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November 12, 2003

CHRISTOPHER H. COLLINS
202-457-7841

Internet Address:
chris.collins@hklaw.com

VIA HAND DELIVERY

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

Re: BZA Application No. 17073

Dear Members of the Board:

Enclosed please find an original and 20 copies of the Applicant's Statement in support of the above-referenced application, scheduled for public hearing on November 25, 2003.

Please do not hesitate to contact us should you have any questions or require further information.

Very truly yours,

HOLLAND & KNIGHT LLP

Christopher H. Collins

CHC/skp
Enclosures

1362305_v1

BZA
Case No. 17073
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17073
EXHIBIT NO. 26

BEFORE THE BOARD OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

APPLICATION OF PSD TRUST
2740 32ND STREET, N.W.

BZA APPLICATION NO. 17073

HEARING DATE: NOVEMBER 25, 2003

BZA
Case No. 17073
Exhibit No. _____

BEFORE THE BOARD
OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

APPLICATION OF PSD TRUST
2740 32ND STREET, N.W

BZA APPLICATION NO. 17073
HEARING DATE: NOVEMBER 25, 2003
ANC 3C

STATEMENT OF THE APPLICANT

I.
NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of PSD Trust (the "Applicant") in support of the application to the Board of Zoning Adjustment for a special exception pursuant to 11 DCMR §§ 223.1 of the Zoning Regulations. The special exception is requested for approval of an addition to an existing single family dwelling that does not meet the side yard setback requirement in the TSP/R-1-A zone.

II.
JURISDICTION OF THE BOARD

The Board of Zoning Adjustment has jurisdiction to grant the special exception relief requested herein pursuant to Section 3104 of the District of Columbia Municipal Regulations ("Zoning Regulations"). 11 DCMR § 3104.

III.
BACKGROUND

A. Description of the Site

The Site is located on 32nd Street, N.W. between Woodland Drive and Normanstone Drive and is identified as Lot 18 in Square 2119 (see Exhibit A). The rear of the lot abuts Normanstone Drive. Square 2119 is an irregularly shaped

area, but is generally bounded by 32nd Street and Woodland Drive on the east, Fulton Street on the west, and Garfield Street on the north. The Site is located in the TSP/R-1-A District (see Exhibit B).

B. Description of Surrounding Area

The area in which the Site is located is northeast of Observatory Circle. The surrounding neighborhoods are comprised largely of single family residences. The District of Columbia Generalized Land Use Map designates the Site and the surrounding areas for low density residential uses.

C. Project Background and Description

The improvements on the subject lot and on the neighboring lot to the southeast were built over time. The location of the most recent addition to the subject property, which is presently under construction pursuant to Building Permit No. B-448662, was based upon a good-faith reliance upon an understanding of the location of the side lot line, and the location where the side wall of the new addition was to be placed, relative to the side lot line. That information was based primarily on the location of a brick wall which was understood to be on the lot line. That information was used in order to obtain the building permit, and to construct the addition (see Exhibit E-1).

When the exterior walls of the addition were completed, and the interior was ready for close-in, a D.C. building inspector requested a survey of the side wall relative to the side lot line. A third party surveyor was hired to undertake this work, and discovered a discrepancy in two locations. These locations are the exterior wall of the stairway addition, where the setback was calculated at between

7.16 and 7.21 feet from the side lot line, and at the rearmost corner of the addition, where the measurement was 6.83 feet between the rear corner of the addition and the side lot line (see Exhibit E-2). However, the third party surveyor indicated that the distance between the improvements and the brick wall (which was erroneously understood to be on the side lot line) is approximately 8 feet (see Exhibit E-3).

There have been multiple surveys of the subject property and neighboring property to the south over time. These surveys are inconsistent with this recent finding concerning the location of the masonry wall which separates the two adjacent lots (see Exhibits E-4 through E-6). The Applicant's contractor and surveyors have been unable, thus far, to resolve the discrepancies in the building surveys.

The Zoning Administrator is permitted under Section 2522.1(c) to permit a deviation of up to one foot from the side yard requirement. This matter was reviewed with the Zoning Administrator. He concluded that while he has authority to waive the necessary dimension to allow the stairway addition, the rearmost corner projection is 0.17 feet greater than his waiver authority. Thus, he instructed the Applicant to seek relief for both projections.

IV.
THE APPLICANT MEETS THE TEST FOR SPECIAL EXCEPTION RELIEF TO ALLOW THE ADDITION TO REMAIN UNDER 11 DCMR § 223.1.

A. Standard for Approving Special Exception Relief

Relief granted through a special exception is presumed appropriate, reasonable and compatible with other uses in the same zoning classification,

provided the specific regulatory requirements for the relief requested are met. In reviewing an application for special exception relief, "[t]he Board's discretion ... is limited to a determination of whether the exception sought meets the requirements of the regulations." *First Baptist Church of Washington v. District of Columbia Board of Zoning Adjustment*, 423 A.2d 695, 701 (D.C. 1981) (*quoting Stewart v. District of Columbia Board of Zoning Adjustment*, 305 A.2d 516, 518 (D.C. 1973)). If the applicant meets its burden, the Board must ordinarily grant the application. *Id.*

B. Standard of Review for One-Family Dwelling Addition Special Exceptions

Pursuant to § 223.1 of the Zoning Regulations, an addition to a one-family dwelling that does not comply with, inter alia, the side yard requirement shall be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of § 223. The Subject Property is in compliance, as set forth herein:

Section 223.2(a):

The light and air available to neighboring properties shall not be unduly affected.

The Applicant will show that the addition does not affect the light and air available to neighboring properties. The encroachments are approximately one foot or less shy of the 8 foot side yard requirement. The distance between the subject dwelling and the adjacent dwelling to the southeast is 19.5 feet at its closest point, compared to the zoning requirement of a minimum of 16 feet (minimum of 8 feet for

each side yard). The encroachments are significantly screened from that neighbor's view by a masonry wall and a wood privacy fence.

Section 223.2(b):

The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.

The combination brick and wood privacy fence between the properties screens the majority of the encroachments from view from the side and rear yards of the neighboring property to the southeast. There are no windows in the portion of the walls which encroach into the required yard. The encroachments are not readily visible from any other neighboring property. The adjacent owner has filed a letter in the record indicating no objection to the application.

Section 223.2(c):

The addition, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage.

The Applicant will show that the encroachments are not inconsistent with the character, scale and pattern of neighboring homes along this portion of 32nd Street. The addition presents a minimal deviation from the measurements permitted by the Zoning Regulations. According to the survey attached as Exhibit C, the side yard of the subject residence measures 6.83 feet at its southwestern most tip; and the stairway projection is 7.16 to 7.21 feet from the side lot line. Otherwise, the addition meets the side yard requirement.

The stairway projection into the required side yard is 0.79 to 0.84 feet, which

is less extensive than a permitted chimney projection, which may extend up to 2 feet into a required side yard. (See Section 2502.8). The rear corner of the addition encroaches into the side yard at an angle, creating a triangular projection of a maximum of 1.17 feet, narrowing down to 0 feet. This is also less extensive than a permitted chimney projection, and is located at the rearmost portion of the house, beyond the rearmost portion of the adjacent house on the neighboring property to the south, and one story lower than the street level of the subject property. It is not readily visible from the street.

Section 223.2(d):

In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways.

The exhibits hereto provide the information necessary to address this section.

Section 223.3:

The lot occupancy of the dwelling, together with the addition, shall not exceed fifty percent (50%) in the R-1 District.

The total lot occupancy of the dwelling, including the subject addition, is only 25.7%.

Section 223.4:

The Board may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of

adjacent and nearby properties.

The Applicant will demonstrate at the public hearing that the side yard is heavily screened and buffered, that the encroachments are not readily visible from the street, and that no other special treatment is necessary for the protection of adjacent and nearby properties, as a result of the minor projections into the required side yard.

Section 3104.1:

This section authorizes the Board to grant special exceptions as provided in the Zoning Regulations, where the Board determines such grant(s) of special exception to be in harmony with the intent and purpose of the zone plan and which does not tend to adversely impact the use of neighboring property.

The requested special exception is in harmony with the intent and purpose of the zone plan and, as further detailed above, will not tend to adversely impact the use of neighboring property.

V.
COMMUNITY SUPPORT

The ANC 3C Planning and Zoning Committee reviewed this matter at their meeting on October 20, 2003 and voted to recommend that the matter be placed on the ANC's consent calendar. The ANC voted to register no objection to this application at their October 27, 2003 meeting.

The owner of the adjacent property at 2728 32nd Street has written a letter indicating no objection to the application.

VI.
EXHIBITS SUBMITTED IN SUPPORT OF THE APPLICATION

Exhibit A:	Portions of the Sanborn Atlas and Baist Map showing the Site highlighted in yellow;
Exhibit B:	Portion of the Zoning Map showing the Site highlighted in yellow;
Exhibit C:	Surveyor's Plats of the Subject Property;
Exhibit D:	Photographs of the subject site;
Exhibit E-1:	Survey of Property showing brick wall "on the lot line";
Exhibit E-2:	Survey of Property showing 6.83 feet between the rear corner of the addition and the side lot line;
Exhibit E-3:	Facsimile from West Consulting Group, Inc., stating that the distance between the improvements and the brick wall is approximately 8 feet;
Exhibit E-4:	Survey showing brick wall "on the lot line";
Exhibit E-5:	Survey showing brick wall "on the lot line";
Exhibit E-6:	Survey showing brick wall "on the lot line";
Exhibit F:	Surveys of other properties in the vicinity, indicating side yards less than 8 feet;
Exhibit G:	Outline of Testimony of Representative of Accent General Contracting

VII.

WITNESSES

A. Representative of Accent General Contracting.

VIII.
CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards for special exception relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests the Board to grant the application.

Respectfully submitted,

HOLLAND & KNIGHT, LLP

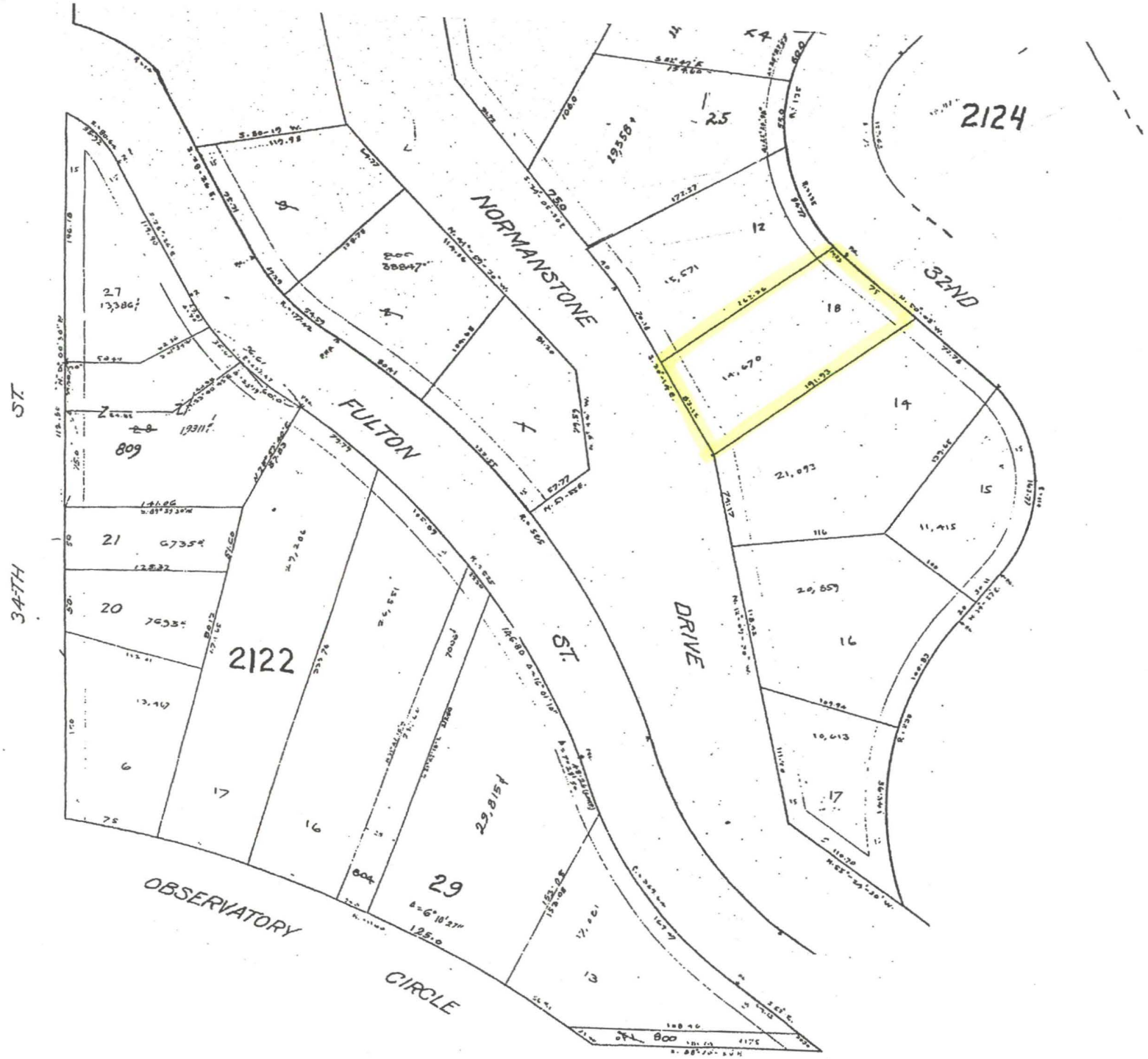
By: _____
Christopher H. Collins

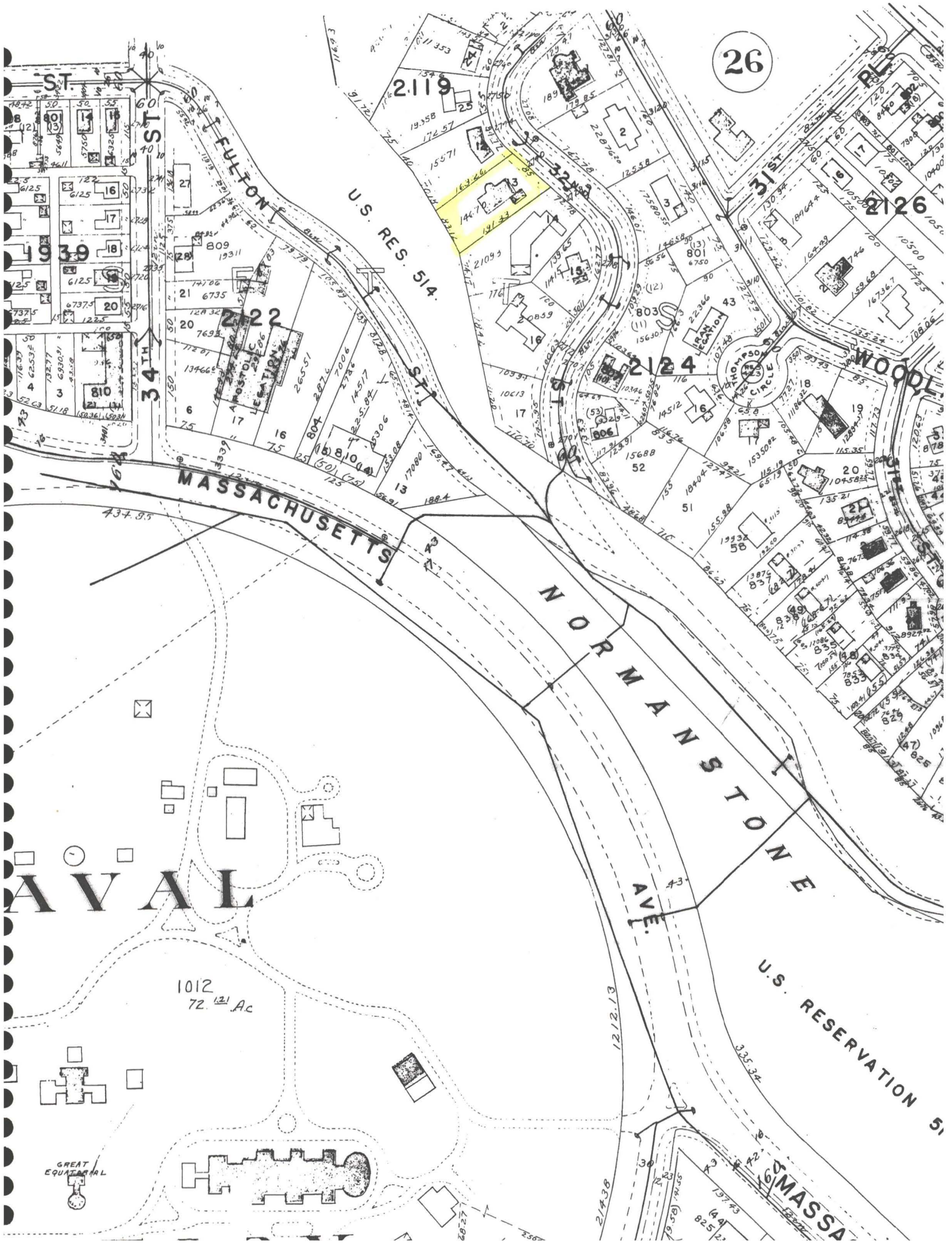
_____
Jill G. Cooper, AICP

2099 Pennsylvania Avenue, N.W.
Suite 100
Washington, D.C. 20006
(202) 955-3000

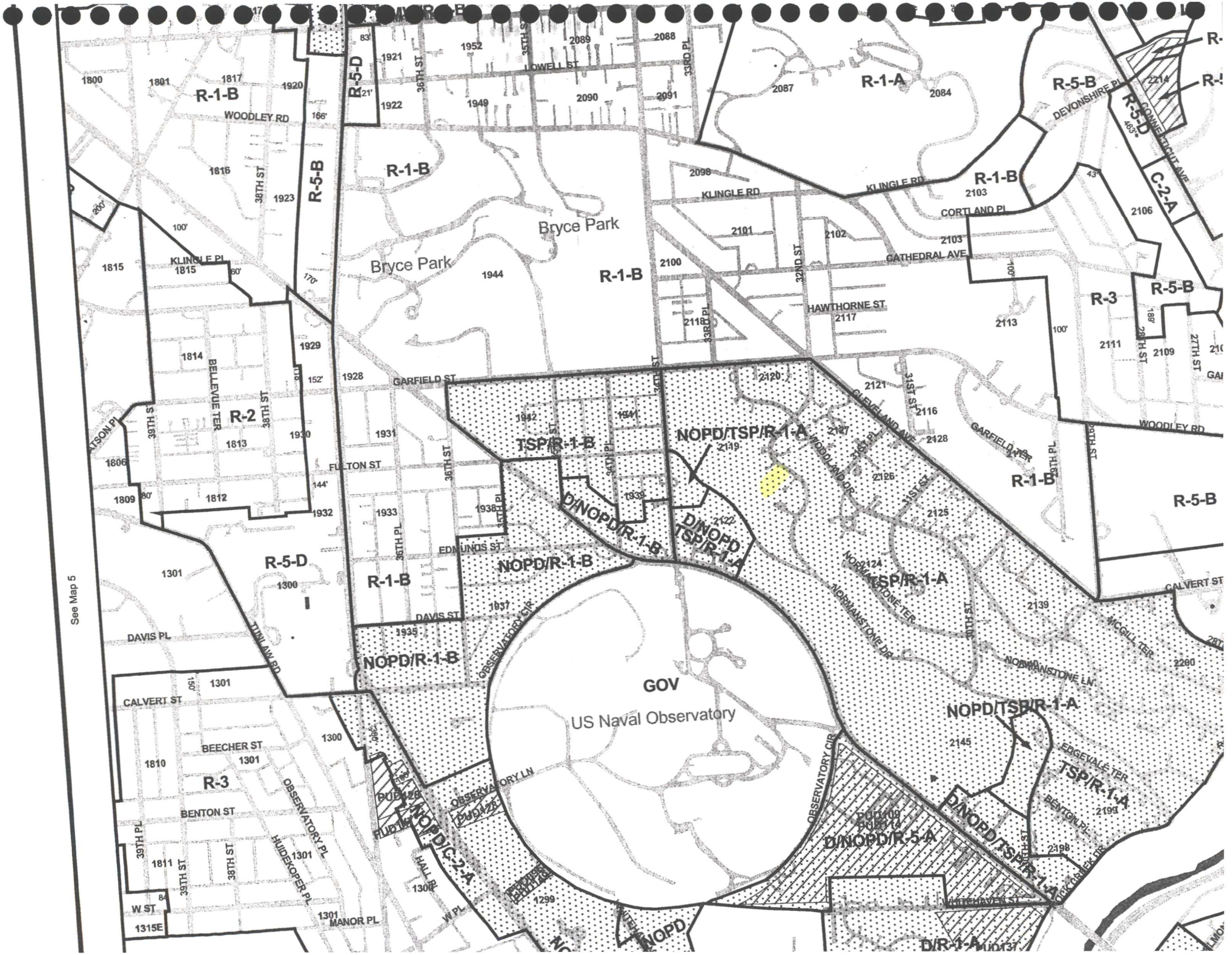
1308032_v1

A


NORMANSTONE
FULTON
ST.
DRIVE
32ND
34TH
ST.
OBSERVATORY
CIRCLE
2122
2124
809
25
12
18
14
15
16
17
29
27
21
20
7
6
4
7
16
13
14,670
21,093
11,415
20,859
10,613
29,815 sf
13,386 sf
19358 sf
88847 sf
193111 sf
73534 sf
73534 sf
73534 sf
191.93
162.94
N.89°-29'-38"W.
N.0°-30'-22"E.
S.0°-30'-22"W.
S.89°-29'-38"E.
R=1239
R=1175
Δ=6°-18'-27"
125.0


26
S.T.
FULTON
34TH
ST
U.S. RES. 514.
MASSACHUSETTS
AVE.
NORMANSTONE
AVAL
1012
72.121 Ac
GREAT EQUATORIAL
U.S. RESERVATION
2119
2222
1939
2124
2126
31ST
32ND
WOODL
THOMPSON CIRCLE
IRAN LEGATION
APOSTOLIC DELEGATION

B


See Map 5
R-1-B
R-5-D
R-5-B
R-1-A
C-2-A
R-2
R-3
Bryce Park
Bryce Park
GOV
US Naval Observatory
NOPD/TSP/R-1-B
NOPD/TSP/R-1-A
D/NOPD/R-1-B
D/NOPD/TSP/R-1-A
NOPD/R-1-B
TSP/R-1-B
TSP/R-1-A
D/NOPD/R-5-A
D/NOPD/TSP/R-1-A
NOPD/C-2-A
D/R-1-A
WOODLEY RD
KLINGLE RD
CORTLAND PL
CATHEDRAL AVE
HAWTHORNE ST
GARFIELD ST
FULTON ST
EDMUNDS ST
DAVIS ST
DAVIS PL
CALVERT ST
BEECHER ST
BENTON ST
MANOR PL
W ST
KLINGLE PL
DEVONSHIRE PL
CONNECTICUT AVE
CLEVELAND AVE
WOODLAND DR
GARFIELD TER
NORMANSTONE DR
NORMANSTONE TER
NORMANSTONE LN
MCGILL TER
EDGEVALE TER
BENTON PL
OBSERVATORY CIR
OBSERVATORY LN
OBSERVATORY PL
HUIDEKOPER PL
TUNLAW RD
HALL PL
WI PL
WHITEHAVEN ST
ROCK CREEK DR
BELLEVUE TER
PUD 126
PUD 109
PUD 114
PUD 137
1800
1801
1817
1920
1921
1952
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2088
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1935
1301
1300
2124
2139
2200
1810
1811
1315E
1299
2145
2198
2199
2144

C

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., July 7, 2003

Plat for Building Permit of SQUARE 2119 LOT 18

Scale: 1 inch = 20 feet Recorded in Book 58 Page 20

Receipt No. 05598

Furnished to: HOLLAND & KNIGHT

Surveyor, D.C.

By: L.M.A.

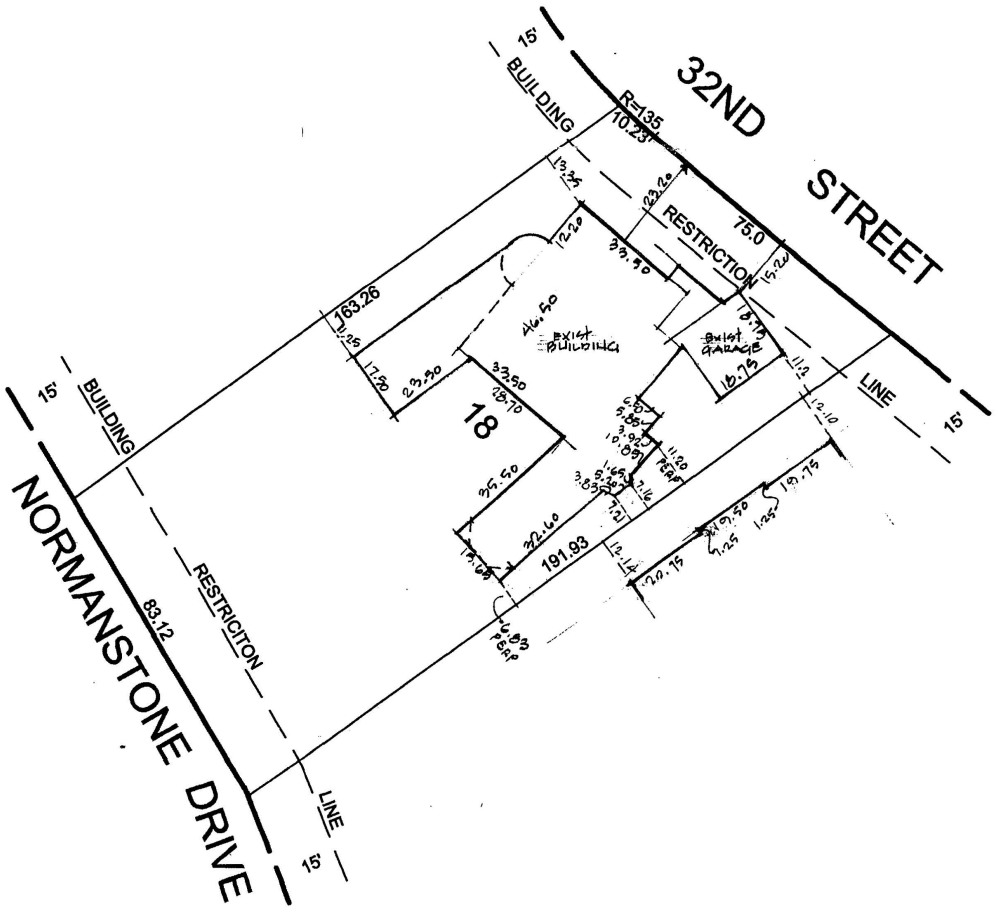
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that 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: _____

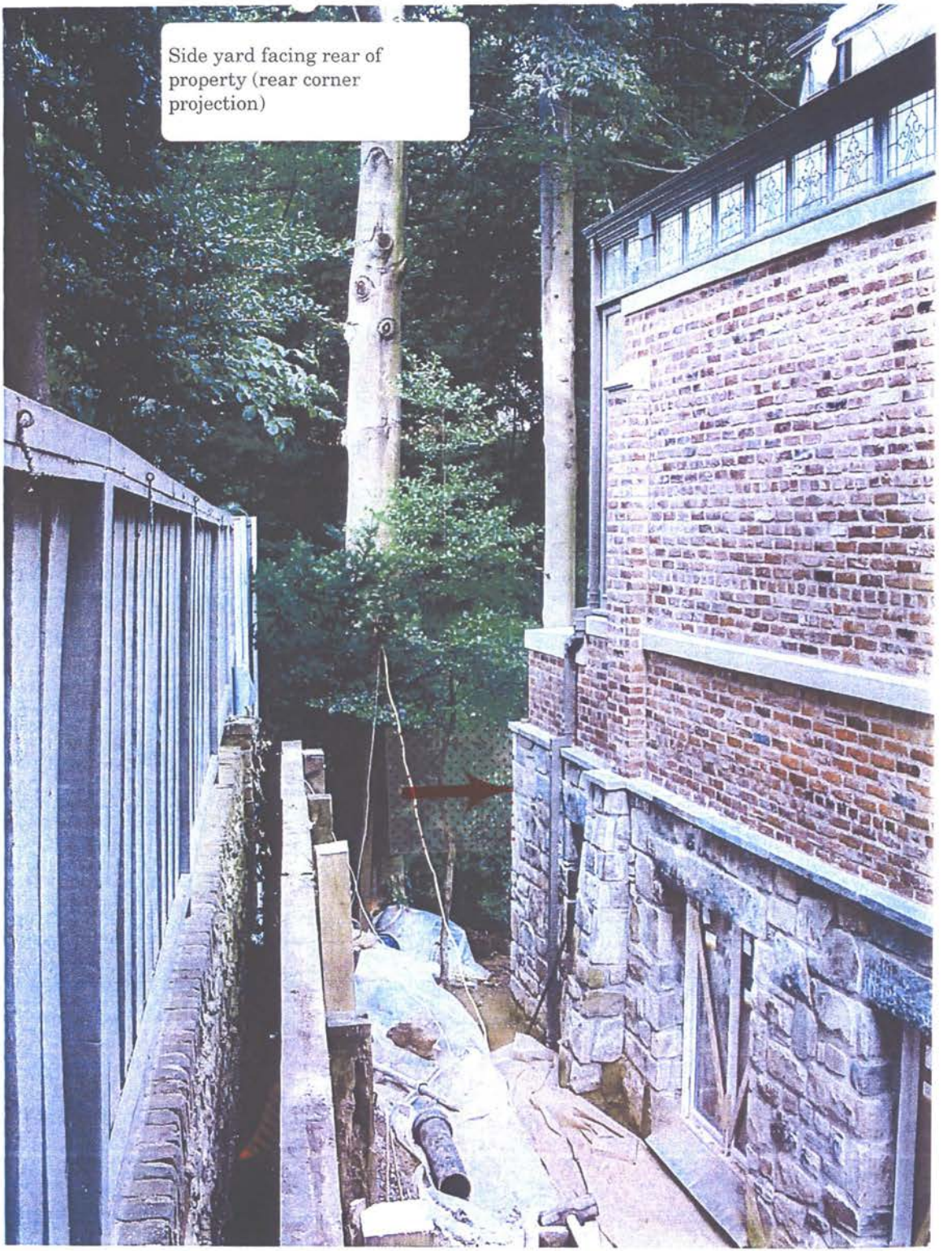
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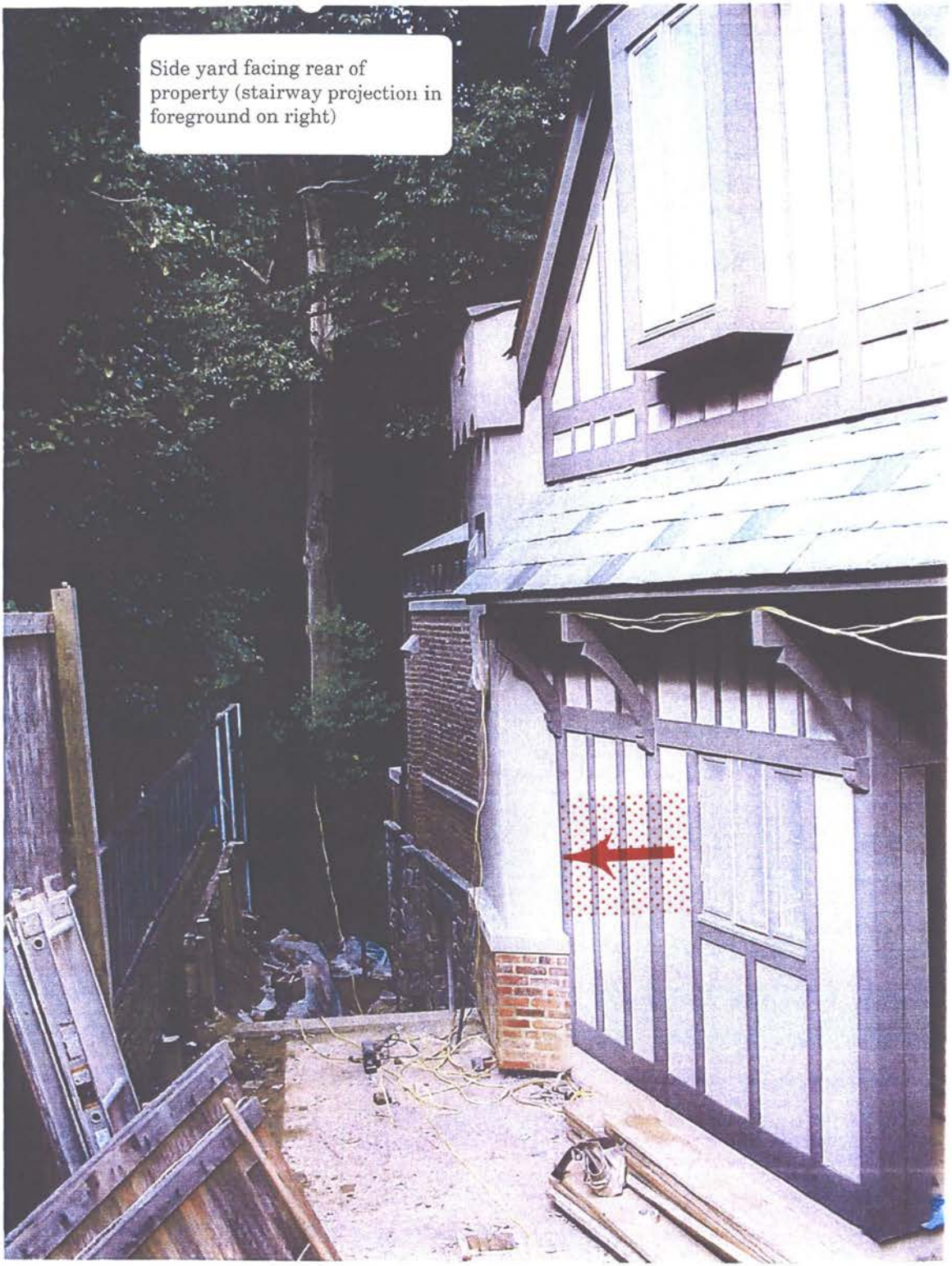
(Signature of owner or his authorized agent)

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.



D


Side yard facing rear of property (rear corner projection)


Side yard facing rear of property (stairway projection in foreground on right)

Rear of property, showing rear corner projection and rear of neighboring house



Side yard, showing edge of stairway projection and neighboring house

View of side yard from street

E

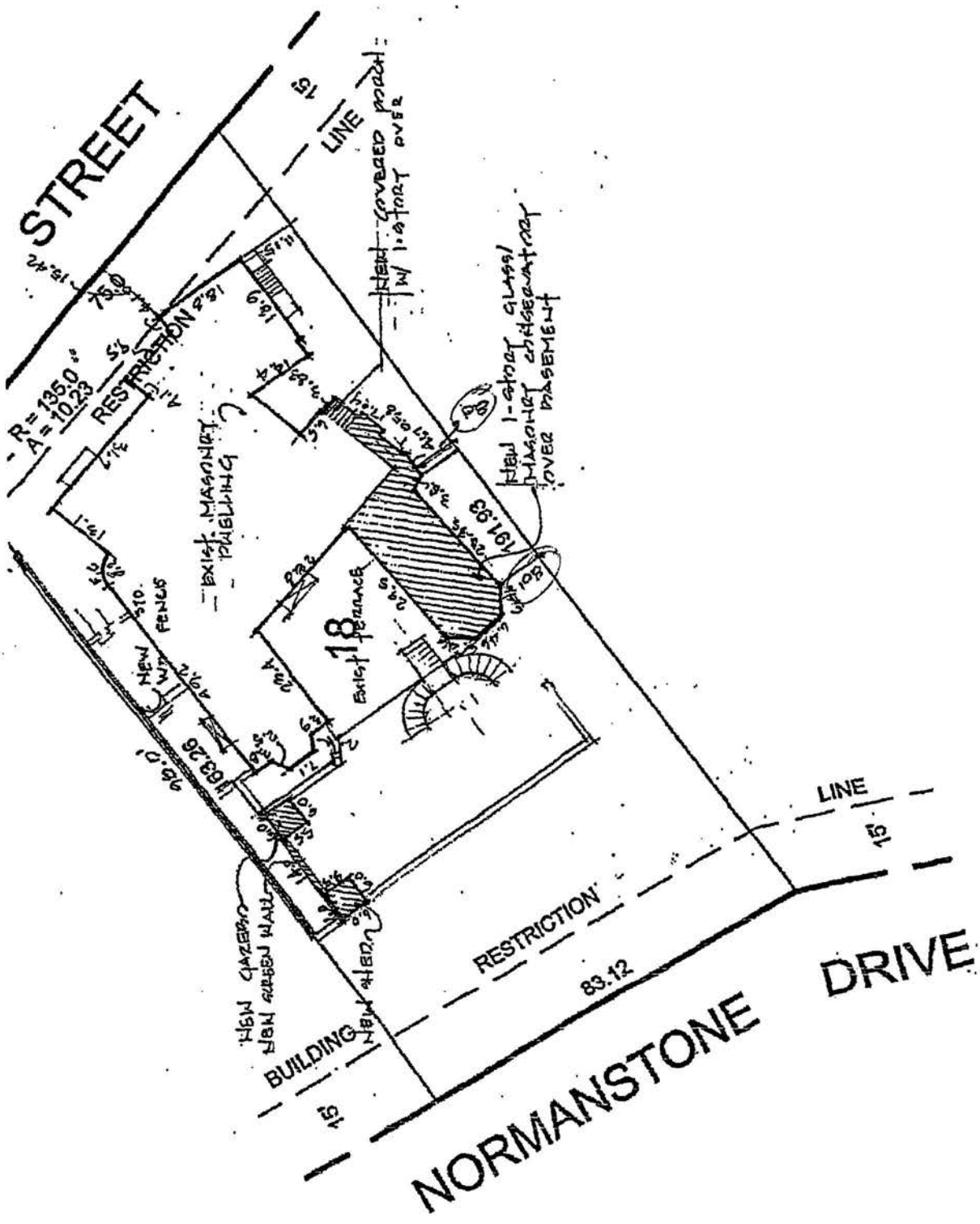

STREET
15
LINE
NEW COVERED PORCH W/ 1.8 FLAT OVER
R=135.0
A=10.23
RESTRICTION
EXIST. MASONRY BUILDING
NEW 1-STOREY GLASS/ MASONRY ENCLOSURE OVER BASEMENT
191.93
STO. FENCE
NEW WOOD FENCE
EXIST. 18 STOREY
163.26
NEW CONCRETE RETAINING WALL
NEW HEDGE
BUILDING
15
RESTRICTION
83.12
LINE
15
NORMANSTONE DRIVE

EXHIBIT E-1

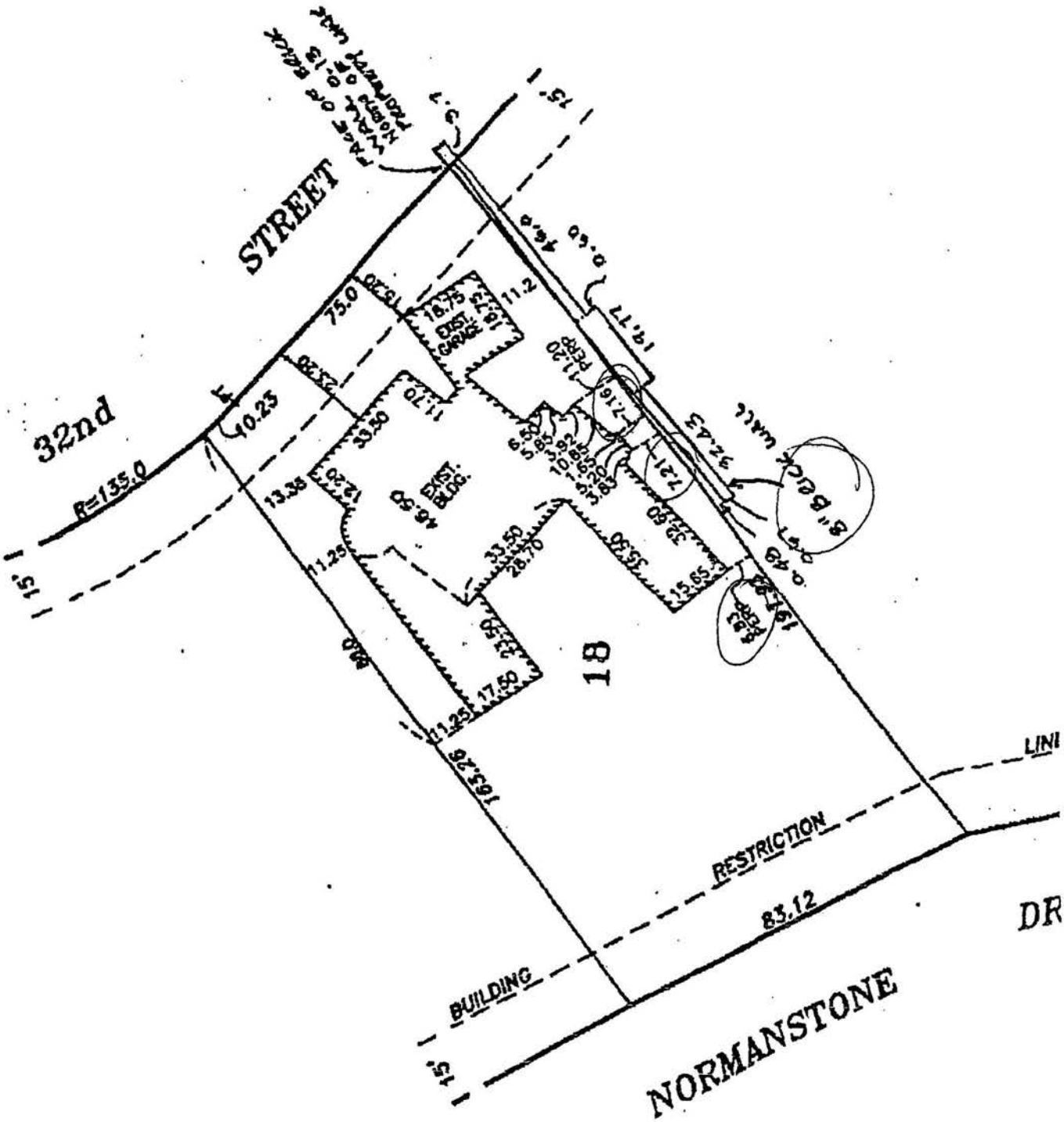

STREET
32nd
R=135.0
40.25
75.0
18.75
DIST. GARAGE
11.2
EXIST. BLDG.
46.69
33.50
28.70
17.50
18
RESTRICTION
83.12
BUILDING
NORMANSTONE
15'
15'
LINE
DR

EXHIBIT E-2

WEST CONSULTING GROUP INC.

FAX TRANSMITTAL LETTER

FAX: 703 818 9773 DATE: _____

TO: Charles

COMPANY: Accent General

PAGES (INCLUDING COVER SHEET): _____

REMARKS: The dimensions to the new addition do not change. It does appear that the brick wall was used to layout the new addition. The distance from the addition to the brick was at the least is approximately 8' (.67 + .48 + 6.83 = 7.98')

WEST CONSULTING GROUP INC.
ENGINEERS SURVEYORS CONSULTANTS
- SUBDIVISIONS AND LAND PLANNING
- ALTA/ACSM SURVEYS
- BOUNDARY/TOPOGRAPHIC SURVEYS
- CONSTRUCTION STAKEOUT

LICENSED: DC, MD, VA

4424 MONTGOMERY AVENUE
BETHESDA, MD 20814...PH 301-654-7907...FAX 301-654-7908

EXHIBIT E-3

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D. C. 6-17 19 88

Plat for Building Permit of S.O. 219 LOTS 18 + 14

Scale: 1 inch = 30 feet Recorded in Book page

Receipt No. S.O. 09772

Furnished to OFFICE

Surveyor, D. C.

By: K. D. Day

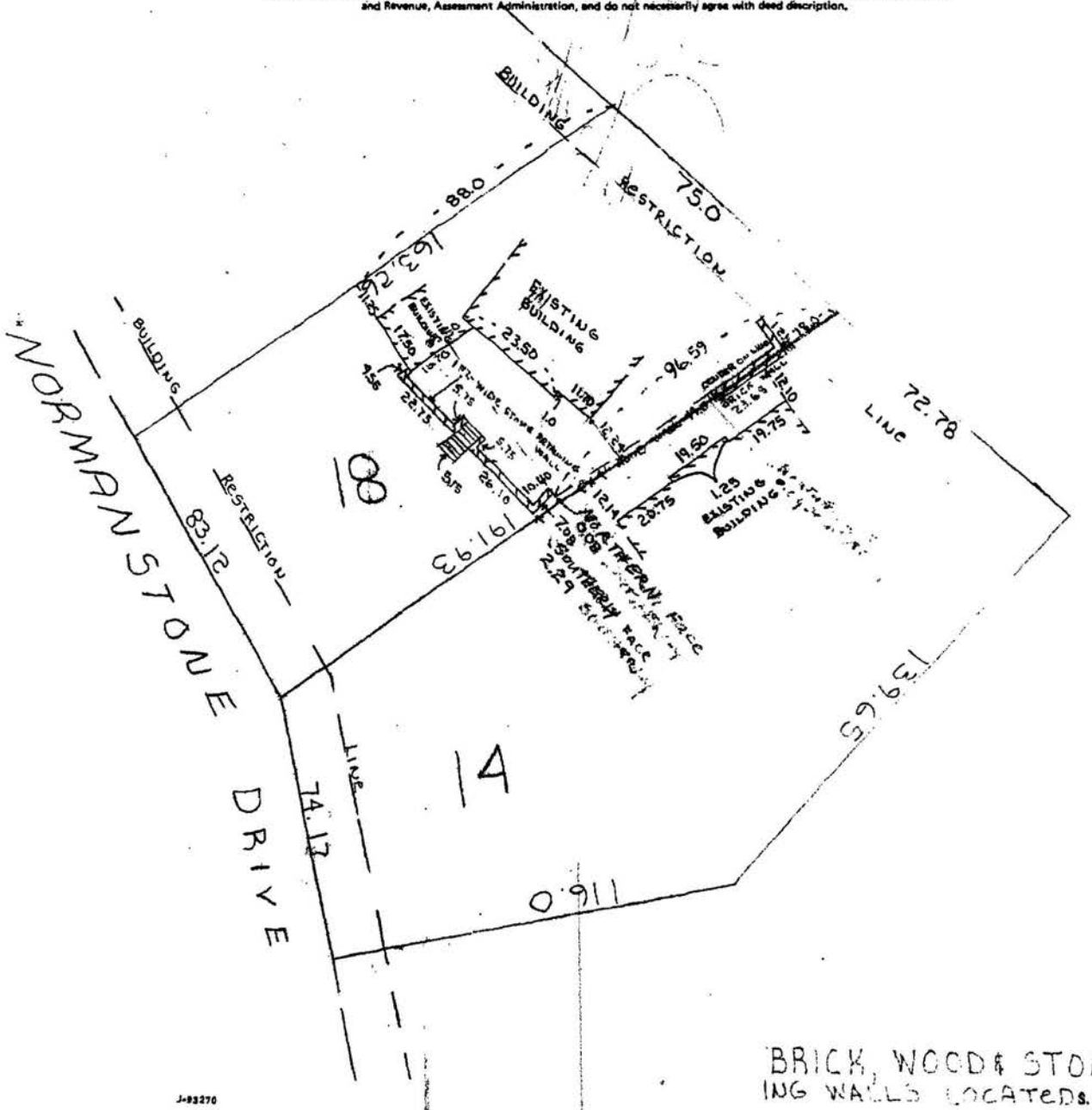
I hereby certify that all existing improvements shown hereon, dimensioned, and are correctly platted; that all proposed buildings or parts thereof, including covered porches, are correctly dimensioned agree with plans accompanying the application; that the foundation hereon is drawn, and dimensioned accurately to the same scale as the shown on this plat; and that by reason of the proposed improvements shown hereon the size of any adjoining lot or premises is not decreased than is required by the Zoning Regulations for light and ventilation; certified and agreed that accessible parking area where required Regulations will be reserved in accordance with the Zoning Regulation area has been correctly drawn and dimensioned hereon. It is further elevation of the accessible parking area with respect to the Highw approved curb or alley grade will not result in a rate of grade alon driveway at any point on private property in excess of 20% for single-f or flats, or in excess of 12% at any point for other buildings. (Th Highway Department permits a maximum driveway grade of 12% ac parking and the private restricted property).

Date .....

.....
(Signature of owner or his authorized agent)

WALL TEST REPORT

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

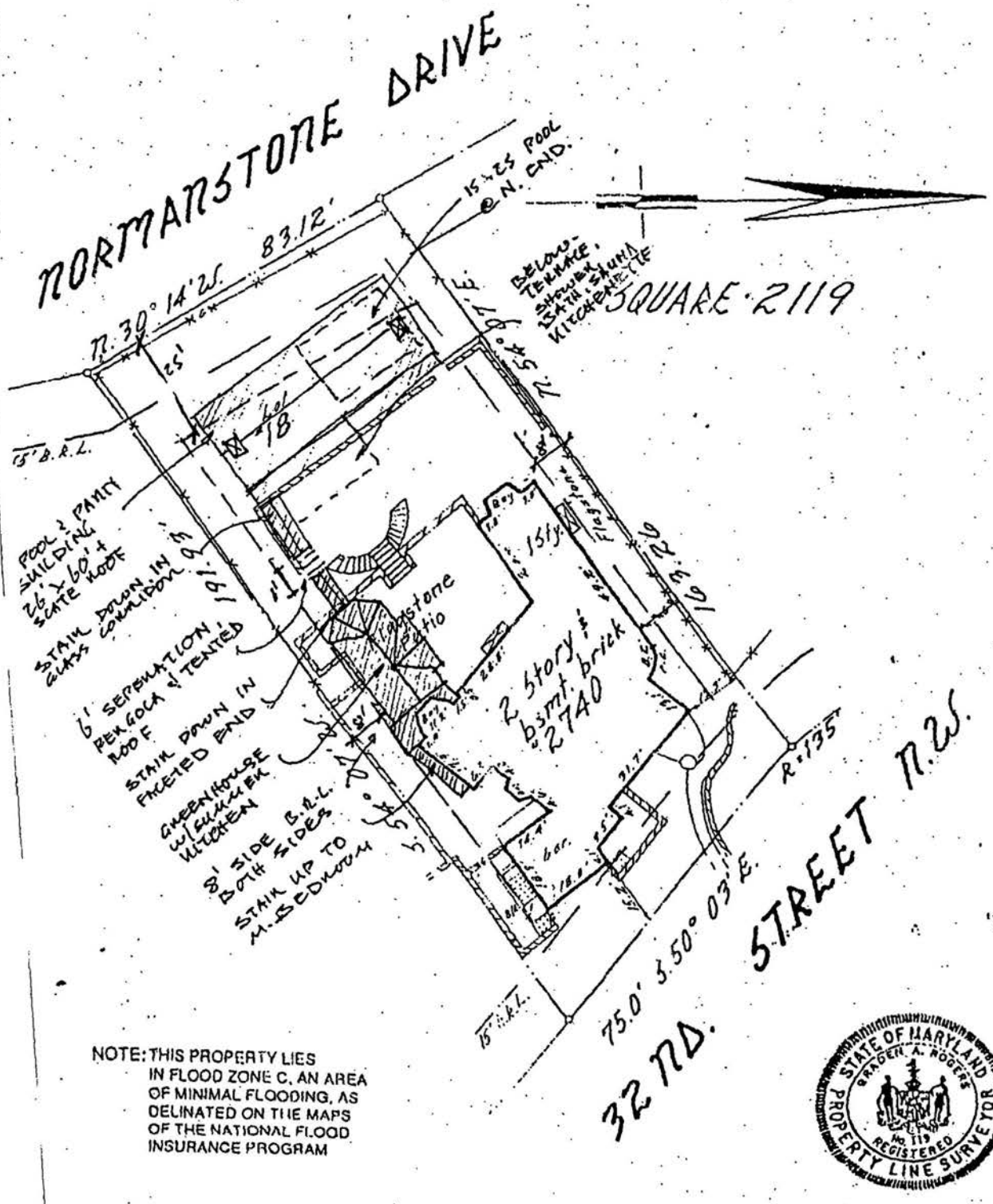


BRICK, WOOD & STO
ING WALLS LOCATED.

J-93270

EXHIBIT E-4

LANDTECH ASSOCIATES, INC.
7907 BALTIMORE AVENUE SUITE 214
COLLEGE PARK, MARYLAND 20740
XX-277-8878



NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING, AS DELINATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM

STATE OF MARYLAND
GRADEN A. ROGERS
No. 719
REGISTERED
PROPERTY LINE SURVEYOR

NO TITLE REPORT FURNISHED

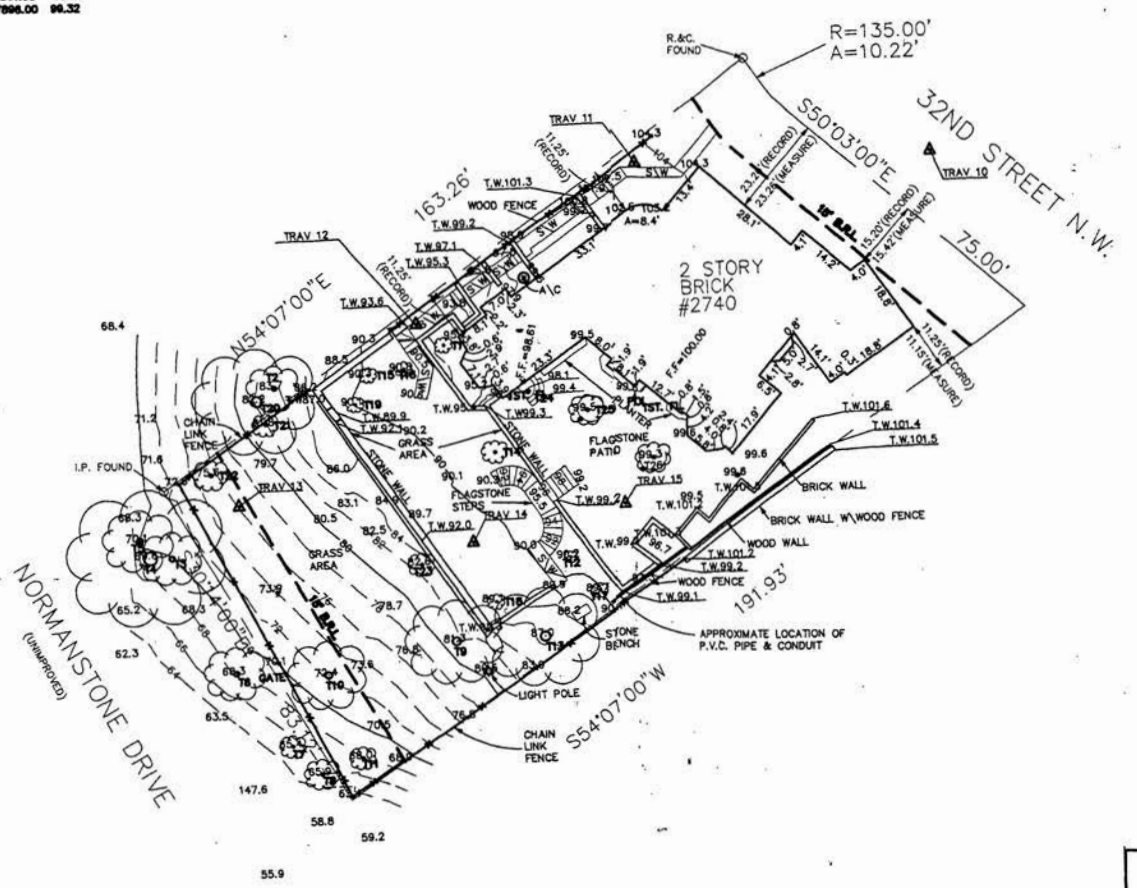
CATION SURVEY OF 0 32nd Street N.W. ington, D.C.	LOT: 18 LIBER: 42 DATE: 6-29-93 CASE NO: 1899-93	SQUARE: 2119 FOLIO: -6 SCALE: 1" = 30' FILE NO: GB 93248

RTIFICATION: I hereby ... the existing visible improve... y established in relation to ... here are no visible encroach... ...ts on the above de... ...apparent title lines ...rts. This is not a pro... ...ny other improve...

EXHIBIT E-5

COORDINATES TABLE

TRAVERSE	10	9799.24	7996.63	107.56
TRAVERSE	11	9796.75	7898.70	103.33
TRAVERSE	12	9760.54	7848.74	93.69
TRAVERSE	13	9718.87	7807.82	76.13
TRAVERSE	14	9710.11	7861.08	89.71
TRAVERSE	15	9718.13	7896.00	99.32



1 inch = 20 ft.

TREE TABLE

T1	4" TREE
T2	12" TREE
T3	14" TREE
T4	36" TREE
T5	16" TREE
T6	14" TREE
T7	6" TREE
T8	8" TREE
T9	22" TREE
T10	18" TREE
T11	8" TREE
T12	3" TRPLE TREE
T13	28" TREE
T14	6" TREE
T15	4" HOLLY
T16	4" HOLLY
T17	4" HOLLY
T18	4" HOLLY
T19	4" HOLLY
T20	28" POPLAR
T21	6" MAPLE
T22	8" MAPLE
T23	6" DOGWOOD
T24	8" MAGNOLOA
T25	8" MAGNOLOA
T26	8" MAGNOLOA

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS CORRECT AND THAT IT WAS PREPARED BY ME OR UNDER MY SUPERVISION. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REPORT WHICH MAY DISCLOSE ENCUMBRANCES TO THE PROPERTY.

DATE

MERIDIAN SURVEYS, INC.
STEPHEN J. WENTHOLD
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 10767

LEGEND

- LIGHT POLE
- DRAIN
- WOOD FENCE
- CHAIN LINK FENCE
- TREE
- TRAVERSE
- T.W. TOP OF WALL

NOTES

1. VERTICAL DATUM IS BASED UPON EXISTING FINISHED FLOOR AS AN ASSUMED ELEVATION OF 100.00 AS SHOWN.
2. HORIZONTAL DATUM IS BASED UPON THE DISTRICT OF COLUMBIA SURVEYORS OFFICE.
3. UTILITIES SHOWN HEREON ARE BASED ON VISIBLE ABOVE GROUND FIELD DATA. PRIOR TO EXCAVATION MISS UTILITY MUST BE CONTACTED.

PREPARED BY:
MERIDIAN SURVEYS, INC.
811 RUSSELL AVENUE
SUITE 303
GAITHERSBURG, MARYLAND 20879
(301) 721-9400
(301) 840-0334 FAX
E-MAIL: surveyor@meridiansurveys.com

TOPOGRAPHIC SURVEY
of
LOT 18
SQUARE 2119
2740 32ND STREET
NORTHWEST
WASHINGTON, D.C.

SCALE: 1" = 20'	DRAWN BY/CHKD BY: DB/SJW
AUGUST, 2000	SHEET 1 OF 1
9/18/00	ADDED BLDG. O/S

EXHIBIT E-6

F

DISTRICT OF COLUMBIA GOVERNMENT
FICE OF THE SURVEYOR

Washington, D. C., 12-10-1991

Plat for Building Permit of SQ 2119 LOT 12

Scale: 1 inch = 30 feet Recorded in Book 42 page 6

Receipt No. OE746

Furnished to OFFICE

For Surveyor, D. C.

By: L-S-A

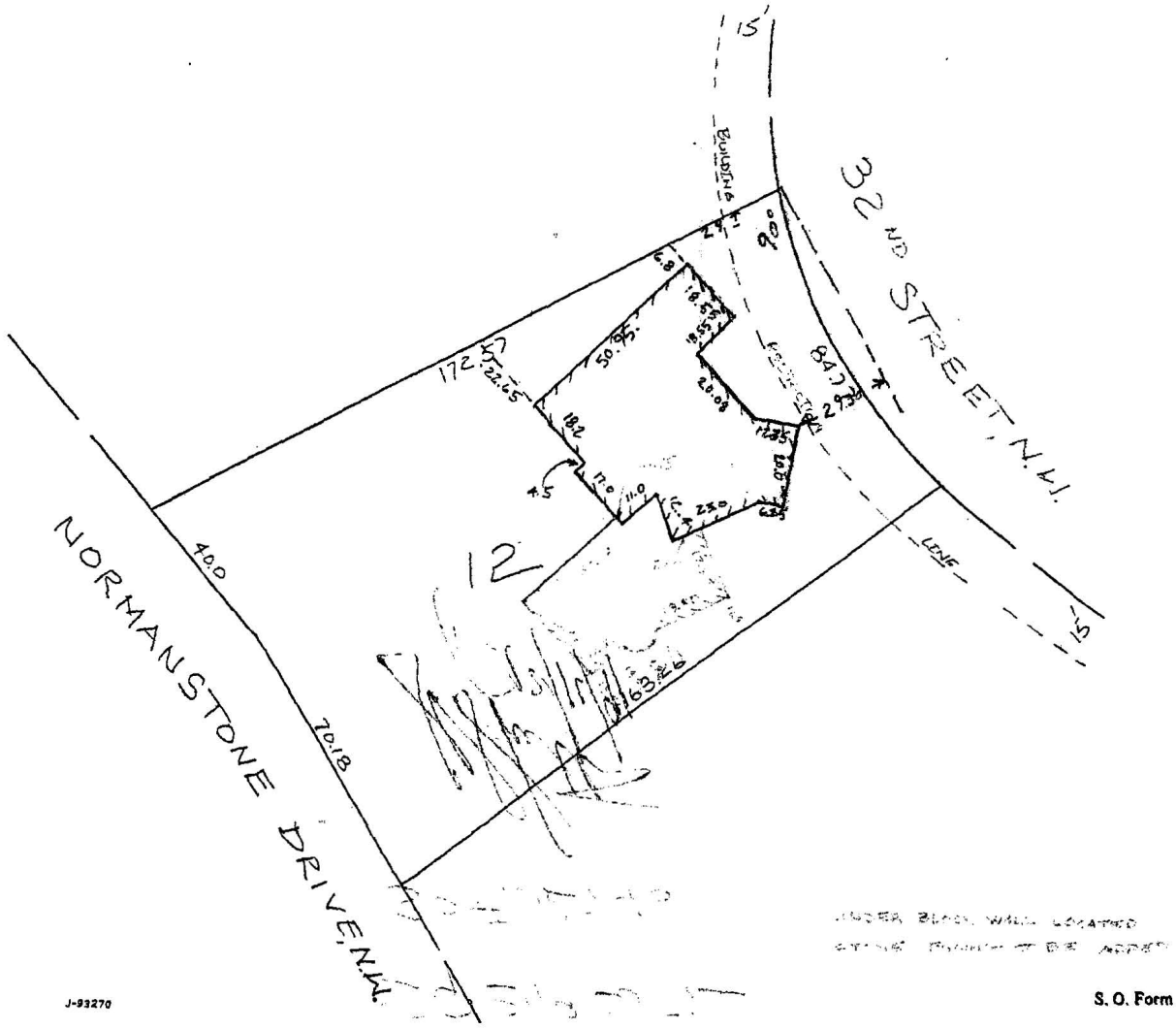
I hereby certify that all existing improvements shown hereon, are comp dimensioned, and are correctly platted; that all proposed buildings or constructi parts thereof, including covered porches, are correctly dimensioned and platte agree with plans accompanying the application; that the foundation plan as s hereon is drawn, and dimensioned accurately to the same scale as the propert shown on this plat; and that by reason of the proposed improvements to be erec shown hereon the size of any adjoining lot or premises is not decreased to an ar than is required by the Zoning Regulations for light and ventilation; and it is fi certified and agreed that accessible parking area where required by the Z Regulations will be reserved in accordance with the Zoning Regulations, and the area has been correctly drawn and dimensioned hereon. It is further agreed th elevation of the accessible parking area with respect to the Highway Depar approved curb or alley grade will not result in a rate of grade along centerli driveway at any point on private property in excess of 20% for single-family dwe or flats, or in excess of 12% at any point for other buildings. (The policy c Highway Department permits a maximum driveway grade of 12% across the parking and the private restricted property).

Date .....

WALL TEST REPORT

(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.



UNDER BLOCK WALL LOCATED

J-93270

S. O. Form

A.A
5/15/

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D. C. 5-12- *19*89

Plat for Building Permit of SQ 2119 Lot 15

Scale: 1 inch = 20 *feet* *Recorded in Book* 42 *page* 6

Receipt No. 09155

Furnished to OFFICE

Surveyor, D. C.

By: FOR L-S-A

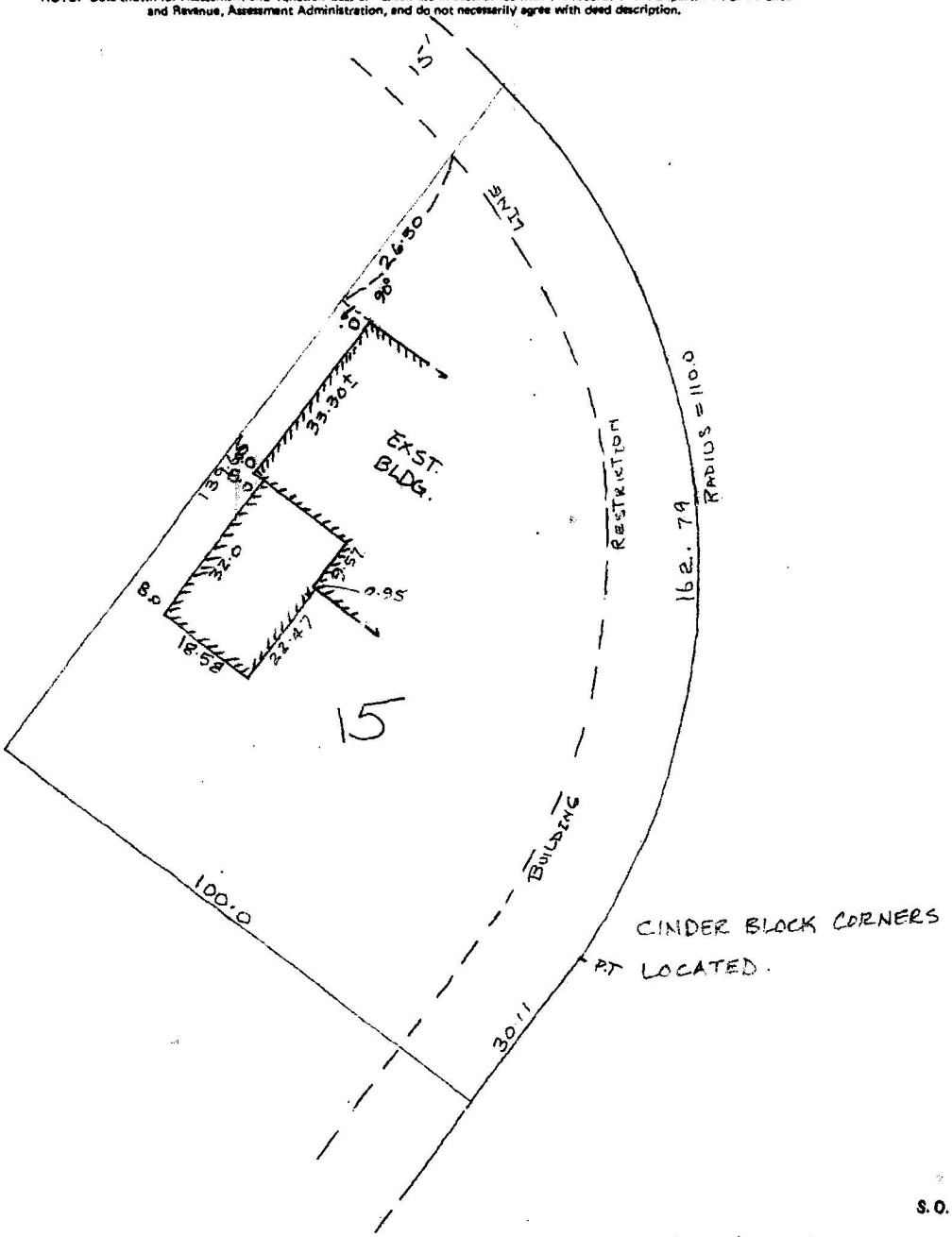
Date

I hereby certify that all existing improvements shown hereon, are compl dimensioned, and are correctly platted; that all proposed buildings or constructio parts thereof, including covered porches, are correctly dimensioned and platted agree with plans accompanying the application; that the foundation plan as sh hereon is drawn, and dimensioned accurately to the same scale as the property shown on this plat; and that by reason of the proposed improvements to be erect shown hereon the size of any adjoining lot or premises is not decreased to an are than is required by the Zoning Regulations for light and ventilation; and it is fu certified and agreed that accessible parking area where required by the Zo Regulations will be reserved in accordance with the Zoning Regulations, and tha area has been correctly drawn and dimensioned hereon. It is further agreed tha elevation of the accessible parking area with respect to the Highway Departi approved curb or alley grade will not result in a rate of grade along centerlin driveway at any point on private property in excess of 20% for single-family dwel or flats, or in excess of 12% at any point for other buildings. (The policy o Highway Department permits a maximum driveway grade of 12% across the p parking and the private restricted property).

(Signature of owner or his authorized agent)

WALL TEST REPORT

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.



J-93270

S. O. Form

Form 907—E. D.

10-30-61
D.B.W.

Surveyor's Office
DISTRICT OF COLUMBIA

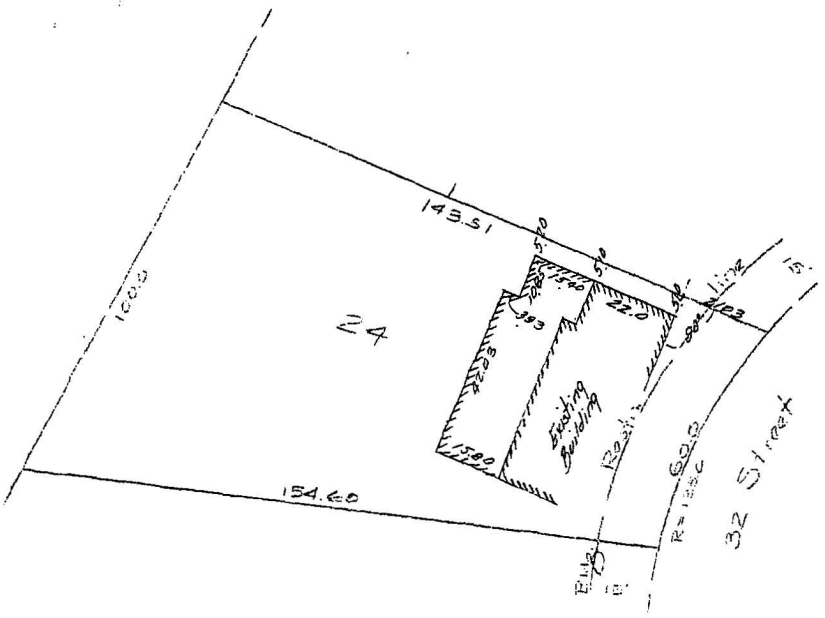
Washington, D. C., 10-27, 1961

Plat, for Building Permit of Lot 24 SQ 2119

Recorded in Book 112 page 123

Scale: 1 inch = 20 feet

S. O. _____



cinder block corners located

Furnished to Office

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 plan 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 or 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)

_____
Surveyor, District of Columbia.

Per _____

LC-8

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.

G

BZA APPLICATION NO. 17073

OUTLINE OF TESTIMONY
REPRESENTATIVE OF ACCENT GENERAL CONTRACTING

I. Introduction

II. Location of property.

III. Description of project.

A. Previous conditions.

B. Existing conditions.

IV. Discussions with Zoning Administrator.

V. Need for special exception relief.

VI. Discussions with ANC and neighbors.

VII. Conclusions.