101.1, minimum 20 feet rear yard, pursuant to section 404.1, and minimum 8 feet side yard depth pursuant to section 405.9 of the Zoning Regulation. The unique nature of the site, triangular and corner lot renders parking space, the minimum depth for rear yard and side yard unattainable.

17. A single–family dwelling cannot be constructed on the available lot remaining after strict code compliance.

18. A flat is a permissible dwelling in an R-4 District.

19. The proposed building is three-story and full basement. Each family suite will have four bedrooms and three full baths.

20. The basement of the proposed building is a Cellar; its ceiling is 3'-11 ½" above the adjacent finished grade.

21. No basement parking is in the surrounding area.

22. Several buildings aligning Park Road are higher than proposed building, such as, an existing boarded apartment, MPD and others.

23. The proposed building provides no off street parking, provides 4 feet side yard depth and an average of 9.335 feet rear yard depth.

24. The proposed building is to be constructed on existing foundation and to maintain the original footprint of the demolished structure.

25. The proposed building will revitalize the neighborhood. As stated during the ANC 1A meeting held on January 8, 2003, the building is badly needed to help drive away drug dealers in the area. A commissioner of ANC 1A stated, "We prefer the building in lieu of the drug dealers."

26. A Washington Post article dated November 5, 2002, in the Metro Section, headlines, "Police Return to N.W. in Force" it stated that "D.C. Council member Jim Graham (D-Ward1) led the effort to open a police substation on Park Road in the Columbia Heights area of Northwest to target the drug dealing, prostitution and violence there."

27. The original building was fire damaged in 1977 and by 1988 was boarded up.

28. Applicant bought the boarded building on October 26, 2000.

29. The original building was condemned by DCRA in March 2002.

30. Applicant paid for demolition costs in compliance with DCRA issuance of demolition order.

31. The immediate neighbors do not object to the realization of the project but want construction contractors to be conversant with their needs to maintain their property.

32. The neighbor at 755 Park Road, Mr. Phelps has complained of damage to his roof from fire and also damage to his building by demolition contractor. Mr. Phelps does not want the proposed building to be supported to his building. He implied the common wall should not be used to support the proposed building.

33. The common wall belongs to properties, 755 and 757. However, the proposed building shows spread footings along the common wall. These footings will support the structure in lieu of using the questionable common wall. The common wall will be isolated structurally from proposed building. All attachments will be non-structural.

34. Standard construction practice, such as, shoring will be used to ensure common wall is stabilized.

35. The Applicant through counsel has contacted Mr. Phelps to address his concerns regarding damages to 755 Park Road as a result of activities on 757 Park Road.

36. Concerns from 3513 New Hampshire Avenue, Ms. Mundell with regards to damages to her pavement from heavy equipment during demolition work will be addressed. In addition, potential contractors awarded construction contract for the proposed building will sign clauses to retain all existing facilities, infrastructure, pavement to their original conditions. In fact, the Applicant plans to cover the required penalty clauses typical for work in similar environment, with the potential contractor.

37. The selected contractor will have to be licensed and bonded.

38. The Ward 1 Element of the comprehensive Plan stresses the provision for additional housing and the need for neighborhood stabilization. It encourages the private sector to provide new housing to meet the needs of present and future District residents.

EXHIBITS SUBMITTED IN SUPPORT OF THE APPLICATION

Exhibit A A section of the Zoning Map, with proposed lot 69 highlighted

Exhibit B Certified Plat of subject property

Exhibit C Architectural Drawings

Exhibit D Basement Plat graphically showing attempted parking

Exhibit E Site Plan in compliance with Zoning Regulation

Exhibit F Certificate of Occupancy dated 2/19/60 for 2nd and 3rd use as Rooming house

Exhibit G Color photographs depicting original building

Exhibit H Color photographs depicting adjacent buildings

Exhibit I Color photographs depicting buildings on Park Road

Exhibit J The Washington Post article dated November 5, 2002

CONCLUSION

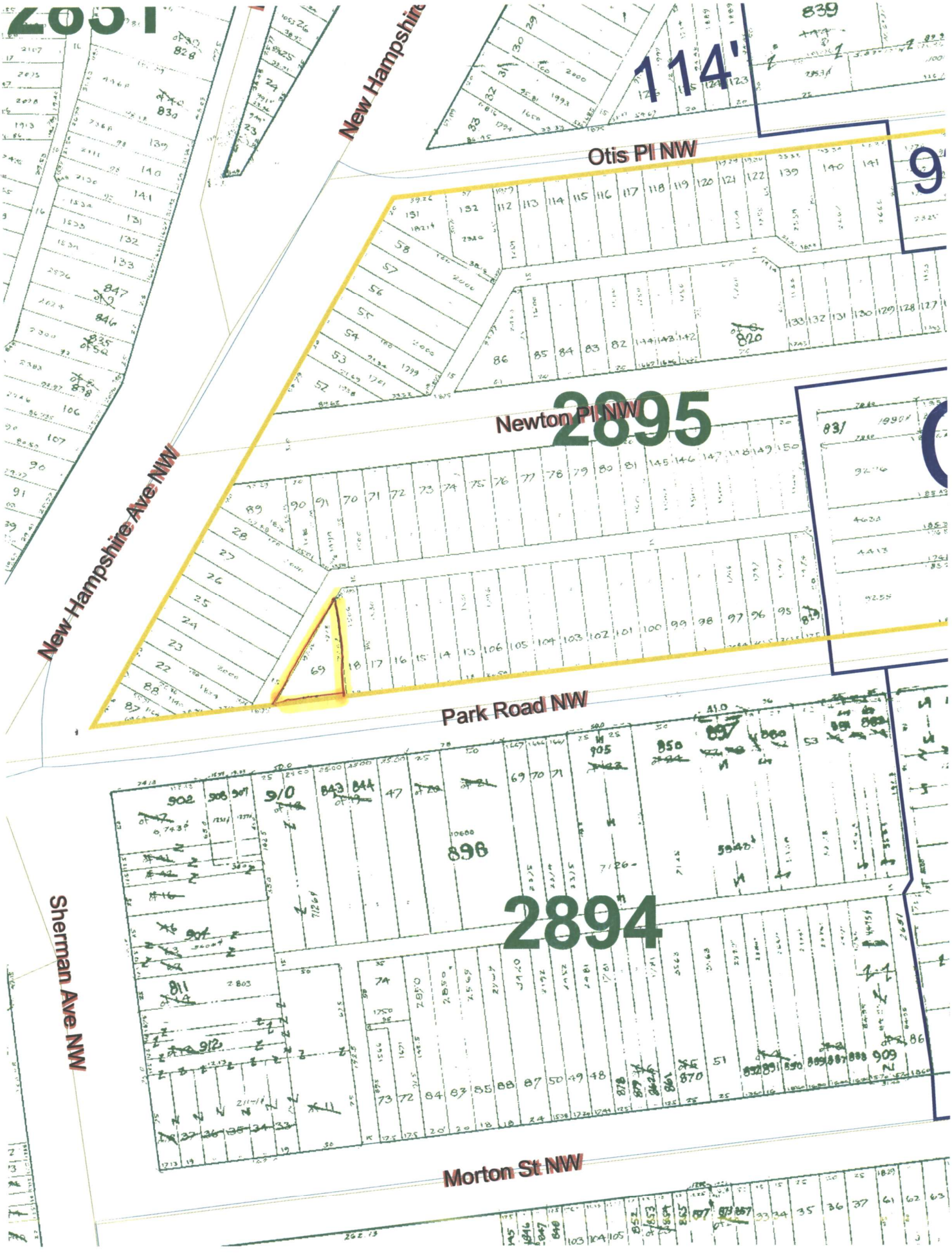
Based on the reasons and evidence documented above, we trust that the tests for variance have been met and the Board will give this application a favorable consideration and grant the relief being sought.

Respectfully Submitted

Chrys Bandon-Bibum, P.E.

BO ASSOCIATES

A


2891
New Hampshire
114'
839
Otis Pl NW
9
2895
Newton Pl NW
New Hampshire Ave NW
Park Road NW
2894
Sherman Ave NW
Morton St NW



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., October 16, 2002

Plat for Building Permit of SQUARE 2895 LOT 69

Scale: 1 inch = 20 feet Recorded in Book Co. 22 Page 171

Receipt No. 01295

Furnished to: C. BIBUM

Surveyor, D.C.

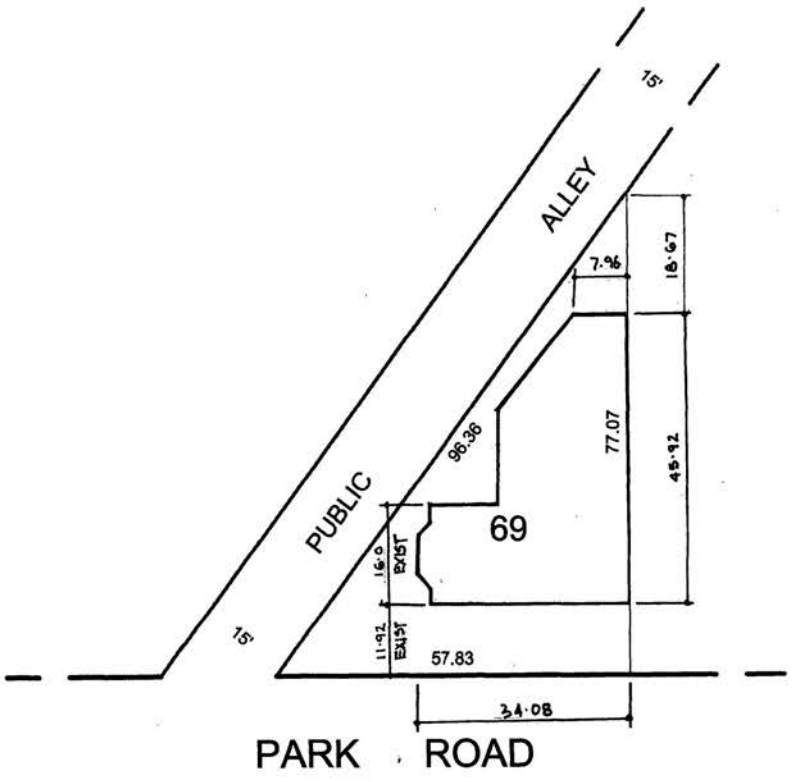
By: L.E.S.

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: 10/24/02

(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.



SO-01295(2002)

C

757 PARK ROAD
NORTHWEST
WASHINGTON, D.C.



SITE LOCATION PLAN
SCALE: 1"=20'-0"

DRAWING INDEX

ARCHITECTURAL	
C1	COVER SHEET
A0	MASTER LEGEND AND SPECIFICATIONS
A1	FOUNDATION PLAN AND DETAILS
A2	BASEMENT AND FIRST FLOOR PLANS
A3	SECOND AND THIRD FLOOR PLANS
A4	ELEVATIONS
A5	SECTION AND DETAILS
A6	BUILDING SECTIONS AND DETAILS
A7	FLOOR FRAMING PLANS AND DETAILS
A8	ROOF FRAMING PLAN, ROOF PLAN AND DETAILS
A9	INTERIOR ELEVATIONS
ELECTRICAL	
E1	BASEMENT AND 1ST FLOOR ELECTRIC AND POWER PLANS & SYMBOLS
E2	2ND AND 3RD FLOOR ELECTRIC & POWER PLANS AND RISER DIAG.
MECHANICAL	
M1	BASEMENT AND 1ST FLOOR MECHANICAL PLANS AND SYMBOLS
M2	2ND AND 3RD FLOOR MECHANICAL PLANS
PLUMBING	
P1	BASEMENT AND 1ST FLOOR PLUMBING PLANS AND SYMBOLS
P2	2ND AND 3RD FLOOR PLUMBING PLANS AND RISER DIAGRAMS

BO ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING
8707 SWEET CLOVER CT. SILVER SPRING, MD 20904
PHONE (301) 572-2870 FAX (301) 572-2173

COPYRIGHTED PROJECT OF BO ASSOCIATES TO BE USED ONLY FOR THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED AND NOT FOR ANY OTHER USE OR PURPOSES EXCEPT AS AUTHORIZED IN WRITING BY BO ASSOCIATES

VIVIAN ASONG
757 PARK ROAD, N.W.
WASHINGTON, D.C.

COVER SHEET

DATE	JOB NO.	SCALE	DWG. CODE
4-27-17	1701	1/4"=1'-0"	C1
DRAWN BY	CHECKED BY	SHEET NO.	
JPC	JPC	1 OF 17	

REVISIONS / ISSUED TO

NO.	DESCRIPTION	DATE	BY	ISSUED
1	PERMIT SET	5-4-17	JPC	
2		6-6-17	JPC	
3		7-6-17	JPC	

SITE LOCATION PLAN

SCALE: 1"=20'-0"

BO ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING
2707 SWEET CLOVER CT. SILVER SPRING, MD 20904
PHONE (301) 572-2870 FAX (301) 572-8175

COPYRIGHT, OWNERSHIP OF BOA AGREEMENTS TO BE RETURNED UPON REQUEST. ALL DRAWINGS, DESIGNS AND PLANS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF BO ASSOCIATES WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AGREEMENT OF BO ASSOCIATES.

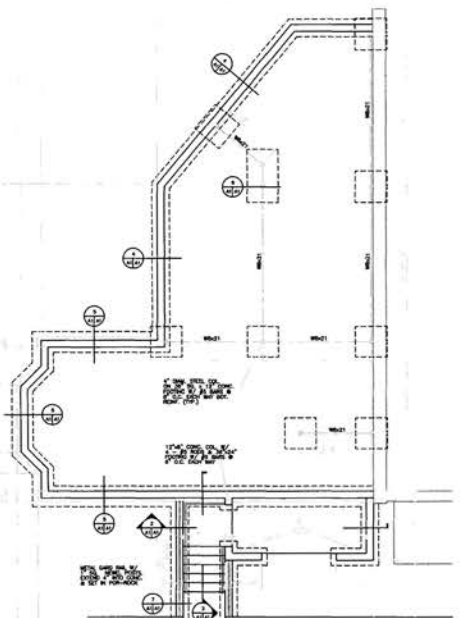
VIVIAN ASONG
757 PARK ROAD, N.W.
WASHINGTON, D.C.

SITE PLAN

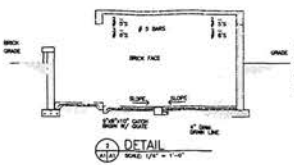
DATE	JOB NO.	SCALE	DWG. CODE
4-07-16	1511	1" = 20'-0"	C1
DRAWN BY	CHECKED BY	SHEET NO.	
AA	AA	1 OF 17	

REVISIONS / ISSUED TO			
NO.	DESCRIPTION	DATE	BY
1	PLANNING SUBMISSION	5-4-16	AA
2	PLANNING SUBMISSION	6-6-16	AA

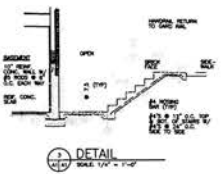
NOTE:
CONTRACTOR SHALL VERIFY STRUCTURAL INTEGRITY OF FOOTING BEFORE CONSTRUCTION.



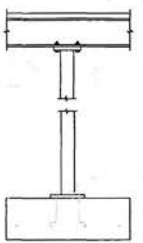
FOUNDATION PLAN (EXISTING)
SCALE: 1/4" = 1'-0"



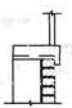
DETAIL
SCALE: 1/4" = 1'-0"



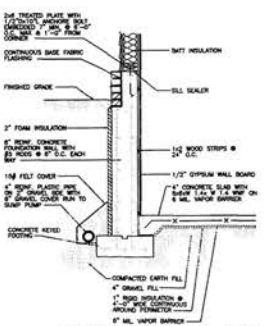
DETAIL
SCALE: 1/4" = 1'-0"



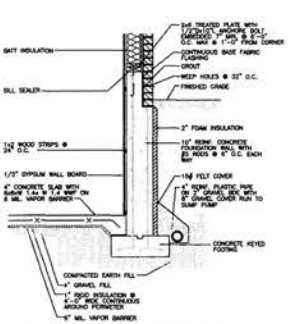
DETAIL AT BEAM & COL.
SCALE: 1" = 1'-0"



TYP. EDGE DETAIL
SCALE: 1" = 1'-0"



WALL SECTION W/O BRICK
SCALE: 3/4" = 1'-0"



WALL SECTION W/ BRICK
SCALE: 3/4" = 1'-0"

BO ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING
2707 SWEET CLOVER CT. SILVER SPRING, MD 20904
PHONE (301) 572-2570 FAX (301) 572-2179

COPYRIGHT: PROPERTY OF BO ASSOCIATES TO BE RETURNED UPON REQUEST. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF BO ASSOCIATES.

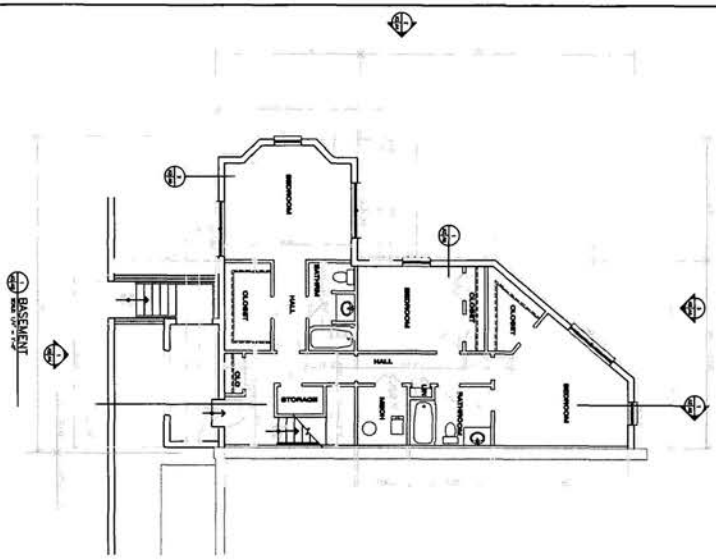
VIVIAN ASONG
1921 PARK ROAD, N.W.
WASHINGTON, D.C.

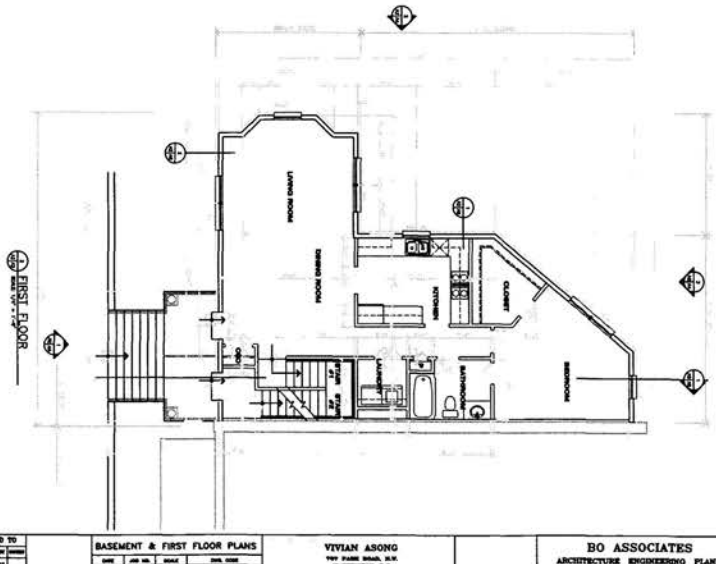
FOUNDATION PLAN AND DETAILS

DATE	JOB NO.	SCALE	DWG. CODE
1 MAY 04	1701	1/4 INCH	A1

DRAWN BY	CHECKED BY	SHEET NO.
BO	BO	3 OF 17

REVISIONS / ISSUED TO			
NO.	DESCRIPTION	DATE	BY
1	PERMIT SET	1 MAY 04	BO





REVISIONS / ISSUED TO					
NO.	DESCRIPTION	DATE	BY	ISSUED

BASEMENT & FIRST FLOOR PLANS

DATE	JOB NO.	SCALE	DWG. CODE
1/8" = 1'-0"	1/4" = 1'-0"		A2
DRAWN BY	CHECKED BY		SHEET NO.
AA	AA		4 of 17

VIVIAN ASONG
7917 PARK ROAD, N.W.
WASHINGTON, D.C.

BO ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING
8707 SWEET CLOVER CT, SILVER SPRING, MD 20904
PHONE (301) 572-3970 FAX (301) 572-5170

COPYRIGHT PROPERTY OF BO ASSOCIATES TO BE RETURNED UPON REQUEST. THESE PLANS AND SPECIFICATIONS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE EXCEPT AS AUTHORIZED IN WRITING BY BO ASSOCIATES.

BASEMENT PLAN

N.T.S.

BO ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING
8707 SWEET CLOVER CT. SILVER SPRING, MD 20904
PHONE (301) 572-8870 FAX (301) 572-8173

COPYRIGHT, PROPERTY OF BOA ASSOCIATES TO BE RETURNED UPON REQUEST. THESE PLANS AND SPECIFICATIONS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY USE OR PURPOSE EXCEPT AS AUTHORIZED IN WRITING BY BOA ASSOCIATES

VIVIAN ASONG
797 PARK ROAD, N.W.
WASHINGTON, D.C.

SITE PLAN

DATE: —
JOB NO.: —
SCALE: 1/8" = 1'-0"
DRWN BY: —
CHKD BY: —
DWG. CODE: C1
SHEET NO.: 1 OF 17

REVISIONS / ISSUED TO

NO.	DESCRIPTION	DATE	BY	ISSUED
1				
2				
3				
4				

SECOND FLOOR
SCALE: 1/4" = 1'-0"

THIRD FLOOR
SCALE: 1/4" = 1'-0"

NOTE:

1. PROVIDE 3 - 2x6 AT ALL DOOR AND WINDOW OPENINGS.

FIRST FLOOR

1. EXTERIOR WALL: 2x4 @ 16" O.C.
2. INTERIOR BEARING WALLS: 2x4 @ 16" O.C.
3. INTERIOR NON-BEARING WALLS: 2x4 @ 24" O.C.
4. TOP PLATES: 2 - 2x4 STAGGER SPLICE 48" AND LOCATE OVER WALL STUDS.
5. TYPICAL HEADERS: 2 - 2x12 HEM FIR #2 OR BETTER U.N.O. AT OPENINGS OF LESS THAN 4'-0" A 2 - 2x12 WITH 1/2" PLYWOOD FILLER AT OPENING OF 4'-0" OR GREATER
   Fb= 750 PSI, Fv= 75 PSI, E= 1,300,000 PSI

SECOND FLOOR

1. EXTERIOR WALL (LOAD BEARING): 2x6'S @ 16" O.C. (NON-LOAD BEARING): 2x4'S @ 16" O.C.
2. INTERIOR NON-BEARING WALLS: 2x4 @ 24" O.C.
3. TOP PLATES: 2 - 2x4 STAGGER SPLICE 48" AND LOCATE OVER WALL STUDS.
4. TYPICAL HEADERS: 2 - 2x8 HEM FIR #2 OR BETTER U.N.O.
   Fb= 750 PSI, Fv= 75 PSI, E= 1,300,000 PSI AT OPENINGS OF LESS THAN 4'-0"
5. 3/4" T & G PLYWOOD SUBFLOOR

THIRD FLOOR

1. EXTERIOR WALL (LOAD BEARING): 2x6'S @ 16" O.C. (NON-LOAD BEARING): 2x4'S @ 16" O.C.
2. INTERIOR NON-BEARING WALLS: 2x4 @ 24" O.C.
3. TOP PLATES: 2 - 2x4 STAGGER SPLICE 48" AND LOCATE OVER WALL STUDS.
4. TYPICAL HEADERS: 2 - 2x8 HEM FIR #2 OR BETTER U.N.O.
   Fb= 750 PSI, Fv= 75 PSI, E= 1,300,000 PSI AT OPENINGS OF LESS THAN 4'-0"
5. 3/4" T & G PLYWOOD SUBFLOOR

REVISIONS / ISSUED TO

NO	DESCRIPTION	DATE	BY	ISSUED
1	PERMIT SET	1-14-16	JPS	
2	REVISIONS	1-14-16	JPS	
3				
4				
5				

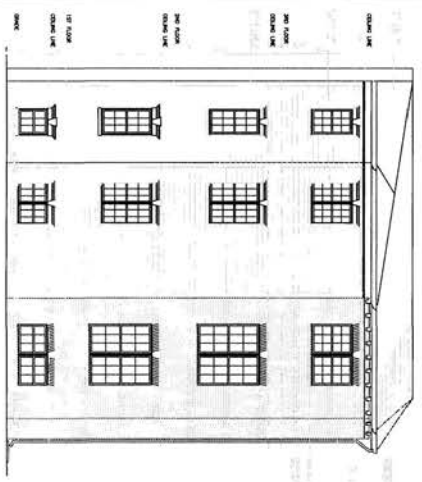
SECOND & THIRD FLOOR PLANS

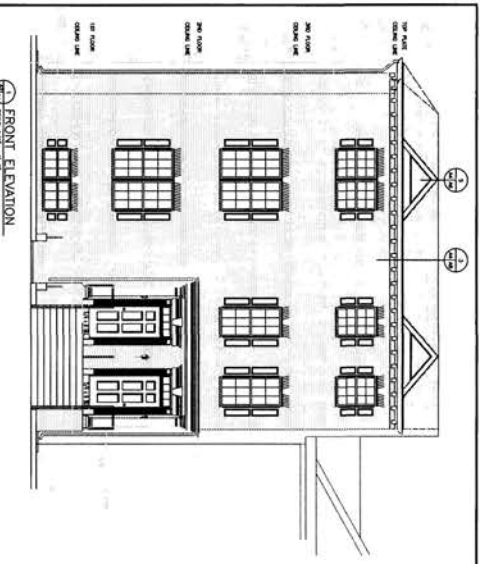
DATE	JOB NO.	SCALE	DWG. CODE
1-14-16	151	1/4"=1'-0"	A3
DRAWN BY	CHECKED BY		SHEET NO.
JPS	JPS		5 OF 17

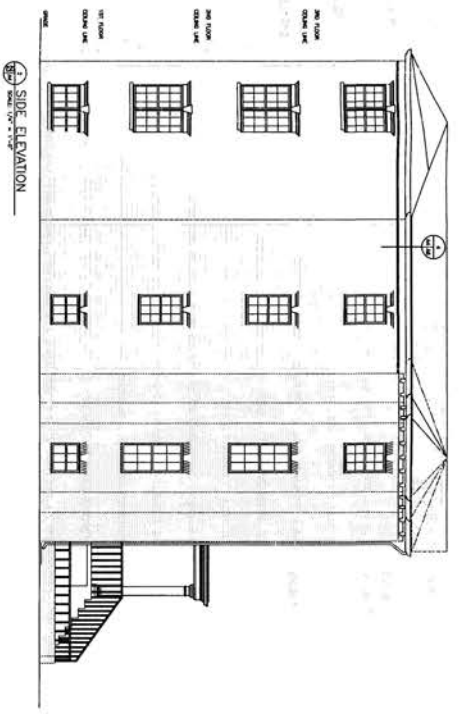
VIVIAN ASONG
787 PARK ROAD, N.W.
WASHINGTON, D.C.

BO ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING
8707 SWEET CLOVER CT. SILVER SPRING, MD 20904
PHONE (301) 978-8870 FAX (301) 978-8170

COPYRIGHT PROPERTY OF BOA ASSOCIATES, LLC IN ENTIRETY AND IN DETAIL. THESE DRAWINGS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSES EXCEPT AS AUTHORIZED IN WRITING BY BOA ASSOCIATES







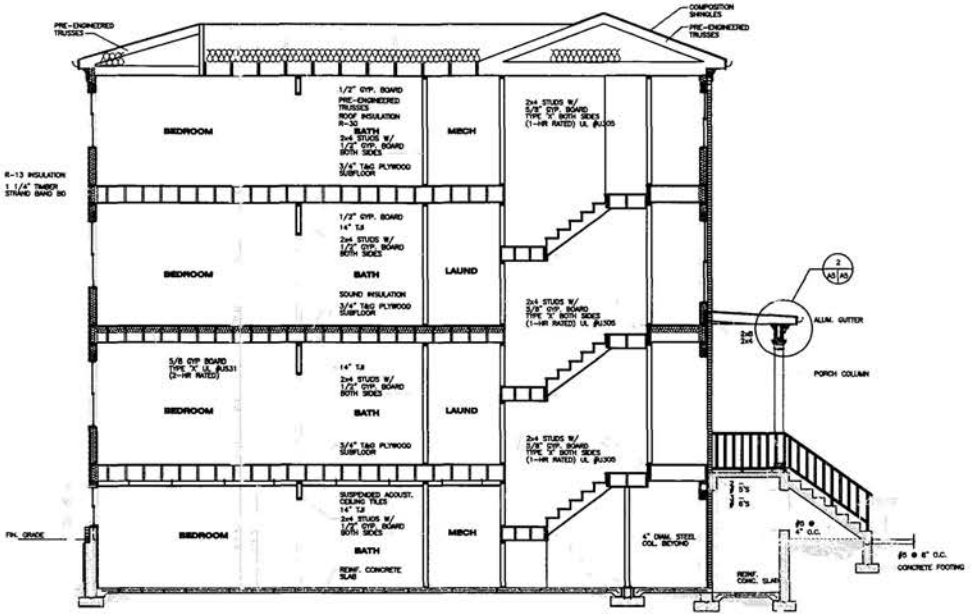
REVISIONS / ISSUED TO				
REF.	DESCRIPTION	DATE	BY	ISSUED

ELEVATIONS			
DATE	JOB NO.	SCALE	DWG. CODE
3 SEPT 08	1102	AS SHOWN	A4
DRAWN BY		CHECKED BY	SHEET NO.
JPA		JPA	6 OF 17

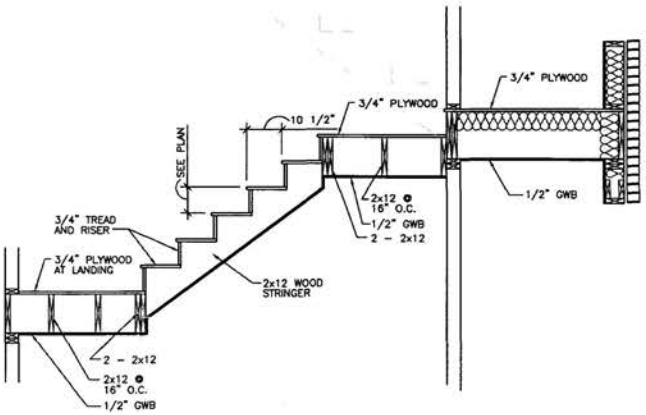
VIVIAN ASONG
707 PARK ROAD, N.W.
WASHINGTON, D.C.

BO ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING
8707 SWEET CLOVER CT, SILVER SPRING, MD 20904
PHONE (301) 572-8870 FAX (301) 572-8173

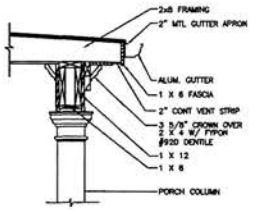
CONFIDENTIAL PROPERTY OF BOS ASSOCIATES TO BE RETURNED UPON REQUEST, NOT TO BE DISCLOSED TO OTHERS, REPRODUCED, OR USED FOR ANY PURPOSES EXCEPT AS AUTHORIZED IN WRITING BY BOS ASSOCIATES



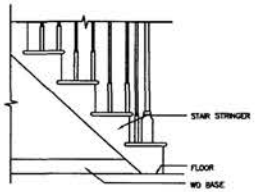
1 A5 A5 SECTION
SCALE: 1/4" = 1'-0"



4 A5 A5 TYPICAL STAIR DETAIL
SCALE: 1/2" = 1'-0"



2 A5 A5 DETAIL
SCALE: 3/4" = 1'-0"



3 A5 A5 TYP. END NEWEL DETAIL
SCALE: 3/4" = 1'-0"

BO ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING
2707 SWEET CLOVER CT. SILVER SPRING, MD 20904
PHONE (301) 572-2870 FAX (301) 572-2173

CONFIDENTIAL PROPERTY OF BOS ASSOCIATES TO BE RETURNED UPON REQUEST.
THESE PLANS ARE NOT TO BE REPRODUCED, CIRCULATED OR USED FOR ANY PURPOSES EXCEPT AS AUTHORIZED IN WRITING BY BOS ASSOCIATES

VIVIAN ASONG
707 PARK ROAD, N.W.
WASHINGTON, D.C.

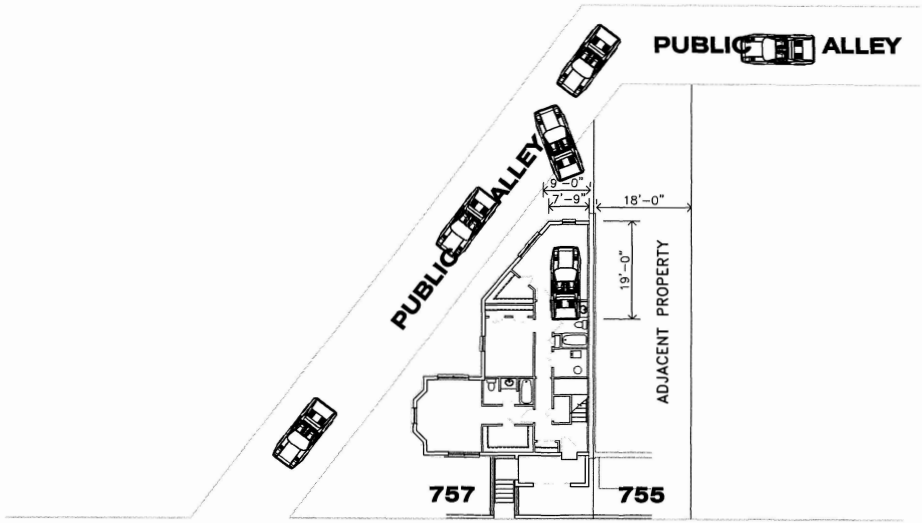
SECTION AND DETAILS

DATE
JOB NO. 1101
SCALE 1" = 1'-0"
DWG. CODE A5
DRAWN BY
CHECKED BY
SHEET NO. 7 OF 17

REVISIONS / ISSUED TO

REF.	DESCRIPTION	DATE	BY	NOTES
1	PERMIT SET REVISED	4-14-17	AS	
2	PERMIT	4-21-17	AS	





BASEMENT PLAN

SCALE: 1"=20'-0"

BO ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING
8707 SWEET CLOVER CT. SILVER SPRING, MD 20904
PHONE (301) 572-8870 FAX (301) 572-8173

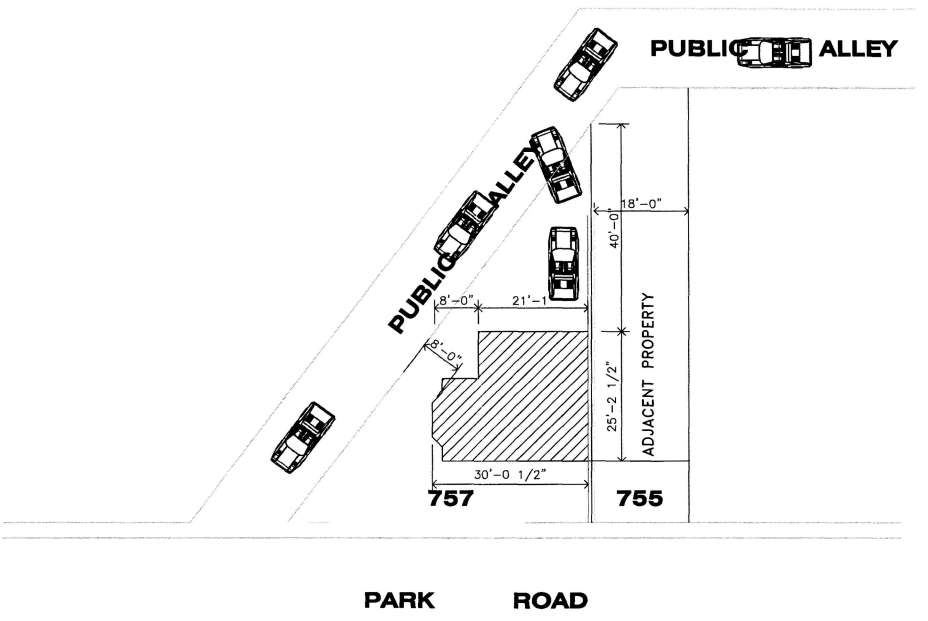
VIVIAN ASONG
757 PARK ROAD, N.W.
WASHINGTON, D.C.

SITE PLAN

DATE
JOB NO.
SCALE
DWG. CODE
C1
DRAWN BY
CHECKED BY
SHEET NO.
1 OF 17

REVISIONS / ISSUED TO





SITE PLAN (IN COMPLIANCE WITH ZONING REGULATIONS)
N.T.S.

REVISIONS / ISSUED TO			
NO.	DESCRIPTION	DATE	BY
1	ISSUE FOR PERMIT	1-14-13	JC
2	REVISION	1-15-13	JC

DATE	1-14-13
JOB NO.	1201
SCALE	1" = 10'-0"
DRAWN BY	JC
CHECKED BY	JC
SHEET NO.	1 OF 17

SITE PLAN

PROJECT NAME: VIVIAN ASONG
767 PARK ROAD, N.W.
WASHINGTON, D.C.

BO ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING
2707 SWEET CLOVER CT. SILVER SPRING, MD 20904
PHONE (301) 572-2870 FAX (301) 572-2173

COPYRIGHTED PROPERTY OF BOA ASSOCIATES TO BE RETURNED UPON REQUEST.
THESE PLANS ARE NOT TO BE USED OR REPRODUCED FOR ANY PURPOSES
EXCEPT AS AUTHORIZED IN WRITING BY BOA ASSOCIATES

F

Form 11-P-60

CERTIFICATE OF OCCUPANCY

No. B 33227

Washington, D.C., FEB. 19TH, 19 60

Permission is hereby granted to LEROY BUTLER

to use the 2ND & 3RD floor(s) of the building located on Lot 69 Square 2855

known as premises 757 PARK RD.N.W. for the following

purpose(s): ROOMING HOUSE

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

DEPT. OF LICENSES & INSPECTIONS, GOVT. OF DIST. OF COL.

ZONE R-4 FEE $ 10.00

Chief, Permit Branch

By _____
Permit Clerk

OFFICE COPY





South and West (bay window) side of demolished building



West side of demolished building



Front façade of demolished building facing Park Road

H



Proposed site fenced and side of adj. Blgd's common wall with slight portion of rear



Adjacent buildings to the proposed building facing Park Road

1



Three-story apartment in same building block



Police Substation close to 40ft high, south of Park Road, opposite proposed building



Three-story apartment in same building block



THERE IS NO DOCUMENT FOR THIS EXHIBIT