Howard Heu
Parkhill, Inc.
601 Massachusetts Avenue, NE
Washington, DC

June 28, 2004

RECEIVED
D.C. OFFICE OF ZONING
2004 JUN 28 AM 9:33

Chairman and Members,
Board of Zoning Adjustment
441 Fourth Street, NW (Room 210-South)
Washington, DC 20001

Re: BZA 17124

Dear Mr. Chairman and Members of the Board

At your meeting of June 8, you requested that I provide you with revised elevation and floor plans for the Board to consider when it takes up my application for relief from lot occupancy and parking requirements at my property at 601 Massachusetts Avenue, NW.

It is important to remind you that this project is one that, with your approval, will provide a place for my wife, two children, and myself to live along with a small one-bedroom apartment. These would wrap around and cover the existing non-conforming, non-contributing building now at that location, while allowing its present use to continue without interruption, providing a dry-cleaning and laundry drop-off and pick-up location for the community. That use, which replaced nearly a century of use as a barber shop and other commercial uses, would be contained within the overall structure, but the signs, awnings and other features of that building would be replaced by an exterior that would be brick and other materials to be approved by the Historic Preservation Review Board (with opportunity that Board provides for input from neighbors and the Advisory Neighborhood Commission). This letter provides you an additional photograph of the existing building against the backdrop of 603 Massachusetts Avenue, NW.

While the revised plans, dated June 22, are ones that would meet the needs of myself and my family, my preference would be for you to approve the plans originally filed. These differ not in the percentage of lot occupancy but in the number of stories the project would have within the narrow part of the lot along Sixth Street. The original plans (copies of which area also provided with this letter) provide three stories; the revised plans provide two. Both provide adequate light and air to the adjacent property, though one provides more than the other.

The site is surrounded by a large amount of public space, the area of which is more than twice the area of my lot. This area would be suitably landscaped and maintained. Its precise design would be developed after approval by the Board of Zoning Adjustment and guidance from the Historic Preservation Review Board, with final approval being

BZA
Case No. 17124
Exhibit No. 42

Board of Zoning Adjustment
District of Columbia
CASE NO. 17124
EXHIBIT NO. 42

sought from the Public Space Committee, which also provides opportunity for input by the ANC and community in its processes.

My family and I, who have lived in the District of Columbia since 1989, hope you will approve my application and allow us to develop a residence for us and a building that will be an asset to the neighborhood in which it will be located. We are prepared to proceed with your approval and such of the conditions identified in Mr. Williams' final submission in this case.

Thank you.

Howard Heu

Howard Heu

Attachments

cc: David McGettigan, Office of Planning

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

Case No. 17124

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).
601 Massachusetts Avenue NE,DC	866	809	6	Parking Space(S.E)	2100.1
				Area Variance	403.2

Present use(s) of Property:	Non-conforming use.
Proposed use(s) of Property:	Existing and residential(2) units(zoned R-4)
Owner of Property:	Howard Heu(Parkhill Inc.) **Telephone No:** 703-602-1386
Address of Owner:	1244 Maryland Avenue NE,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:

1) RELIEF FROM A PARKING SPACE REQUIREMENT.

2) A PERMISSION TO EXCEED THE PERCENTAGE(60 % to 85%) OF LOT OCCUPANCY REQUIREMENT

Estimated construction cost	$250,000.00	**Advisory Neighborhood Commission Single-Member District(s)**	Mr.Bill Crew
Date:	Dec.14,2003	**Signature:**	Applicant* Howard Heu

* *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*)

Name:	Howard C.Heu(owner)				
Address:	1244 Maryland avenue NE,Washington,DC20002				
Phone No.:	o)703-602-1386 H)202-397-2105	**Fax No.:**	N/A	**E-Mail:**	howard.heu@smdc.army.mil

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

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

Case No.

ZONING SELF-CERTIFICATION FORM

Project Address(es)	Square	Lot(s)	Zone District(s)	ANC(s)/Single Member District(s)
601 Massachusetts Avenue	866	809	6	Bill Crew

CERTIFICATION

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

Relief Sought	☐ §3103.2 - Use Variance	☐ §3103.2 - Area Variance	☐ §3104.1-Special Exception
Pursuant to Subsections		403.2	2100.1

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	Howard Heu	Owner's Name (Please Print)	Howard C. Heu
Agent's Signature	Bill Maiden	Agent's Name (Please Print)	Bill Maiden

Date		D.C. Bar No.		or	Architect Registration No.	#3656

OFFICE OF ZONING DETERMINATION

(DCMR Title 11 §3113.2)

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

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

Signature _____ Date _____

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

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

Side 2

INSTRUCTIONS

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

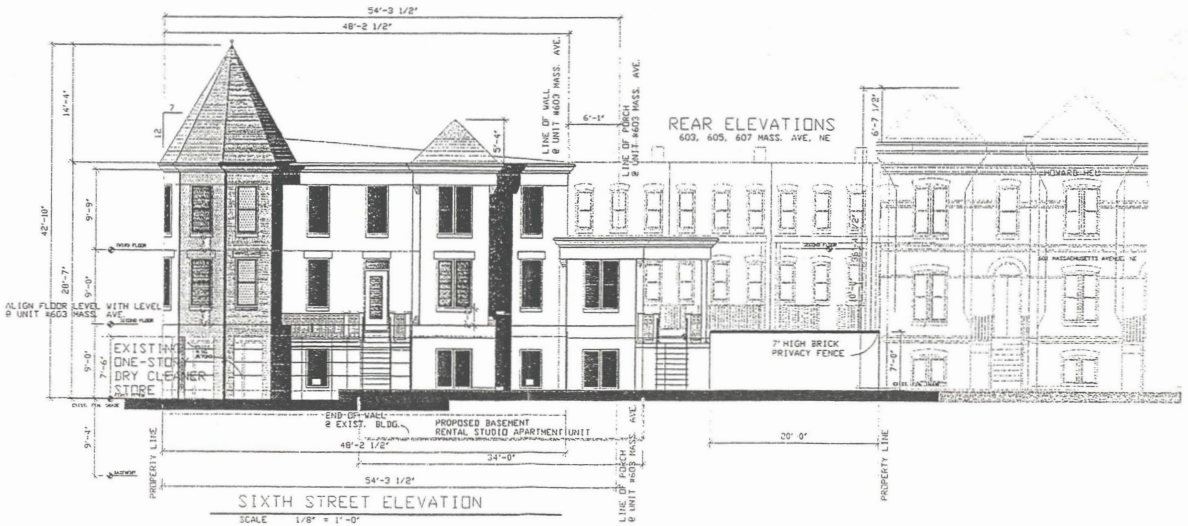
1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front **and** back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete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

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

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	1,540SQ.ft	1,800 SQ.ft	924 SQ.ft	1309sq.ft	none
Lot Width (ft. to the tenth)	Varies	18 ft.	N/A	Varies	None
Lot Occupancy (building area/lot area)	600 sq.ft	N/A	924 sq.ft	1309 sq.ft	25%
Floor Area Ratio (FAR) (floor area/lot area)	N/A	N/A	N/A	N/A	N/A
Parking Spaces (number)	None	one(1)	None	None	None
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Rear Yard (ft. to the tenth)	50+ ft.	20 ft.	N/A	20 ft.	None
Side Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Height (ft. to the tenth)	10 ft	N/A	40 ft	40 ft	None

Original

REVISED 6/22/04



NOTE: THIS ELEVATION IS A PRELIMINARY SKETCH DELINEATING A POSSIBLE MASSING OF THE STRUCTURE. WINDOW ALIGNMENTS, DOORS AND OTHER FEATURES MAY BE SLIGHTLY MODIFIED IN THE DESIGN DEVELOPMENT PHASE AND DURING HISTORIC PRESERVATION REVIEW.

Architect:
WILLIE JAMES MAIDEN, AIA

MAIDEN AND ASSOCIATES
Architects / Engineers / Planners
8030-B GEORGIA AVENUE
SILVER SPRING, MD 20910
(301) 608-0968 OFFICE
E-Mail: WJMAIDEN@AOL.COM

Certification

Owner's Name / Address:

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D.C. OFFICE OF ZONING
2004 JUN 23 AM 9:33

Project Name / Address:

LOT:
SQUARE:
LOT AREA:
WARD:

ZONING DESIGNATION
1996 BOCA USE GROUP:
1996 BOCA CONSTRUCTION TYPE:
1999 DCMR CODE:

Number	Issue	Date

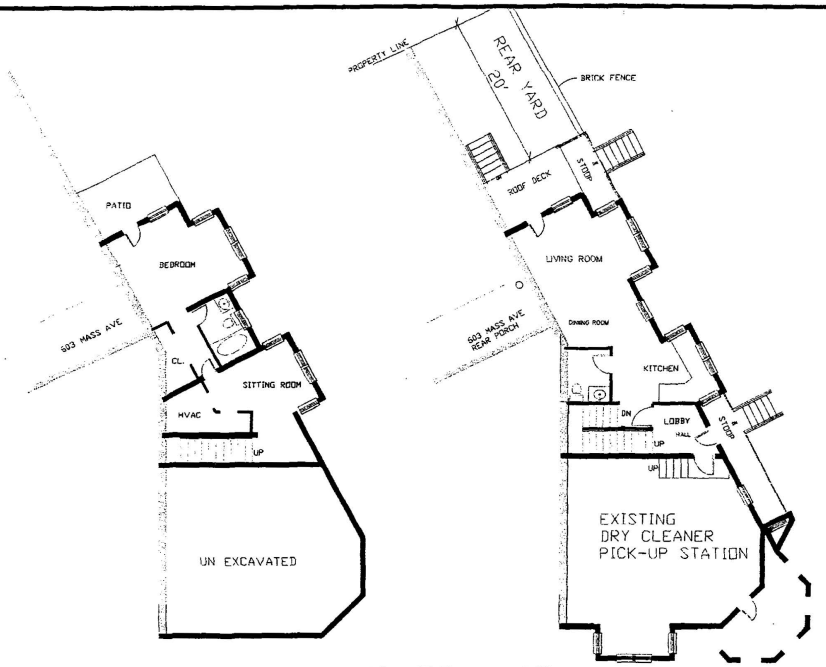
REVISION SCHEDULE

Drawing Name:

Sheet Division/Section:

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Contract Date:	Designed by:	Drawing Sheet Number:
	Plotted by:	
	Checked by:	
	Checked by:	
Architect's Project Number:	DATE: 6/22/04	
	SCALE: 1/8" = 1'-0"	
	H.B.R.C.	
	CONSTRUCTION SET	



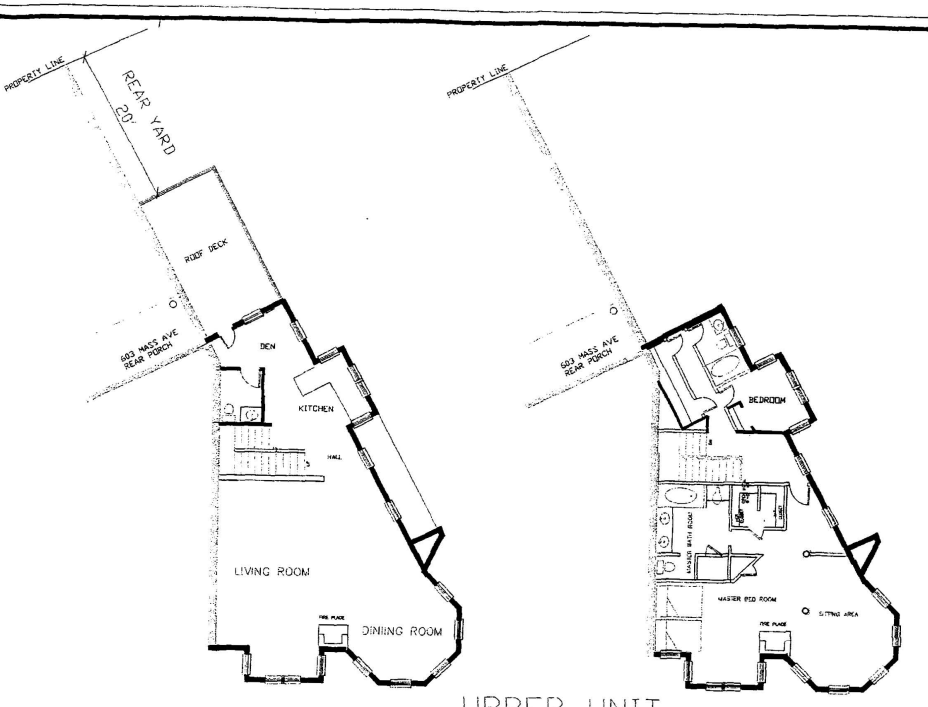
LOWER UNIT

BASEMENT FLOOR PLAN

SCALE 1/8" = 1'-0"

FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"



UPPER UNIT

SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

THIRD FLOOR PLAN

SCALE 1/8" = 1'-0"

Owner's Name

HOWARD HEU

MAIDEN AND ASSOCIATES
Architects / Engineers / Planners
8030-B GEORGIA AVENUE
SILVER SPRING, MD 20910
(301) 608-0988 OFFICE
(202) 237-0230 FAX
E-Mail: W.MAIDEN@AOL.COM

Architect

WILLIE JAMES MAIDEN, AIA

Project Name

601 MASSACHUSETTS AVENUE, NE

LOT:
SQUARE:

ZONING DESIGNATION
1996 BOCA USE GROUP:
1996 BOCA CONSTRUCTION TYPE:

PRELIMINARY
DESIGN
REVISED 6/22/04

REVISION SCHEDULE

Revision Number	Revision Name	Revision Date

Drawing Name

FLOOR PLANS

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Contract Date: 7/2/03

Designed by:
Detailed by:
Reviewed by:

PRE-DESIGN SET
DESIGN DEV. SET
FINAL DESIGN SET
REVIEW SET/DATE

Drawing Sheet Number: A1

Sheet ___ of ___

"ORIGINAL PROPOSAL"



SIXTH STREET ELEVATION

SCALE 1/4" = 1'-0"

Certification:
The intent of the design/drawings delineated hereon was designed/drawn by me or under my supervision with which I am employed and to the best of my knowledge, information and belief. Any construction deviation in design or detailing shall not be the responsibility of the Architect without written directive or revised drawing.

The American Institute of Architects

MAIDEN AND ASSOCIATES
Architects / Engineers / Planners

8030-B GEORGIA AVENUE
SILVER SPRING, MD 20910

(301) 608-0988 OFFICE

E-Mail: W.MAIDENBADL.COM

Owner's Name / Address:

HOWARD HEU

Project Name / Address:

601 MASSACHUSETTS AVENUE, NE

LOT:
SQUARE:
LOT AREA:
WARD:

ZONING DESIGNATION:
1996 BOCA USE GROUP:
1996 BOCA CONSTRUCTION TYPE:
1999 DCMR CODE:

Number	Name	Date

REVISION SCHEDULE

Drawing Name:

Spec. Division/Section:

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Contract Date:	Designed by:	Drawing Sheet #
	Autocad by:	
	Checked by:	
	Checked by:	
Architect's Project Number:	FINAL DESIGN SET	A4
	DESIGN DEV. SET	
	PERMIT SET	
	BID SET	
	CONSTRUCTION SET	
	AS-BUILT SET	
	REVISED DRAWING	Sheet of


Park Hill
CLEANERS
Park Hill
CLEANERS
OPEN
601
MASSACHUSETTS AV NE
600
HILL RAG
EAST RIVER
DC NORTH