DISTRICT OF COLUMBIA BOARD OF ZONING ADJUSTMENT

APPEAL OF ANC 2E **BZA APPEAL NO. 167034**

INTERVENOR'S STATEMENT IN OPPOSITION TO THE APPEAL

On behalf of Strategic Georgetown, LLC, the owner of Lot 19 in Square 1270 and Georgetown 32nd Street, LLC, the owner of Lot 20 in Square 1270, (hereinafter the "Owners"), both of which are located on the east side of the 1500 block of 32nd Street, N.W. (hereinafter "Subject Properties"), we respectfully request that the Board of Zoning Adjustment (the "Board" or "BZA") deny the appeal of Advisory Neighborhood Commission 2E (hereinafter "ANC 2E"). The letter ruling in question was issued by Zoning Administrator Michael D. Johnson on July 12, 2001 (**Exhibit A**). That ruling was confirmed by Denzil Noble, the acting Zoning Administrator, on June 24, 2003 (see **Exhibit B**). Those rulings confirmed the ability of the Owners to develop single-family row dwellings on the Subject Properties as a matter-of-right. ANC 2E appeals the letter ruling on numerous grounds. As discussed below, all of their arguments are without merit. Because this appeal has stated no error with respect to the Zoning Administrator's decision, we respectfully request that this appeal be denied.

1. ANC 2E claims the Zoning Administrator erred in applying the discretionary adjustment in § 407.1 after he had applied an exception in § 401.3

The lot area of each of the Subject Properties is 1,573 square feet. The minimum lot area for a row dwelling in the R-3 Zone District is 2,000 square feet. (11 DCMR § 401.3.) The Zoning Administrator applied an exception allowing the minimum lot area to be reduced by 20% to 1,600 square feet. Section 401.2 of the Zoning Regulations provides:

BZA
Case No. 17034
Exhibit No. 18

Board of Zoning Adjustment
District of Columbia
CASE NO. 17034
EXHIBIT NO. 18

> Except as provided in § 401.3, in the case of an unimproved lot in single ownership on November 1, 1957, that has a lot area or width of less than that specified in § 401.3 for the district in which it is located and that does not adjoin another unimproved lot in the same ownership, a structure may be erected on the lot if both the lot area and width of lot are at least eight percent (80%) of the lot area and width of lot specified under § 401.3; provided, that the structure shall comply with all other provisions of this title.

11 DCMR § 401.2.

The Zoning Administrator then applied a 2% discretionary adjustment to the 1,600 square foot result. This permitted the minimum lot area to be 1,568 square feet. The authority for the discretionary adjustment is found in Section 407.1 of the Zoning Regulations, which allows the Zoning Administrator minor flexibility in evaluating the compliance of minimum lot dimensions and maximum percentage of lot occupancy. It provides:

> The Zoning Administrator is authorized to permit a deviation not to exceed two percent (2%) of the area requirements of §§ 401 and 403 (minimum lot dimensions and maximum percentage of lot occupancy) … provided, that:
>
> a) A building shall be allowed to deviate from the requirements of no more than two (2) of the sections identified in this subsection; and
>
> b) The deviation or deviations shall be deemed by the Zoning Administrator not to impair the purpose of the otherwise applicable regulations.

11 DCMR § 407.1 (emphasis supplied).

The Zoning Administrator did not err in applying both § 407.1 and § 401.2. The exception in § 401.2 is not discretionary. It automatically applies to any property that was in single ownership on November 1, 1957, is unimproved, and does not adjoin another unimproved lot in the same ownership. Thus, under § 401.2, a structure may be erected if both the lot area and width are at least 80% of the required lot area and width. If a property meets these

requirements, "a structure may be erected on the lot." Because the exception in § 401.2 is not discretionary, the 1,600 square foot requirement is the standard lot size provided in § 401. Under § 407.1, the Zoning Administrator "is authorized to permit a deviation not to exceed two percent (2%) of the area requirements of §§ 401 and 403 …." Here, the 80% rule is within § 401. Accordingly, under the express language of § 407.1, the Zoning Administrator is authorized to apply the 2% discretionary adjustment following application of § 401.

2. ANC 2E claims that § 401.2 does not apply to the subject properties because they were improved on November 1, 1957.

Section 401.2 applies to an "unimproved plot of ground in single ownership on November 1, 1957." Although construction had started across a small portion the rear of the lots by November 1, 1957, it was not complete. This is evidenced by the fact that the owner did not apply for a Certificate of Occupancy until December 4, 1957 (**Exhibit C**), and it was not issued until January 14, 1958 (**Exhibit D**). A 1957 wall check shows that the garages formerly located on the lots had been removed. A Property is not "improved" until construction is complete and deemed legal. Otherwise, it would be impossible to determine at what point a parcel is "improved." In order to apply § 401.2, the Zoning Administrator must establish a date on which the property is deemed "improved." The Zoning Administrator could justifiably rely on the date that the Certificate of Occupancy for the structure was issued as the date that determines whether the structure had been constructed in accordance with the plans. Until such time, there would be no indication of whether the structure was legal. A building only legally occupies a parcel when the Certificate of Occupancy is issued (or when the final inspection is approved, as applicable), and that is when the building is certified as complete and deemed legal. Until a building is complete, the parcel is not "improved." Therefore, the subject lots were "unimproved" on

November 1, 1957, and the Zoning Administrator did not err in his ruling that the Subject Properties met the requirement of § 401.2.

3. ANC 2E claims that § 401.2 does not apply because the lots were in the same ownership on the date the section was applied.

Section 401.2 provides that it applies only to a lot that "does not adjoin another unimproved plot of ground in the same ownership." 11 DCMR § 401.2. The regulation makes a distinction between past and present. It specifically states that the lot must be in single ownership as of November 1, 1957. However, it specifically uses the word "does" when referring to whether it adjoins another unimproved lot. The word "does" refers to the present tense. At the time of development, the lots would not be in single ownership. Thus, at the time of filing for building permits and the final inspection, the lots would meet the requirements of the regulation. The Zoning Administrator's letter is clear because it states "it is my understanding that at the time of development, one or more of the lots will be owned and developed by separate companies/entities so that the ownership does not adjoin another previously unimproved lot" (**Exhibit A**) (emphasis supplied). Thus, the Zoning Administrator did not err in stating that the properties were required to be in separate ownership at the time of development – in other words, at the time permit applications and plans are submitted for approval.

4. ANC 2E argues that the lot width of 20.5 was incorrectly measured along the street frontage and that, because the lots are "skewed" the width must be measured as the perpendicular line at a 90 degree angle from the side lot lines under the definition of "width of Lot" in § 199.1.

The record lot calculation depicted on the subdivision plat recorded in the Office of the Surveyor shows the lot widths as 20.5' (**Exhibit E**). The official Plat of Survey recorded in 1919 (**Exhibit F**) and building plat recorded in 2002 (**Exhibit I**) also show the lot widths as 20.5.' Section 199.1 provides that the width of a lot is "the distance between the side lot lines, measured along the building line ..." However, "[w]here the building line is on a skew, the

width of the lot shall be the distance between side lot lines perpendicular to the axis of the lot taken where either side lot line intersects the building line." 11 DCMR § 199.1. ANC 2E argues that, instead of relying on the official Plat of Survey and building plat, the Zoning Administrator should have applied the method for measuring lot width when a lot is on a "skew."

Here, the building line is not on a "skew" because it follows the angle of the street. This is a straight line. Further, the Zoning Administrator is entitled choose between the measured or record lots when evaluating the size or width of the lot. The Surveyor's Office is the official record keeper of lots for the District. Accordingly, the Zoning Administrator must be allowed to rely upon the record measurements as recorded in the Survey's Office and as shown on the official DC building plat. Otherwise, the Zoning Administrator could never rely on any record lot calculations.

Further, even if the lots are deemed to have a width of only 19.22 feet (which goes against all prior interpretations regarding the Surveyor's records), under § 407.1, the Zoning Administrator may apply a discretionary adjustment of up to 10% of the lot width. The 19.22' width is only 4% less than the required lot width. Moreover, §401.2 provides that the lot area AND width must only be 80% of the required area and width. Thus, the minimum lot width is only 16'. The width of the lot at issue is 19.22' – well above the 16' minimum. Section 401.1(a) provides that the Zoning Administrator may allow a building to deviate from the requirements of both the lot width and lot area standards. Thus, the Zoning Administrator did not err in relying upon the recorded width as depicted on the subdivision plat and building plat.

5. ANC 2E claims that the Zoning Administrator failed to make the required finding under § 407.1 that the 2% discretionary adjustment does not impair the purpose of the Zoning Regulations.

Section 407.1 of the Zoning Regulations state that "the deviations shall be deemed by the Zoning Administrator not to impair the purpose of the otherwise applicable regulations." 11

DCMR § 407.1. ANC 2E claims the Zoning Administrator failed to find that the discretionary adjustment does not impair the purpose of the Zoning Regulations. Although the Zoning Administrator did not use that precise language, the determination is implied by the tone of the letter. For example, he stated that "this letter confirms the ability to develop the Subject Properties in Square 1270, Lots 19, 20, and 21 as a matter of right under zoning as conditioned herein." Further, he noted that the lots had been recorded since 1881. This means that the public has been aware of the lot areas since then. The Zoning Administrator also noted that the properties are zoned R-3 and that row dwellings are permitted in the R-3 Zone District as a matter of right. Finally, he determined that the development meets the height, density, lot occupancy, parking, and other requirements of the Zoning Regulations. Thus, the use is not out of character with the specified zoning. Indeed, the whole tone of the letter written by Mr. Johnson indicates that he considered the effect of the discretionary adjustments on the intent and purpose of the applicable regulations, and did not err in interpreting the Zoning Regulations.

CONCLUSION

For the reasons set forth above, the Board should dismiss the appeal of ANC 2E because it has stated no basis for error. Accordingly, we request that the appeal be denied.

Respectfully submitted,



John T. Epting, Esq.
Ashleigh Dale Horne, Esq.
Shaw Pittman LLP
2300 N Street, N.W.
Washington, D.C. 20037

Date: November 18, 2003

EXHIBITS

Exhibit A:	Letter from Michael D. Johnson, Zoning Administrator, dated July 12, 2001
Exhibit B:	Letter from Denzil Noble, acting Zoning Administrator, dated June 24, 2003
Exhibit C:	Application for Certificate of Occupancy, dated December 10, 1957
Exhibit D:	Certificate of Occupancy, dated January 14, 1958
Exhibit E:	Subdivision Plat, dated January 6, 1999
Exhibit F:	Plat of Survey, dated June 25, 1919
Exhibit G:	Application for Certificate of Occupancy, dated August 12, 1966
Exhibit H:	Certificate of Occupancy, dated August 23, 1966
Exhibit I:	Building Plat, dated December 3, 2002

A

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator

July 12, 2001

Mr. John T. Epting
Shaw Pittman
2300 N Street, NW
6th Floor
Washington, DC 20037

Re: **Development of Lots 19, 20 and 21 in Square 1270 (the "Subject Properties")**

Dear Mr. Epting:

This letter confirms the ability to develop the Subject Properties in Square 1270, Lots 19, 20 and 21 as a matter-of-right under zoning as conditioned herein (see Exhibit A). The Subject Properties are situated on the east side of the 1500 block of 32nd Street N.W. between P and Q Streets. The properties are zoned R-3. According to the records of the Surveyor's Office of the District of Columbia, Lots 19, 20 and 21 were recorded in May of 1881 and consist of 1,573 (1572.8 rounded to 1573) square feet of land area (Exhibit B).

The Subject Properties meet the minimum lot width of 20 percent set forth in Section 401.3 of the Zoning Regulations. While the Subject Properties do meet the minimum lot area of 2000 square feet for row dwellings, there is an exception to the minimum lot area under certain circumstances. Under Section 401.2, "...in the case of an unimproved lot in single ownership on November 1, 1957, which has an area or width of lot less than that specified in § 401.3 for the district in which it is located and which does not adjoin another unimproved lot in the same ownership, a structure may be erected on the lot if both the area and width of lot are at least eighty percent (80%) of the area and width of lot specified under § 401.3; Provided, that the structure shall comply with all other provisions of this title."

Therefore, Section 401.2 establishes several criteria which are satisfied by the Subject Properties. The lots are unimproved, and were in single ownership on November 1, 1957. The second standard will also be satisfied. Furthermore, it is my understanding that at the time of development, one or more of the lots will be owned and developed by separate companies/entities so that the ownership does not adjoin another previously unimproved lot.

Applying the 80 percent rule to the Subject Properties (1573 square feet of land area) yields the following: The minimum lot area for R-3 (new dwelling) is 2,000 square feet. The 80 percent rule yields a minimum lot area of 1,600 square feet of land area. Section 407.1 provides the Zoning Administrator with the authority to permit a deviation of not more than two (2) percent of the area requirements, including those specified in section 401 (the minimum lot requirements). Applying the 2% deviation to the 1,600 square foot minimum yields a permitted lot size of 1,568 square feet of land area. The Subject Properties (1,573 square feet) exceed this figure, and thus comply with the standards of 401.3 of the Zoning Regulations and can be developed as a matter-of-right under zoning.

If you have any additional questions regarding the issues addressed in this letter, please feel free to call me at (202) 442-9554.

Respectfully,

Michael D. Johnson
Zoning Administrator
District of Columbia

Enclosures

MDJ/mdj/je
Miller House (32nd St.) to JE



GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator

June 24, 2003

Thomas L. Birch, Chairman
Advisory Neighborhood Commission 2E
3265 S Street, N.W.
Washington, D.C. 20007

Re: BZA Appeal No. 17034 -1500 Block of 32nd Street, N.W.

Dear Mr. Birch:

Per the request of the Office of Zoning, please be advised that the July 12, 2001 letter, the subject of the above noted appeal, represents the final and binding decision of the Zoning Administration with respect to the issue(s) presented.

Should you have questions, please feel free to contact me on (202) 442-4576.

Sincerely,

Noble

Dennis L. Noble
Administrator

BZA
Case No. 17034
Exhibit No. 8

AX

C

Form LI-P-102-A
Formerly 102-A-CPB
Rev. L-15-57

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF LICENSES AND INSPECTIONS
LICENSE AND PERMIT DIVISION
PERMIT BRANCH

RECEIVED
DEC 10 1957
CENTRAL PERMIT SECTION

APPLICATION FOR CERTIFICATE OF OCCUPANCY—RESIDENTIAL
(WRITE WITH TYPEWRITER OR INK)

USE this form if Certificate is to be issued for Hotel, Flat or Apartment, Rooming, Boarding or Tenement House, Day Nursery, Private Club, Convalescent Home, or Other Residential Use.

Permit No. B 9123
Issued 1/14/58

To the Director of Inspection: Date 4 December, 1957

The applicant(s) requests the issuance of a Certificate of Occupancy for the use of the premises described below, and agrees to comply with all applicable laws and regulations of the District of Columbia, and any terms and conditions appearing on BOTH sides of this application and on any Certificate of Occupancy issued on the basis of this application.

Full Name of Owner(s) of Business EPISCOPAL CHURCH HOME (ACORP)
(See instruction on reverse side) (PRINT) (FIRST) (MIDDLE) (LAST)

Description of Premises for which Certificate is Requested: 3124 Q St. N.W. AND 1515 32nd Street N.W.
Address ~~1515 32nd & Street NW~~ (also 3120 Q Street NW) (of building to be occupied)
SQUARE 1270 Lots 16,17,18,19 ~~xxxxx~~ 20,21,62,64 etc PT 15

Name and address of owner of building Episcopal Church Home - same as above

To the best of your knowledge is the building now being condemned? no

Material of building Masonry No. of Stories High 3 Basement? 1

Proposed use Residence for the Aged with convalescent facilities

Which Floor(s) will be occupied for above use Ground - 1 - 2 - 3

Previous use Q Street (residence) Will applicant reside on the premises? yes

READ INSTRUCTIONS AND INFORMATION ON REVERSE SIDE OF THIS APPLICATION
PENALTIES ARE PROVIDED FOR MISREPRESENTATION

To Be Filled in by Clerk

Use District Res
Height District 40
Area District BR
Transcript of No.
E. D. No.
B. Z. A. No. 4125
Bldg. Permit No. B-16568
Previous use Hotel (Home for Aged)
No.
More or Less Units
Name of Clerk

IF OWNER OF BUSINESS SIGNS:
Signature of Owner (in ink) Episcopal Church Home by Llewellyn C. Thomas, Secy
Home Address 1515 - 32nd St., NW. Tel. No.

IF AUTHORIZED AGENT FOR OWNER OF BUSINESS SIGNS:
Name of Agent
Address of Agent Tel. No.
Name of Owner(s) of Business (as shown above)
Signature of Agent (in ink)

Rt. Rev. Angus Dun, DSD
J. A. Marshall
Llewellyn C. Thomas

APPROVED:

RESERVED FOR APPROVALS

F.S. LEWIS Date 1-14-58
Bldg. NELSON Date 1-14-58
Plbg. SMITH Date 1-16-58
HAGERHORST Date 12-16-57

APPROVED FOR ISSUANCE OF PERMIT
Date JAN 14 1958

P-6178



Form 88 – 09 CERTIFICATE OF OCCUPANCY

Washington, D.C. JAN. 14TH 19 50

Permission is hereby granted to EPISCOPAL CHURCH HOME (A CORP.)

to use the ALL floor(s) of the building located on Lots 63, 64 & 16,17,18,19,20,21, Square 1270

known as premises 3124 Q ST., N. W. & 1515 - 32nd STREET, N. W. for the following

purpose(s): RESIDENCE FOR THE AGED WITH CONVALESCENT FACILITIES

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 thereby, will render this Certificate VOID and a NEW Certificate must be obtained.

DEPT. OF BUILDING & INSPECTIONS, COMPUTATION SHEET, 27 FOR

ZONE RES 4.0 USE $ 10.00

Superintendent of Permits

By

OFFICE COPY



The undersigned certify that they are owners in fee simple of the property to be subdivided and are in peaceful occupation thereof; that there are no pending suits or actions that affect title to the property; that parties to any deeds of trust have hereon indicated their assent; and that there are no interests or claims affecting title to the property other than such deeds of trust. The undersigned hereby Subdivide Lots 17 and 18, part of Lot 16 (Bk. ARS, Pg.123), Lot 62 (Bk.79, Pg.143) and Lot 64 (Bk.89, Pg.173) all in Square 1270 into four lots and request that this subdivision be recorded in the Office of the Surveyor of the District of Columbia.

WITNESSES	OWNERS
	Herbert S. Miller
Marilyn C. Yam	Patrice Miller

Subscribed and sworn before me this 4th day of May 1998

Notary public

My Commission Expires

NUMBER OF TRUSTS: 1

ASSENT BY TRUSTEES

DEPARTMENT OF FINANCE AND REVENUE

12/30/ 1998

I certify that the following statements relating to this subdivision are correct.

1. Ownership agrees with our records: 12/30/98
2. Real estate taxes are paid to: 3/31/99
3. There are no unpaid special assessments: 12/30/98

Associate Director, Office of Real Property Tax

I acknowledge for the owners that this is not a tax certificate as intended by D.C. Code Section 47-405

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

May 27, 1998

I certify that this subdivision complies with the zoning regulations of the District of Columbia

Zoning "R-3" Residential

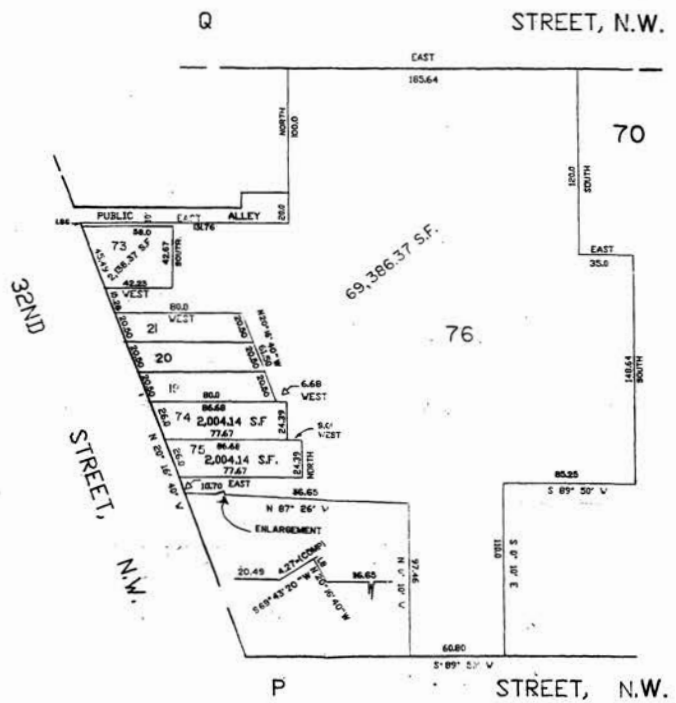
Zoning Administrator

1/9/99 1998

HISTORIC PRESERVATION

PER MAYOR'S AGENT 12/9/98

SUBDIVISION SQUARE 1270



SURVEYOR'S OFFICE, D.C.

Made for: HORSEY & THORPE

Drawn by: BILL WASH. Checked by:

Record and computations by:

Recorded at 12:10 P.M. January 6, 1999

Recorded in Book 192 Page 112 S.O. 1388

Scale: 1 inch = 40 feet. File No. 98-85

OFFICE OF THE SURVEYOR

January 6, 1999

I certify that this plat is correct and is hereby recorded.

Surveyor, D.C.

F

116

R. 9941

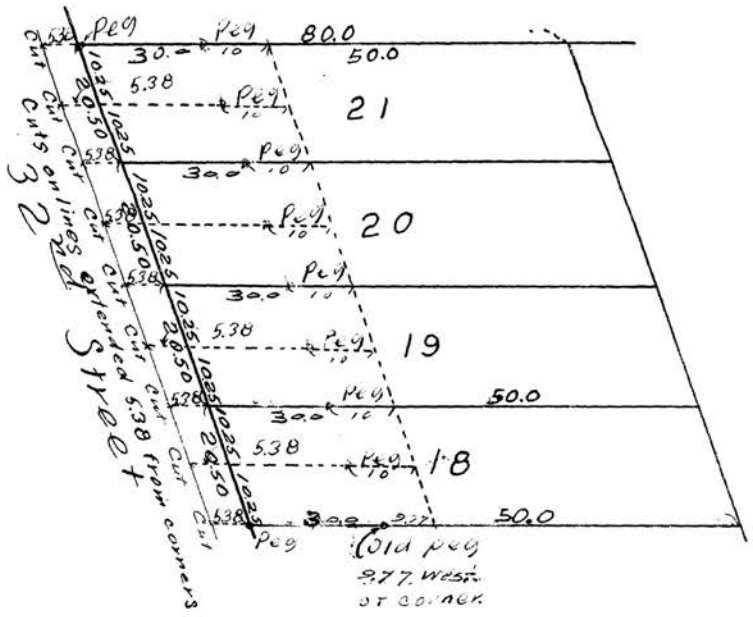
E. D

Boyd
Surveyor's Office,
DISTRICT OF COLUMBIA.

Washington, June 26 1919

Plat of Survey of parts of lots 18 to 21 (front 30 ft) into 8 parts as shown hereon for garages ~ Square 1270 (S.O. 50614)

Note:-
20 ft [illegible] by order. No permit [illegible] Building Inspector's office [illegible] 1, to 3 ~ feet front [illegible] Inspector at request of [illegible] Jan. 12th, 1920 C.W.R.



Scale; 1 inch = 20 ft.

W.R.B.

I Hereby Certify. That the foregoing plat is correct in accordance with Law and Record. Actual survey made this 25th day of June 1919, for John Sevier

M C Fisher
Surveyor, District of Columbia.

Compd
JBE



DUPLICATE

LIP 102-A
Formerly DCA-CO
Rev. 9/63

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF LICENSES AND INSPECTIONS
LICENSE AND PERMIT DIVISION
PERMIT BRANCH

Permit No. [illegible]
Issued [illegible]

APPLICATION FOR CERTIFICATE OF OCCUPANCY--RESIDENTIAL

(WRITE WITH TYPEWRITER OR INK)

USE this form if Certificate is to be issued for Hotel, Flat or Apartment, Rooming, Boarding or Tenement House, Day Nursery, Private Club, Convalescent Home, or Other Residential Use.

To the Director of Inspections — Date August 12, 1966

The applicant solicits the issuance of a Certificate of Occupancy for the use of the premises described below, and agrees to comply with applicable laws and regulations of the District of Columbia, and any restrictions and conditions appearing on BOTH sides of this application and on any Certificate of Occupancy issued on the basis of this application.

APPLICANT

Full Name of Owner or Lessee of Business — The Episcopal Church Home — R. L. Stevens
(PRINT) (MIDDLE) (LAST)

Description of Premises for which Certificate Requested

Address 3121 [illegible] St., N.W. — Lot 64 — Square 1270

Name and address of owner of building — Same — [illegible] Church Home

To the best of your knowledge is the building now [illegible] condemnation? No

Material of building Brick — No. of stories Two with basement

Proposed use Home for the aged with [illegible] except facilities

Which Floors will be occupied for above use Ground, 1st, 2nd, & 3rd

Previous use Residence or apts. Will applicant reside on the premises? No

READ INSTRUCTIONS AND INFORMATION ON REVERSE SIDE OF THIS APPLICATION. PENALTIES ARE PROVIDED FOR MISREPRESENTATION

To be Filled in by Clerk

APPROVALS — SIGNS

Use
Zoning
Area
Fire Dept.
U.B.C.
Health
Police
Bldg.
Plbg.
Elec.

FA No.

PAID THE FOLLOWING APPROVED BY

BUSINESS

Name of Applicant — Monsignor D. M. Valente — DE-10-0
Address of Applicant — [illegible] St. N.W. — Tel No. 337-0920
Agent of Owner — [illegible], D.C. 200[illegible]
Name of Business — Episcopal Church Home

Receipt No. [illegible] — Signature of Agent (in ink) — [illegible]
Name of Clerk [illegible]

APPROVED — RESERVED FOR APPROVALS — RECOMMENDED FOR ISSUANCE OF PERMIT

Fire — Date [illegible]
Bldg. — Date [illegible]
Plbg. — Date [illegible]
Elec. — Date [illegible]

[illegible] Date 8/[illegible]

NOTICE TO PROSPECTIVE PURCHASER:

Your application will not be approved and Certificate issued until all inspections have been made and inspection records have certified compliance.

[illegible]

PRESIDENT, Mr. Reeder [illegible]
Second Vice-President, Justice Ralph W. Powers
Mr. John F. Marshall
Mr. Douglas D. Hall
Mr. Arthur [illegible]

H

Form 1 FMI

CERTIFICATE OF OCCUPANCY

No. B 57954

Washington, D.C., AUGUST 23RD, 1966

Permission is hereby granted to THE EPISCOPAL CHURCH HOME (A CORP)

to use the GROUND, 1ST, 2ND & 3RD floor(s) of the building located on Lot 64 Square 1270

known as premises 3124 QUE STREET, & 1511 NEW HAMPSHIRE AVE. N.W. for the following

purpose(s): RESIDENCE FOR THE AGED WITH CONVALESCENT FACILITIES

DUPLICATE

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIME 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 NOT TRANSFERABLE to another person or premise under A 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-3 FEE $ 2.00

Chief, Permit Branch

Permit Clerk

OFFICE COPY

1

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., 12-3 2002

Plat for Building Permit of SQ- 1270 LOT'S 19,20

Scale: 1 inch = 20 feet Recorded in Book A.R.S Page 123

Receipt No. 2073

Furnished to: HARTMAN

Surveyor, D.C.

By: DH JM

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: _____

_____
(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.

