LAW OFFICES
GREENSTEIN DELORME & LUCHS, P.C.

WILLIAM H. HARRIS, JR.
RICHARD G. WISE
ABRAHAM J. GREENSTEIN
GILBERT E. DELORME
VINCENT MARK J. POLICY
RICHARD W. LUCHS
JUDITH R. GOLDMAN
JACQUES B. DEPUY
JEFFREY H. GELMAN
ALAN S. WEITZ
WILLIAM C. CASANO
JOHN PATRICK BROWN, JR.
LEWIS F. MORSE
ROGER D. LUCHS
STEPHANIE A. BALDWIN
LYLE M. BLANCHARD
JOHN M. CATALANO
GREGORY T. DUMONT
ALFRED M. GOLDBERG
MONIC Y. HALSEY
DONALD F. HOLMES, JR.
M. RYAN JENNESS
MIRIAM HELLEN JONES
ISABEL P. SABIO*
JAMES D. SADOWSKI
*ADMITTED IN VA ONLY

1620 L STREET, N.W., SUITE 900
WASHINGTON, D.C. 20036-5605
TELEPHONE (202) 452-1400
FACSIMILE (202) 452-1410
www.gdllaw.com

OF COUNSEL
MICHAEL T. CREHAN

November 15, 2004

D.C. OFFICE OF PLANNING
RECEIVED
2004 NOV 15 PM 2:14

Mr. Geoffrey Griffis
Chairman
Board of Zoning Adjustment
441 Fourth Street, N.W.
Suite 210
Washington, DC 20001

**Re: Request for Approval of Modification of Plans; BZA Application Number 17137**

Dear Mr. Griffis and Members of the Board:

This letter is to request approval of a modification of approved plans pursuant to Section 3129 of the Zoning Regulations.

You may recall that the project that was approved by the BZA in Application Number 17137 is a mixed use project of approximately 100 residential units, at grade and below grade retail, a large health club/spa and 170 parking spaces. The project site, at 15th, P and Church Streets, N.W., in the Arts Overlay zone district is currently occupied by a Duron Paint Store. The project received the enthusiastic support of the ANC and neighborhood organizations, was approved by the HPRB and received a unanimous (4-0-1) vote from the BZA and a Summary Order with no conditions.

The requested plan modifications and an explanation and justification for each requested modification is set forth on Exhibit "A". A copy of the plans approved by the BZA is attached as Exhibit "B". The revised plans, for which approval of the modification is sought, is attached as Exhibit "C". A copy of the Order in Application Number 17137 is attached as Exhibit "D".

In compliance with Section 3129, this request for modification of approved plans is filed not later than six (6) months after the date of the final order approving the application and, as evidenced below, is being served on all parties to the original application. It is respectfully

BZA
Case No. 17137
Exhibit No. 37

Board of Zoning Adjustment
District of Columbia
CASE NO.17137
EXHIBIT NO.37

submitted that the modifications depicted on Exhibit "A" are minor modifications that do not change the material facts the BZA relied upon in approving the application.

We appreciate your consideration of this request.

Respectfully Submitted,

GREENSTEIN, DELORME & LUCHS, P.C.

By: _____
Jacques B. DePuy

By: _____
Lyle M. Blanchard

JBD:mac246656v1
Enclosure

cc: Mr. Scott Pannick
Marc Fairbrother, AIA

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing Request for Approval of Modification of Plans was mailed, first-class, postage prepaid, this 15th day of November, 2004, to:

Advisory Neighborhood Commission 2F
c/o Carey Silverman, Chair
Washington Plaza Hotel
P.O. Box 9348
Washington, D.C. 20003

Mr. Travis Parker
Office of Planning
801 North Capitol Street, N.E.
Fourth Floor
Washington, D.C. 20002

Lyle M. Blanchard

246718



**EXHBIT "A"**

PLAN MODIFICATIONS AND JUSTIFICATION; BZA APPLICATION NO. 17137

| Plan Modification | | | Justification |
|---|---|---|---|
| | BZA-Approved Plans | Revised Plans | |
| Total Number of Parking Spaces Provided[1] | 167 (64 of which were proposed to be located in vault space) | 168 (36 of which are proposed to be located in vault space) | The layout of the parking levels has been revised to eliminate a large number of spaces in vault areas because of the prohibitive cost of relocating a 24-inch WASA sewer line that is located under P Street. As a result, a partial 4th level of parking has been added to the project and far fewer spaces are proposed to be located in vault areas. |
| Number of Residential Units | 105 | 92 | To accommodate (i) the health club operator,[2] who proposes to offer a day spa at the street level on 15th Street and requires that a larger area be devoted to ground floor spa uses and (ii) Metropolis Development Company's desire for office space in the building, five (5) ground floor residential units are to be converted into retail and office space. In addition, to respond to changing market conditions, a number of residential units have been reconfigured or consolidated. |
| Amount of Retail, Service, Arts, Entertainment and Office Space | 24,000 | 33,355 | The amount of retail, service, entertainment and related space (including the health club) has increased as a result of the conversion of 5 residential units into ground floor day spa space. In addition, 2,310 spare feet of retail space has been converted into office space for the use of Metropolis Development Company which, through an affiliate, is the developer of the subject project. |

RECEIVED
D.C. OFFICE OF ZONING
2004 NOV 15 PM 2:16

[1] The number of "required" spaces in the BZA-Approved Plans was 123. Under the revised plans the number of such spaces is 113 because the Zoning Administrator has determined that the parking requirement for the health club/gymnasium should be calculated as an "all other use", not a "retail" use.

[2] The ANC and neighborhood organizations are strongly supportive of and enthusiastic about the health club. There is no similar facility in the neighborhood. In addition, one of the purposes of the Arts Overlay is to provide uses that encourage pedestrian activity, "especially retail and entertainment uses". Such a conversion to ground floor retail space will not adversely impact parking requirements or issues because (i) the total number of parking spaces is being increased and (ii) such a converted use satisfies the "required" parking count, both as discussed above.



D.C. OFFICE OF ZONING
2004 NOV 15 PM 2:16

# 1515 FIFTEENTH STREET

W A S H I N G T O N, D C

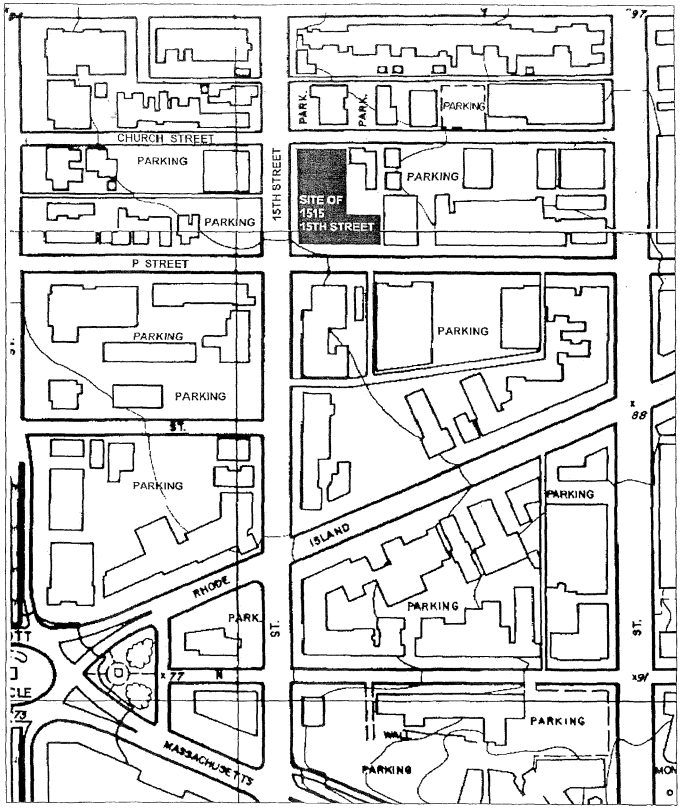
---

ARCHITECT:
RTKL DC ASSOCIATES PC

OWNER:
1515 15TH STREET, L.L.C.

DEVELOPER:
Metropolis Development Company, L.L.C.

BZA SET
JAN 20TH 2004




SITTE PLAN

SCALE: 1" = 200'

## PROJECT INFORMATION

| | |
|---|---|
| 00.00 | COVER |
| 00.11 | SITE PLAN, INDEX, ZONNING NOTES |
| 30.P3 | P3 LEVEL PLAN |
| 30.P2 | P2 LEVEL PLAN |
| 30.P1 | P1 LEVEL PLAN |
| 30.01 | GROUND LEVEL PLAN |
| 30.02 | SECOND LEVEL PLAN |
| 30.03 | THIRD LEVEL PLAN |
| 30.04 | FOURTH LEVEL PLAN |
| 30.05 | FIFTH LEVEL PLAN |
| 30.06 | SIXTH LEVEL PLAN |
| 30.07 | SEVENTH LEVEL PLAN |
| 30.08 | PENTHOUSE LEVEL PLAN |
| 33.01 | SOUTH ELEVATION |
| 33.02 | WEST ELEVATION |
| 33.03 | NORTH ELEVATION |

## PROJECT INFORMATION

ZONING DISTRICT: C-3-A / ARTS, GENERAL COMMERCIAL AND UPTOWN APTS OVERLAY

SQUARE: 209
LOT: 100 (ART LOTS 919, 920,921)
SITE AREA: 26,300 SF (RECORDED); 26,378 SF (SURVEYED)

PARKING SPACES TOTAL: APPROX. 167

RESIDENTIAL UNITS TOTAL: APPROX. 105

## 1515 15TH STREET

AREA TABULATION

| | LEVEL | RESIDENTIAL | RETAIL | PARKING | OTHER | TOTAL | |
|---|---|---|---|---|---|---|---|
| ABOVE GRADE | PENTHOUSE / ROOF ACCESS | | | | | | |
| | 7 | 16,950 SF | | | | 16,950 SF | |
| | 6 | 16,950 SF | | | | 16,950 SF | |
| | 5 | 17,340 SF | | | | 17,340 SF | |
| | 4 | 20,950 SF | | | | 20,950 SF | |
| | 3 | 18,260 SF | | | | 18,260 SF | |
| | 2 | 20,950 SF | | | | 20,950 SF | |
| | 1 | 11,025 SF | 9,075 SF | | | 20,100 SF | 131,500 SF |
| BELOW GRADE | P1 | | 4,055 SF | 20,130 SF | | 24,185 SF | F.A.R. |
| | P2 | | 10,870 SF | 20,130 SF | | 31,000 SF | |
| | P3 | | | 31,000 SF | | 31,000 SF | 86,185 SF |
| | | 122,425 SF | 24,000 SF | 71,260 SF | | 217,685 SF | |

Zoning Information

| Section No. | Zoning Regulations | Requirement | Provided | Note |
|---|---|---|---|---|
| Special | FAR | 4.5<br>(5.0 max per C.L.D.)<br><br>5.0 x 26,300 sf = 131,500 sf | 131,500 sf<br>(5.0 max per C.L.D.) | |
| 770.1<br>1902.1 | Height | 75'-0" ft max<br>83'-0" ft max for roofstructures | 75 ft to main roof<br>83'-0" ft to penthouse | |
| 772.1 | Lot Occupancy | Maximum lot occupancy is 75% of total site area;<br><br>0.75 x 26,300 sf = 19,725 sf | 70.78% * | |
| 773 | Residential Recreation Space | 15% of GFA<br>50% min outside<br><br>0.15 x 110,000 sf = 16,500 sf TOTAL<br>0.50 x 16,500 sf = 8,250 sf min OUTDOOR | 3.1% = 3228 sf * (total)<br>40.2% = 1380 sf * (exterior)<br><br>7.0% = 6,726 sf (private recreational space provided) | |
| 774.11 | Rear Yard Setback | 12' min<br><br>75 ft x 2.5in/foot = 15' - 7 1/2" | 46'-0" | |
| 775.5 | Side Yard Setback | None required | None Provided | |
| 776.3<br>776.5 | Court | Where provided<br><br>75 ft x 4 in/ft = 25ft | 26'-0" | |
| 411 | Roof Structure Area | Additional FAR of 0.37<br>Setback ratio 1:1<br><br>0.37 x 26,300 sf = 9,731sf | 5,500 sf | |
| 2101 | Parking Spaces | Retail: One space for each 300gsf retail over 3,000 gsf<br>Residential: One space for every two apartments.<br><br>Ret: (24,000gsf - 3,000gsf) x 1space/300gsf = 70 space<br>Res: 105 apts x 1s p/2 apts = 53 space<br>Total: 70 spaces retail + 53 spaces residential = 123 space | 167 spaces total provided | |
| 2201.1 | Loading | Retail 20-30K sf<br>(2) berths at 30ft l x 12ft w x 14ft h<br>(1) space at 20ft l x 10ft w x 10ft h<br>(2) platforms at 100sf ea.<br><br>Residential<br>(1) berths at 55ft l x 12ft w x 14ft h<br>(1) space at 20ft l x 10ft w x 10ft h<br>(1) platforms at 200sf. | Retail *<br>(1) berth at 30 ft x 12 ft x 14 ft<br>(1) space at 20 ft x 10 ft x 10 ft<br>(1) platform at 209 sf<br><br>Residential *<br>(1) space at 20 ft x 10 ft x 10 ft | |

General Notes

1. Items marked with * indicate issues requiring relief to be seeked from BZA and / or requiring zoning interpretation.
2. Penthouse / roof access and below grade areas are not included in the total area for FAR calculation.
3. All tabulations are approximate calculations based on current design and are subject to change pending final design.
4. Number of units and parking spaces provided are subject to change pending final layout.

JAN 20TH 2004

RTKL

RTKL DC Associates PC
1250 Connecticut Avenue N.W.
Washington, D.C. 20036
202 833-4400

© RTKL DC Associates PC, 2000

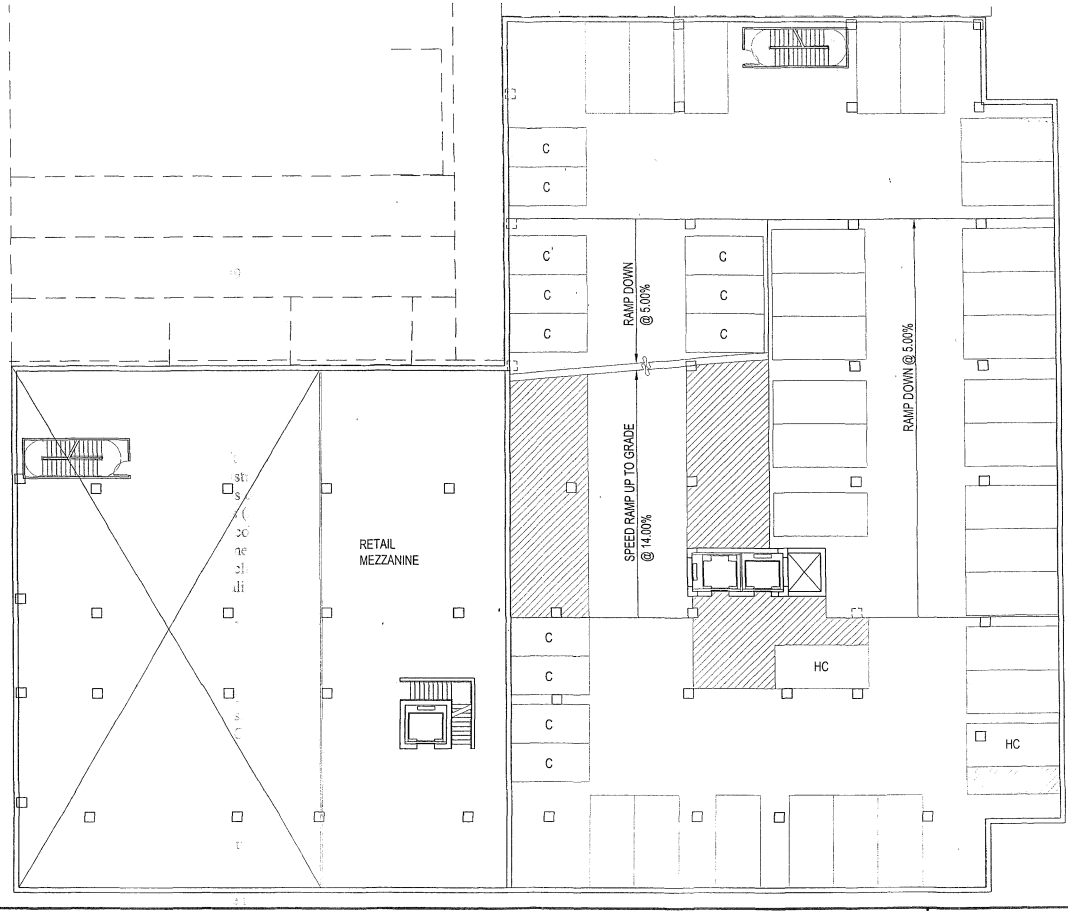
# 1515 FIFTEENTH STREET

W A S H I N G T O N, D C

Owner: 1515 15TH STREET, L.L.C.
Developer: Metropolis Development Company, L.L.C.

SITTE PLAN, INDEX, ZONNING NOTES

00.11




RECEIVED
2004 NOV 15 PM 2:16

JAN 20TH 2004

RTKL
RTKL DC Associates PC
1250 Connecticut Avenue N.W.
Washington, D.C. 20036
202 833-4400

© RTKL DC Associates PC. 2000

# 1515 FIFTEENTH STREET

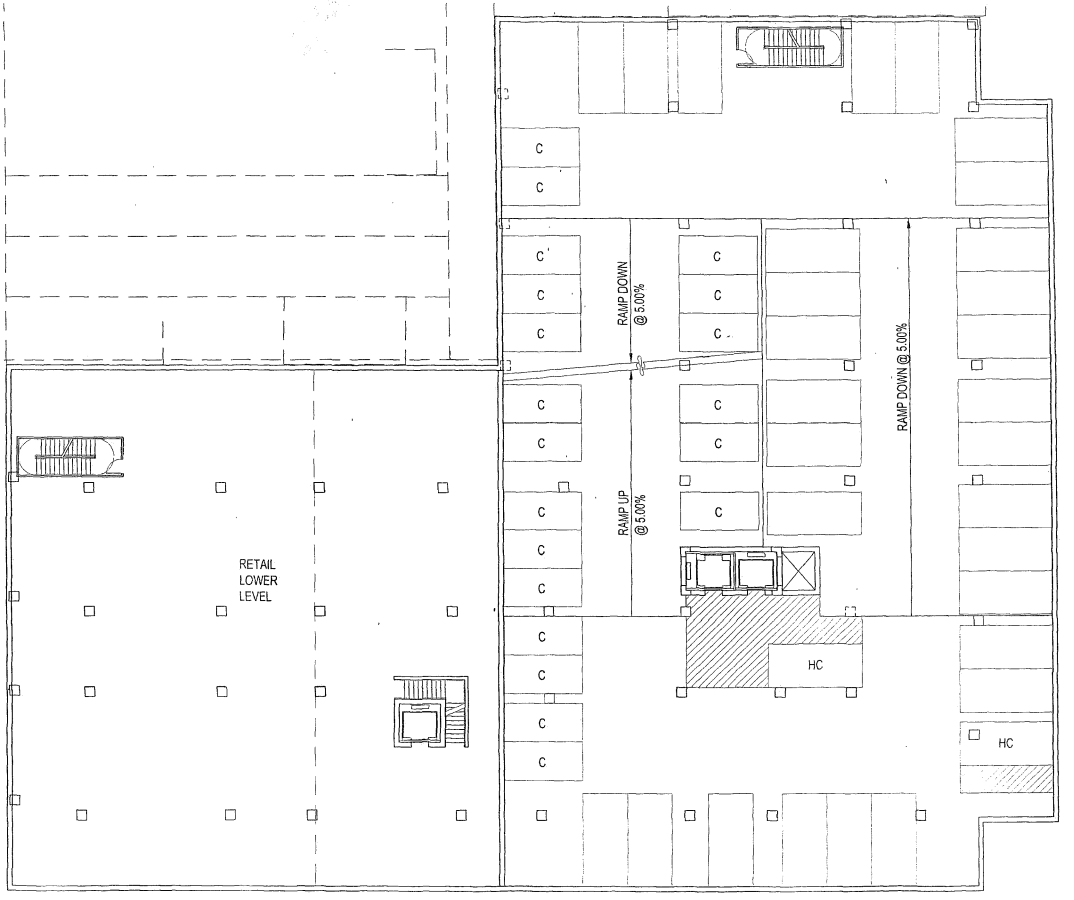
W A S H I N G T O N, D C

Owner: 1515 15TH STREET, L.L.C.
Developer: Metropolis Development Company, L.L.C.

## G1 LEVEL PLAN

1" = 20'-0"

30.P1




JAN 20TH 2004

RTKL
RTKL DC Associates PC
1250 Connecticut Avenue N.W.
Washington, D.C. 20036
202 833-4400

© RTKL DC Associates PC, 2000

# 1515 FIFTEENTH STREET

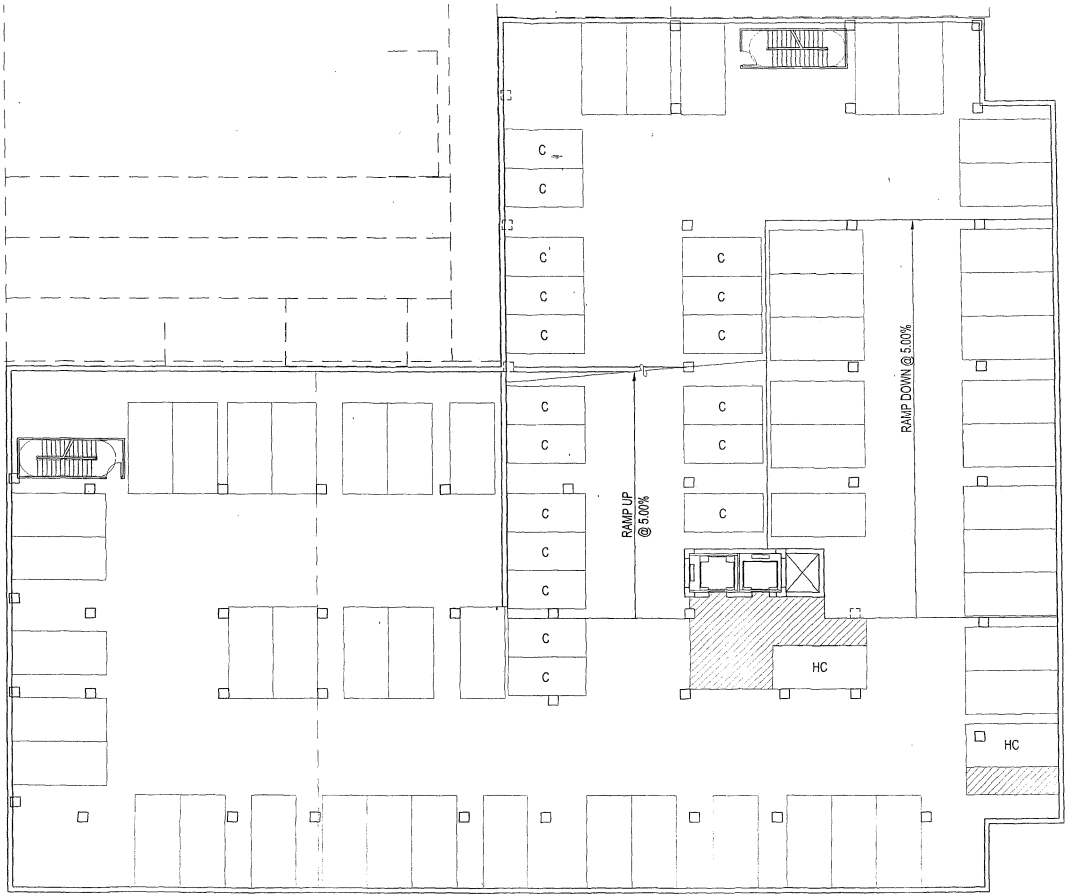
W A S H I N G T O N, D C

Owner: 1515 15TH STREET, L.L.C.
Developer: Metropolis Development Company, L.L.C.

## G2 LEVEL PLAN

1" = 20'-0"

30.P2




RECEIVED
2004 NOV 15 PM 2:16
CITY OF WASHINGTON

JAN 20TH 2004

RTKL
RTKL DC Associates PC
1250 Connecticut Avenue N.W.
Washington, D.C. 20036
202 833-4400

© RTKL DC Associates PC. 2000

# 1515 FIFTEENTH STREET

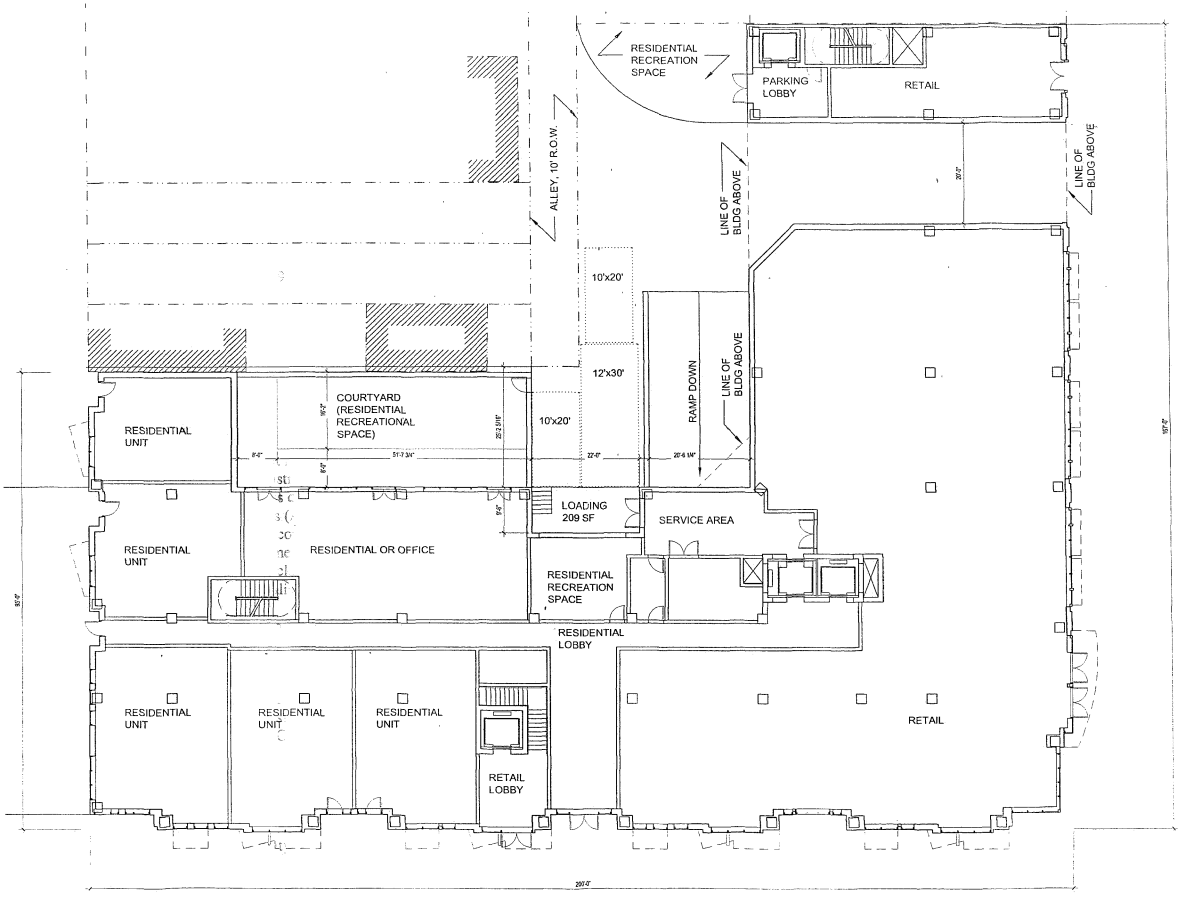
W A S H I N G T O N, D C

Owner: 1515 15TH STREET, L.L.C.
Developer: Metropolis Development Company, L.L.C.

## G3 LEVEL PLAN

1" = 20'-0"

30.P3




JAN 20TH 2004

RTKL
RTKL DC Associates PC
1250 Connecticut Avenue N.W.
Washington, D.C. 20036
202 833-4400

© RTKL DC Associates PC, 2000

# 1515 FIFTEENTH STREET

W A S H I N G T O N, D C

Owner: 1515 15TH STREET, L.L.C.
Developer: Metropolis Development Company, L.L.C.

## GROUND LEVEL PLAN

1" = 20'-0"

30.01




JAN 20TH 2004

RTKL
RTKL DC Associates P.C.
1250 Connecticut Avenue N.W.
Washington, D.C. 20036
202 833-4400

© RTKL DC Associates P.C. 2000

# 1515 FIFTEENTH STREET

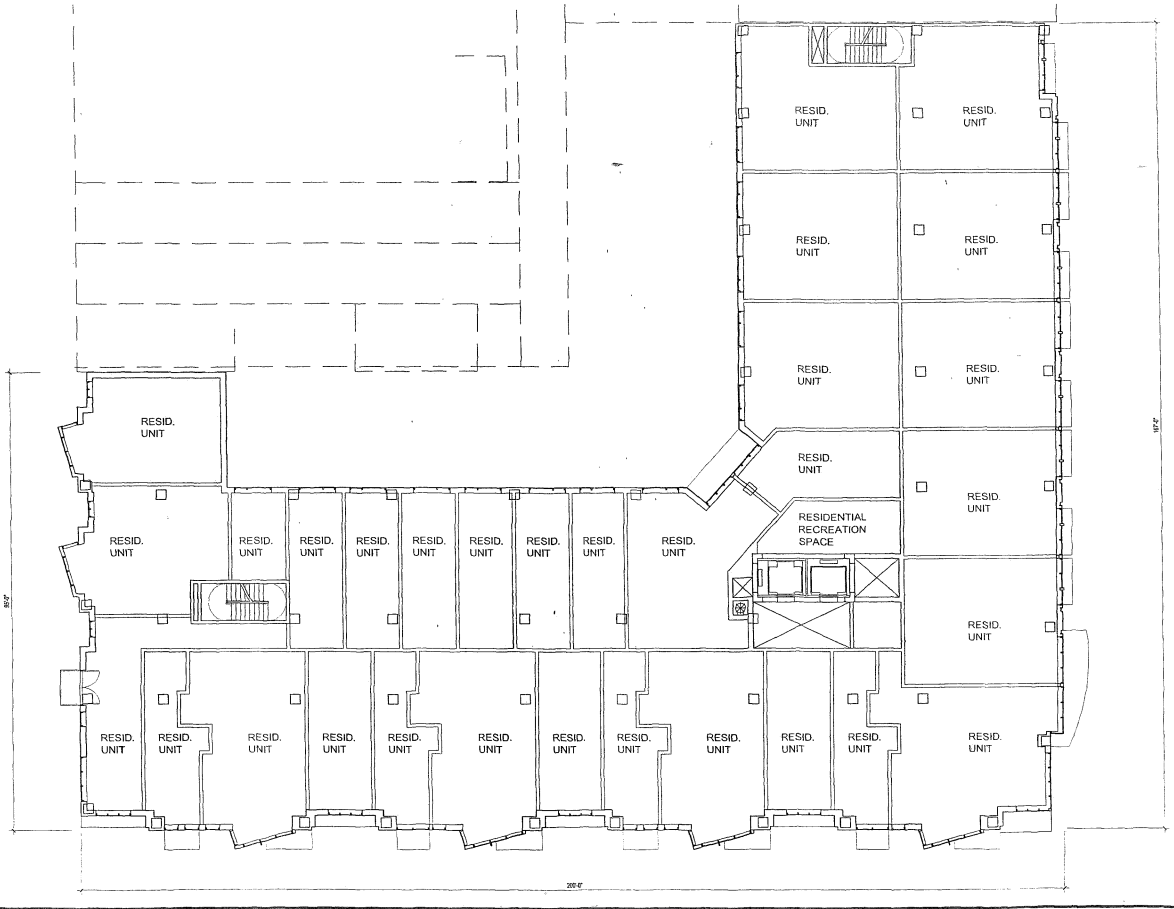
W A S H I N G T O N, D C

Owner: 1515 15TH STREET, L.L.C.
Developer: Metropolis Development Company, L.L.C.

## 2ND LEVEL PLAN

1" = 20'-0"

30.02




JAN 20TH 2004

RTKL
RTKL DC Associates PC
1250 Connecticut Avenue N.W.
Washington, D.C. 20036
202 833-4400

© RTKL DC Associates PC, 2000

# 1515 FIFTEENTH STREET

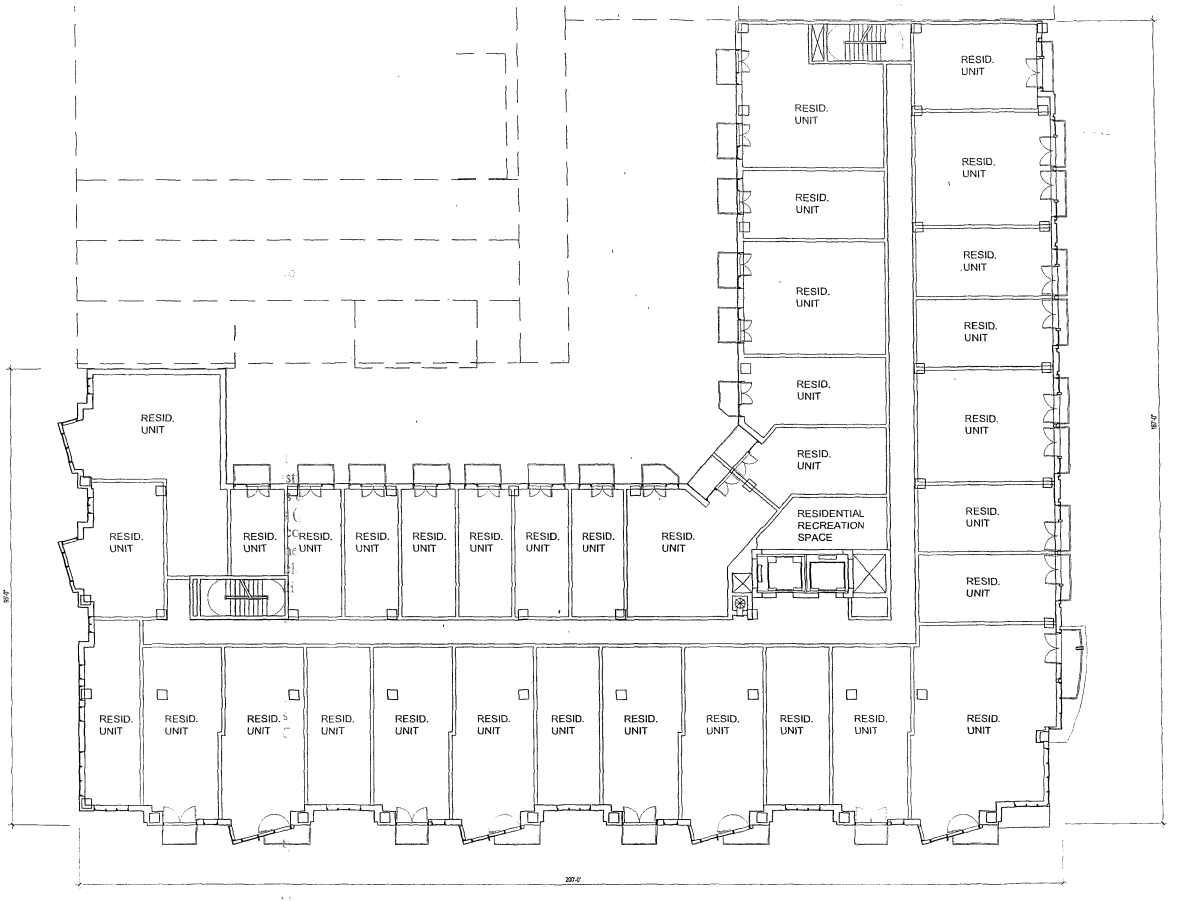
W A S H I N G T O N, D C

Owner: 1515 15TH STREET, L.L.C.
Developer: Metropolis Development Company, L.L.C.

## 3RD LEVEL PLAN

1" = 20'-0"

30.03




JAN 20TH 2004

RTKL

RTKL DC Associates PC
1250 Connecticut Avenue N.W.
Washington, D.C. 20036
202 833-4400

© RTKL DC Associates PC, 2000

# 1515 FIFTEENTH STREET

W A S H I N G T O N, D C

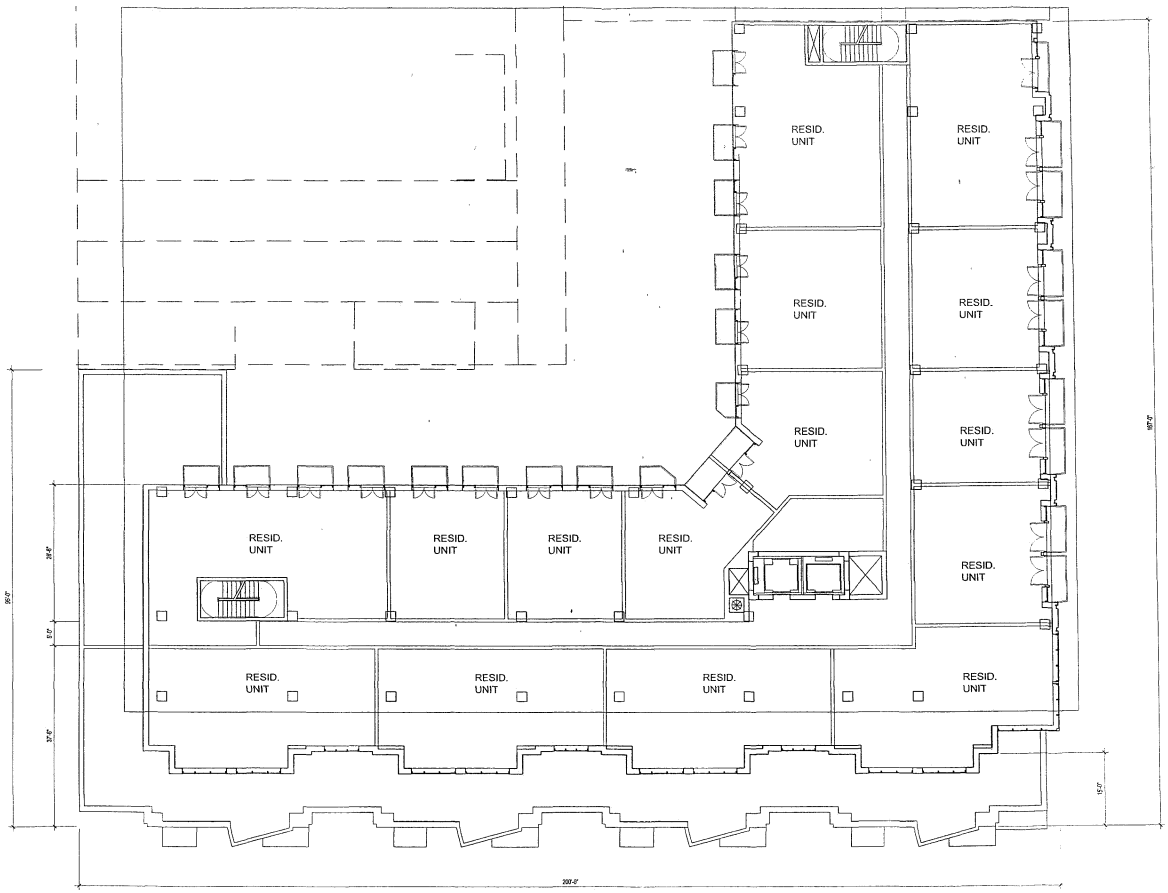
Owner: 1515 15TH STREET, L.L.C.
Developer: Metropolis Development Company, L.L.C.

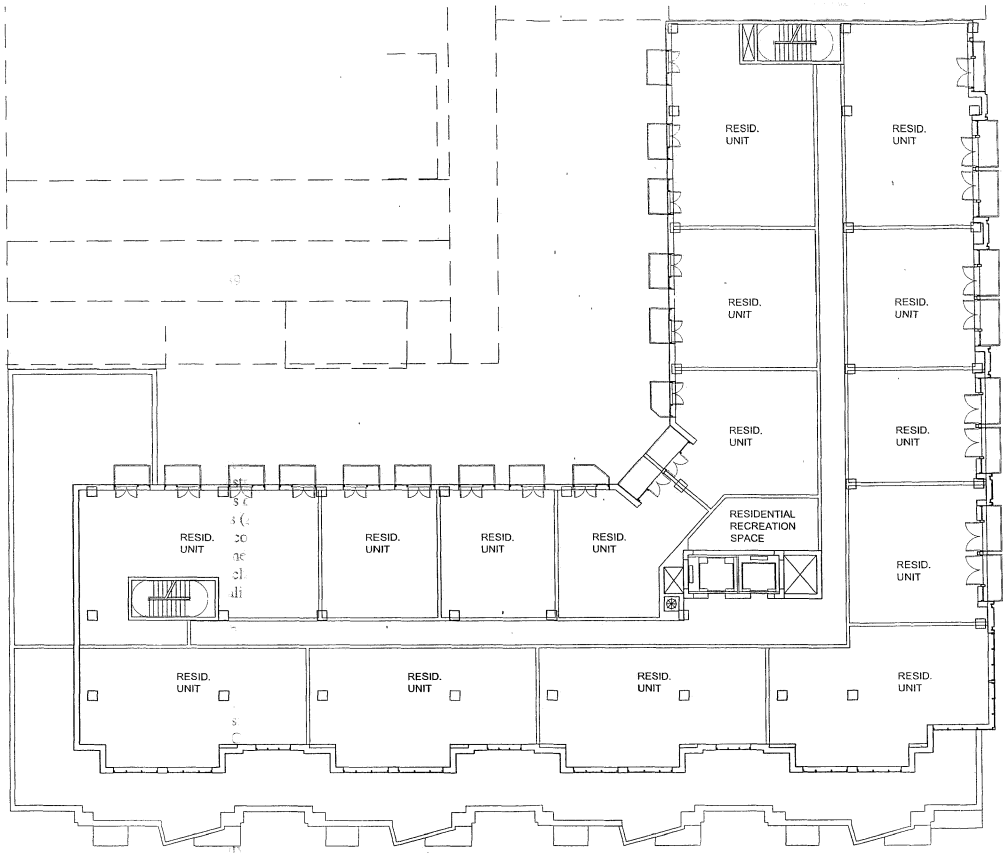
## 4TH LEVEL PLAN

1" = 20'-0"

30.04


RESID. UNIT
RESID. UNIT
RESID. UNIT


RESID. UNIT
RESID. UNIT
RESID. UNIT




JAN 20TH 2004

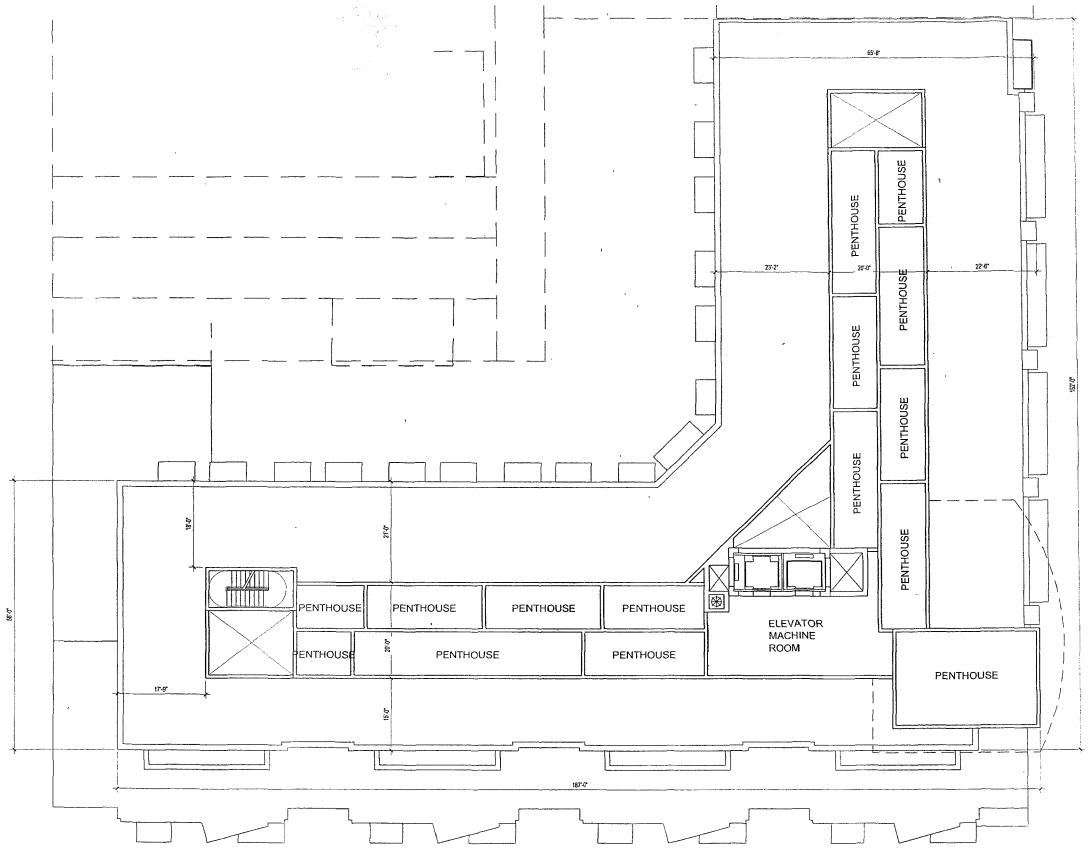
RTKL
RTKL DC Associates PC
1250 Connecticut Avenue N.W.
Washington, D.C. 20036
202 833-4400
© RTKL DC Associates PC, 2000

# 1515 FIFTEENTH STREET
W A S H I N G T O N , D C

Owner: 1515 15TH STREET, L.L.C.
Developer: Metropolis Development Company, L.L.C.

## 7TH LEVEL PLAN
1" = 20'-0"

30.07




JAN 20TH 2004

RTKL
RTKL DC Associates PC
1250 Connecticut Avenue N.W.
Washington, D.C. 20036
202 833-4400
© RTKL DC Associates PC, 2000

# 1515 FIFTEENTH STREET

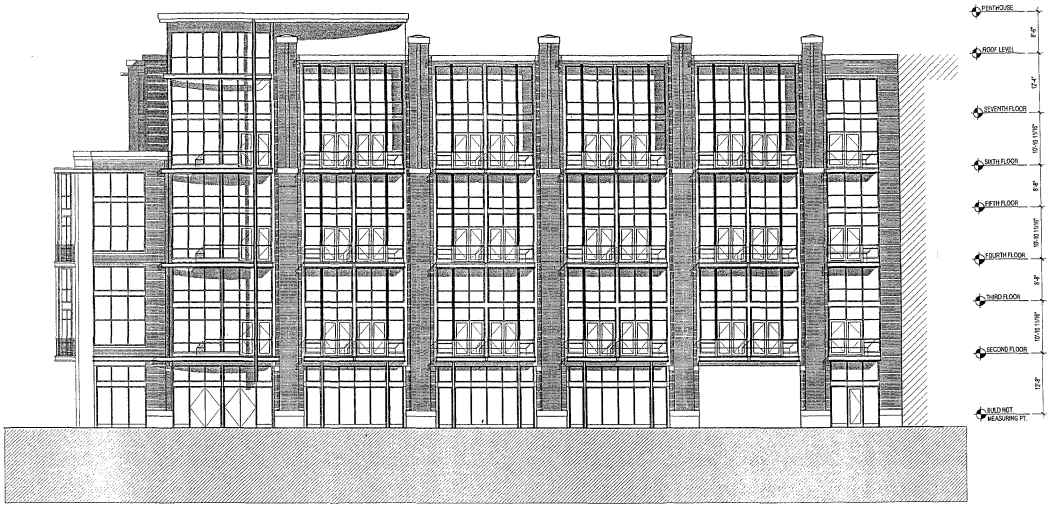
W A S H I N G T O N, D C

Owner: 1515 15TH STREET, L.L.C.
Developer: Metropolis Development Company, L.L.C.

## TERRACE LEVEL PLAN

1" = 20'-0"

30.08




RECEIVED
D.C. OFFICE OF ZONING
2004 JAN 15 PM 2:17

JAN 20TH 2004

RTKL
RTKL DC Associates PC
1250 Connecticut Avenue N.W.
Washington, D.C. 20036
202 833-4400

© RTKL DC Associates PC. 2000

# 1515 FIFTEENTH STREET

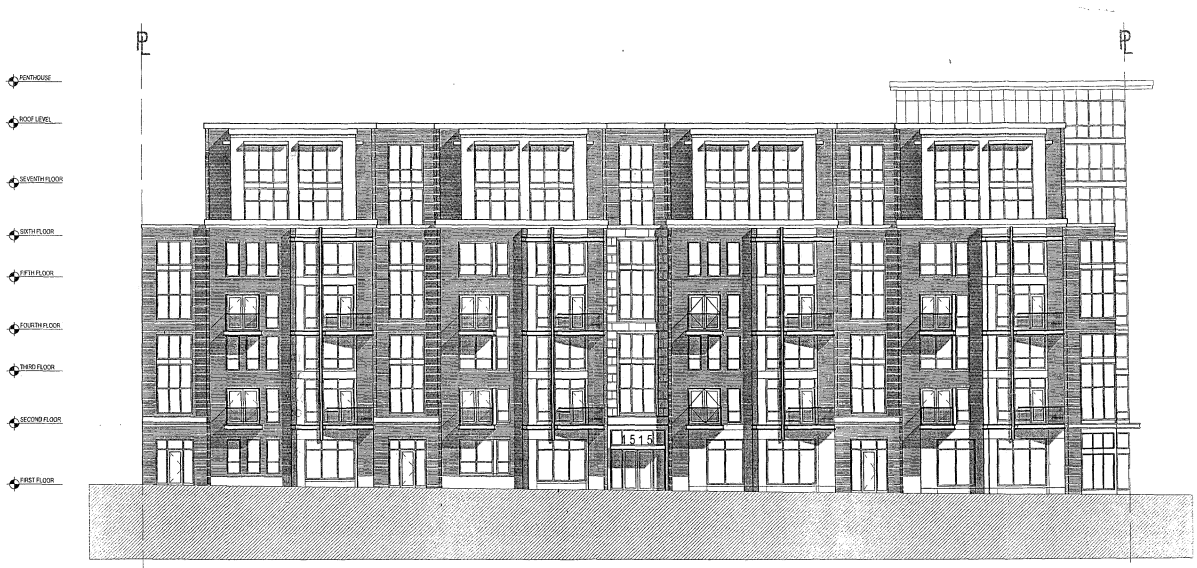
W A S H I N G T O N, D C

Owner: 1515 15TH STREET, L.L.C.
Developer: Metropolis Development Company, L.L.C.

## SOUTH ELEVATION

1" = 20'-0"

33.01




RECEIVED
D.C. OFFICE OF ZONING
2004 JAN 15 PM 2:17

JAN 20TH 2004

RTKL
RTKL DC Associates PC
1250 Connecticut Avenue N.W.
Washington, D.C. 20036
202 833-4400

© RTKL DC Associates PC, 2000

# 1515 FIFTEENTH STREET

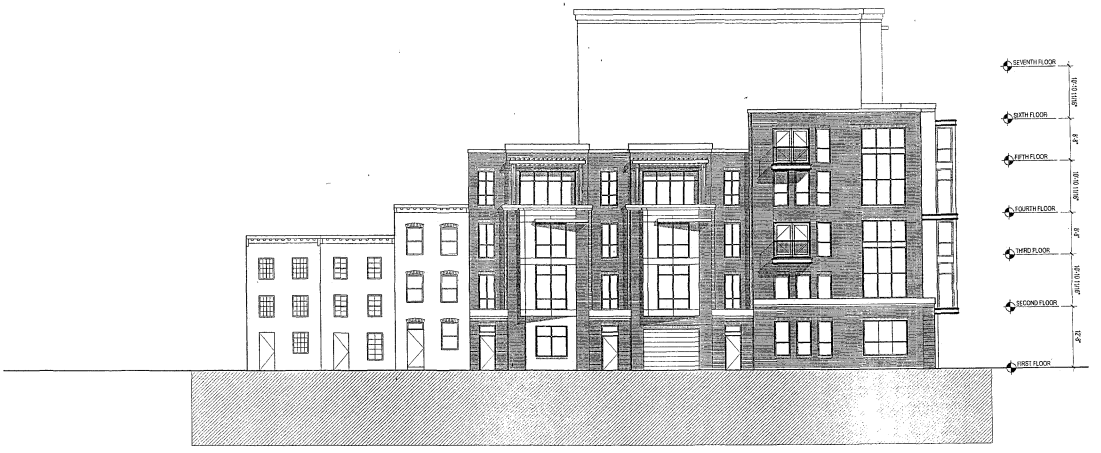
W A S H I N G T O N, D C

Owner: 1515 15TH STREET, L.L.C.
Developer: Metropolis Development Company, L.L.C.

## WEST ELEVATION

1" = 20'-0"

33.02




JAN 20TH 2004

RTKL

RTKL DC Associates PC
1250 Connecticut Avenue N.W.
Washington, D.C. 20036
202 833-4400

© RTKL DC Associates PC. 2000

# 1515 FIFTEENTH STREET

W A S H I N G T O N, D C

Owner: 1515 15TH STREET, L.L.C.
Developer: Metropolis Development Company, L.L.C.

## NORTH ELEVATION

1" = 20'-0"

33.03

C

P4 PARKING LEVEL PLAN

SCALE: 1/8" = 1'-0"

REF.

# 1515 FIFTEENTH STREET

WASHINGTON, DC

Owner: Fifteenth and P, LLC

Developer: Metropolis Development Company, LLC

11 NOV 2004
PROGRESS PRINT

| No. | Date | Item |
|---|---|---|

REVISIONS

Drawn

Checked

Approved


RTKL

RTKL DC Associates PC

1250 Connecticut Avenue
Washington, DC 20036
202.833.4600, 202.912.5100
www.rtkl.com



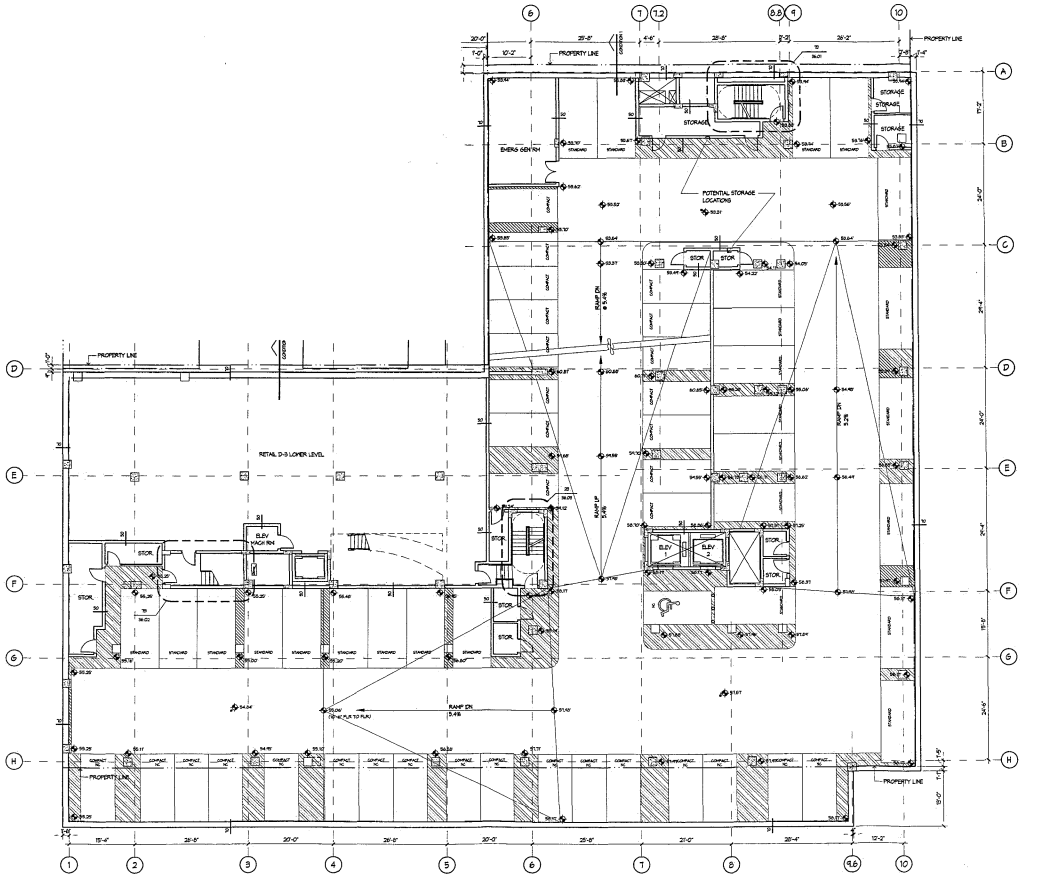
©RTKL Associates Inc.


PARKING LEVELS 4 PLANS

| | |
|---|---|
| Contract No. | 20-03016.1.0 |
| Date | 11 NOV 2004 |
| Scale: | 1/8" = 1'-0" |

30.P4


11 NOV 2004 11:51:17 AM




NOTE: NC = PARKING SPACE IS NOT COUNTED TOWARDS ZONING REQUIREMENTS

7A P3 PARKING LEVEL PLAN REF.

SCALE: 1/8" = 1'-0"

# 1515 FIFTEENTH STREET

WASHINGTON, DC

Owner: Fifteenth and P, LLC

Developer: Metropolis Development Company, LLC

11 NOV 2004
PROGRESS PRINT

| No. | Date | Item |
|---|---|---|
| | | REVISIONS |

Drawn

Checked

Approved

RTKL

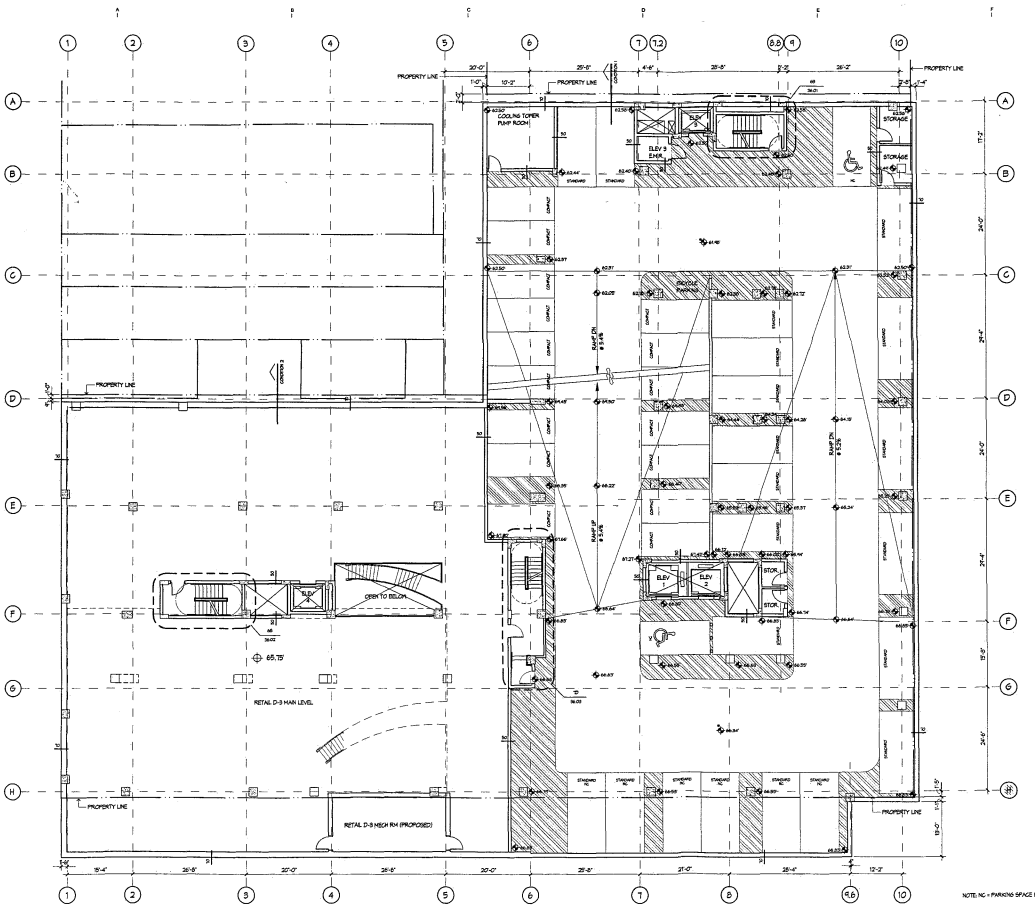
RTKL DC Associates PC
1250 Connecticut Avenue
Washington, DC 20036
202.833.4400, 202.912.8100
www.rtkl.com

© RTKL Associates Inc.

PARKING LEVEL 3 PLAN

| | |
|---|---|
| Contract No. | 20.03016.10 |
| Date | 11 NOV 2004 |
| Scale: | 1/8" = 1'-0" |

30.P3




7A P2 PARKING LEVEL PLAN

SCALE: 1/8" = 1'-0"

NOTE: NC = PARKING SPACE IS NOT COUNTED TOWARDS ZONING REQUIREMENTS

N

# 1515 FIFTEENTH STREET

WASHINGTON, DC

Owner: Fifteenth and P, LLC

Developer: Metropolis Development Company, LLC

11 NOV 2004
PROGRESS PRINT

| No. | Date | Item |
|---|---|---|
| | | REVISIONS |

Drawn

Checked

Approved

RTKL

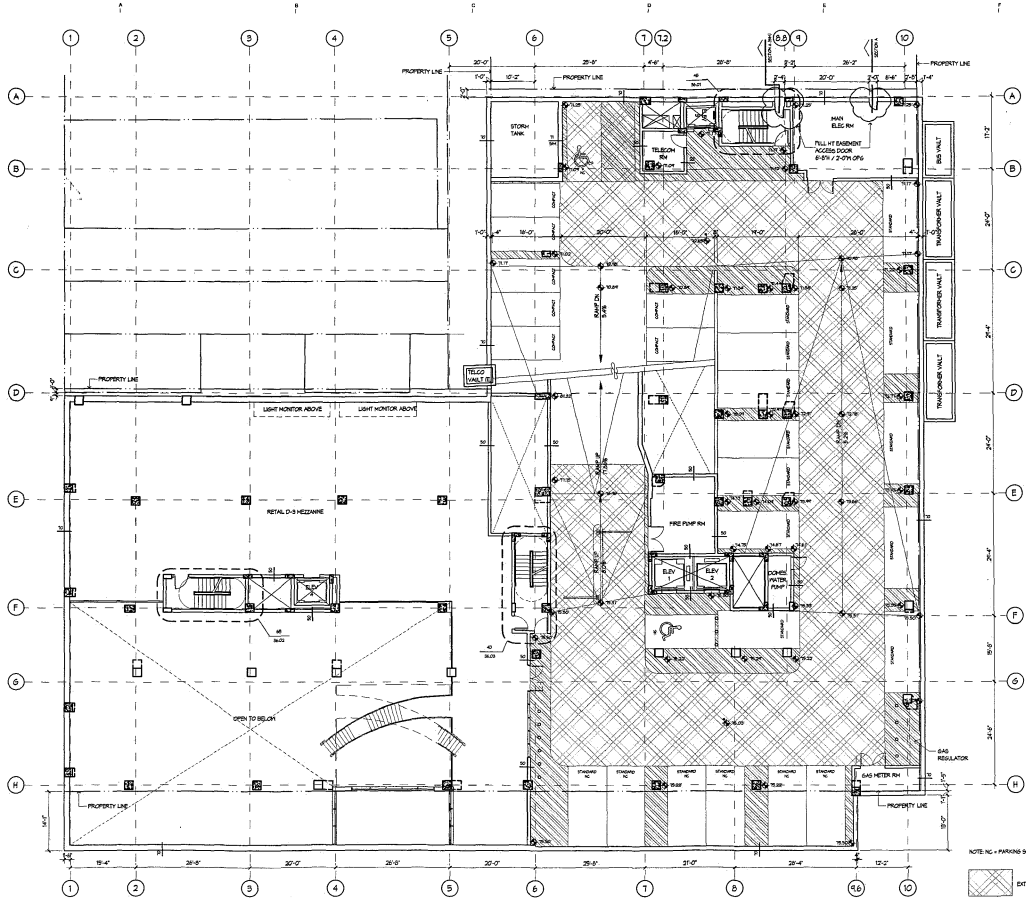
RTKL DC Associates PC
1250 Connecticut Avenue
Washington, DC 20036
202.833.4400, 202.312.8100
www.rtkl.com

©RTKL Associates Inc.

PARKING LEVEL 2 PLAN

| | |
|---|---|
| Contract No. | 30-03016.10 |
| Date | 11 NOV 2004 |
| Scale | 1/8" = 1'-0" |

30.P2




7A P1 PARKING LEVEL PLAN
SCALE: 1/8" = 1'-0"

# 1515 FIFTEENTH STREET
WASHINGTON, DC

Owner: Fifteenth and P, LLC
Developer: Metropolis Development Company, LLC

11 NOV 2004
PROGRESS PRINT

| No. | Date | Item |
|---|---|---|
| | | REVISIONS |

Drawn
Checked
Approved

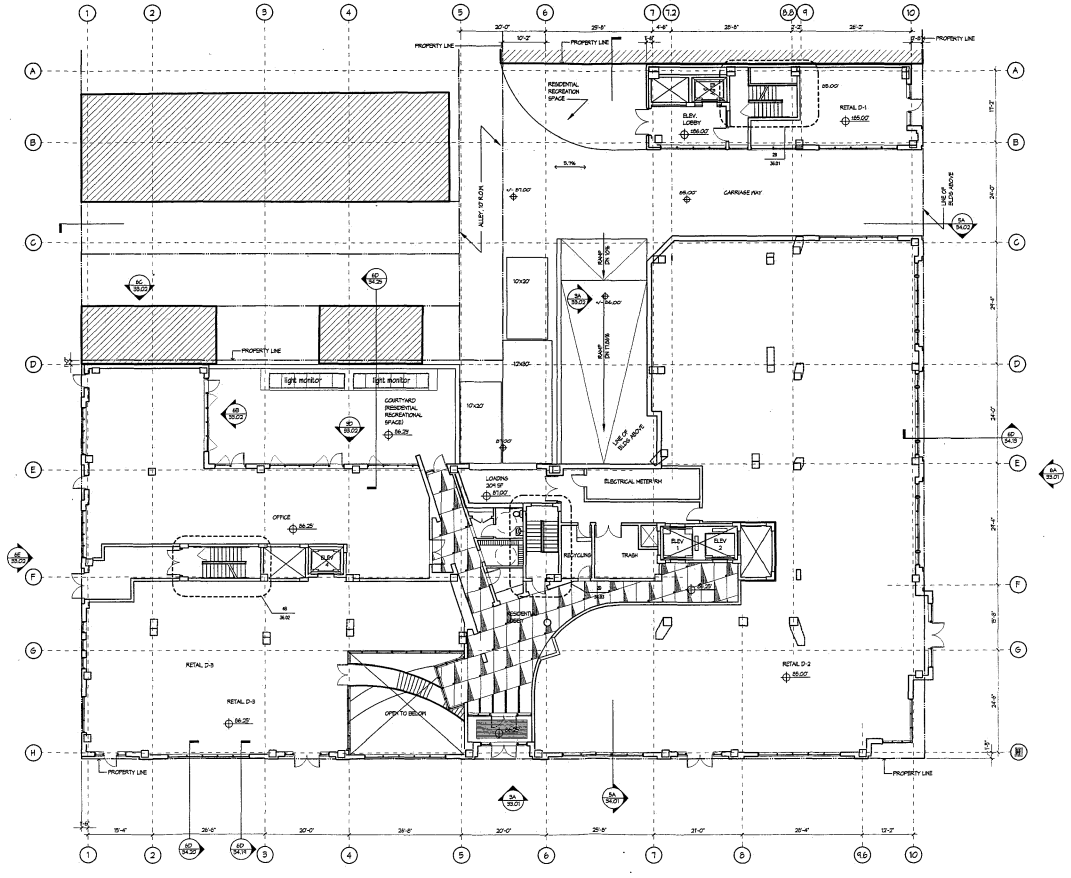

RTKL
RTKL DC Associates PC
1250 Connecticut Avenue
Washington, DC 20036
202.833.4400, 202.912.8100
www.rtkl.com

©RTKL Associates Inc.

PARKING LEVEL 1
PLAN

| | |
|---|---|
| Contract No. | 03-03016.10 |
| Date | 11 NOV 2004 |
| Scale: | 1/8" = 1'-0" |

30.P1




6A GROUND LEVEL PLAN

SCALE: 1/8" = 1'-0"

# 1515 FIFTEENTH STREET

W A S H I N G T O N , D C

Owner: Fifteenth and P, LLC

Developer: Metropolis Development Company, LLC

11 NOV 2004
PROGRESS PRINT

| No. | Date | Item |
|---|---|---|

REVISIONS

Drawn

Checked

Approved

RTKL

RTKL DC Associates PC
1250 Connecticut Avenue
Washington, DC 20036
202.833.4400, 202.912.8100
www.rtkl.com

© RTKL Associates Inc.

LEVEL 1 PLAN

| | |
|---|---|
| Contract No. | 20-03016.10 |
| Date | 11 NOV 2004 |
| Scale: | 1/8" = 1'-0" |

30.01



6A PARTIAL FOURTH LEVEL PLAN
SCALE: 1/8" = 1'-0"

6A SECOND AND FOURTH LEVEL PLAN
SCALE: 1/8" = 1'-0"

# 1515 FIFTEENTH STREET
WASHINGTON, DC

Owner: Fifteenth and P, LLC
Developer: Metropolis Development Company, LLC

11 NOV 2004
PROGRESS PRINT

| No. | Date | Item |
|---|---|---|
| | | REVISIONS |

Drawn
Checked
Approved


RTKL
RTKL DC Associates PC
1250 Connecticut Avenue
Washington, DC 20036
202.833.4400, 202.912.8100
www.rtkl.com

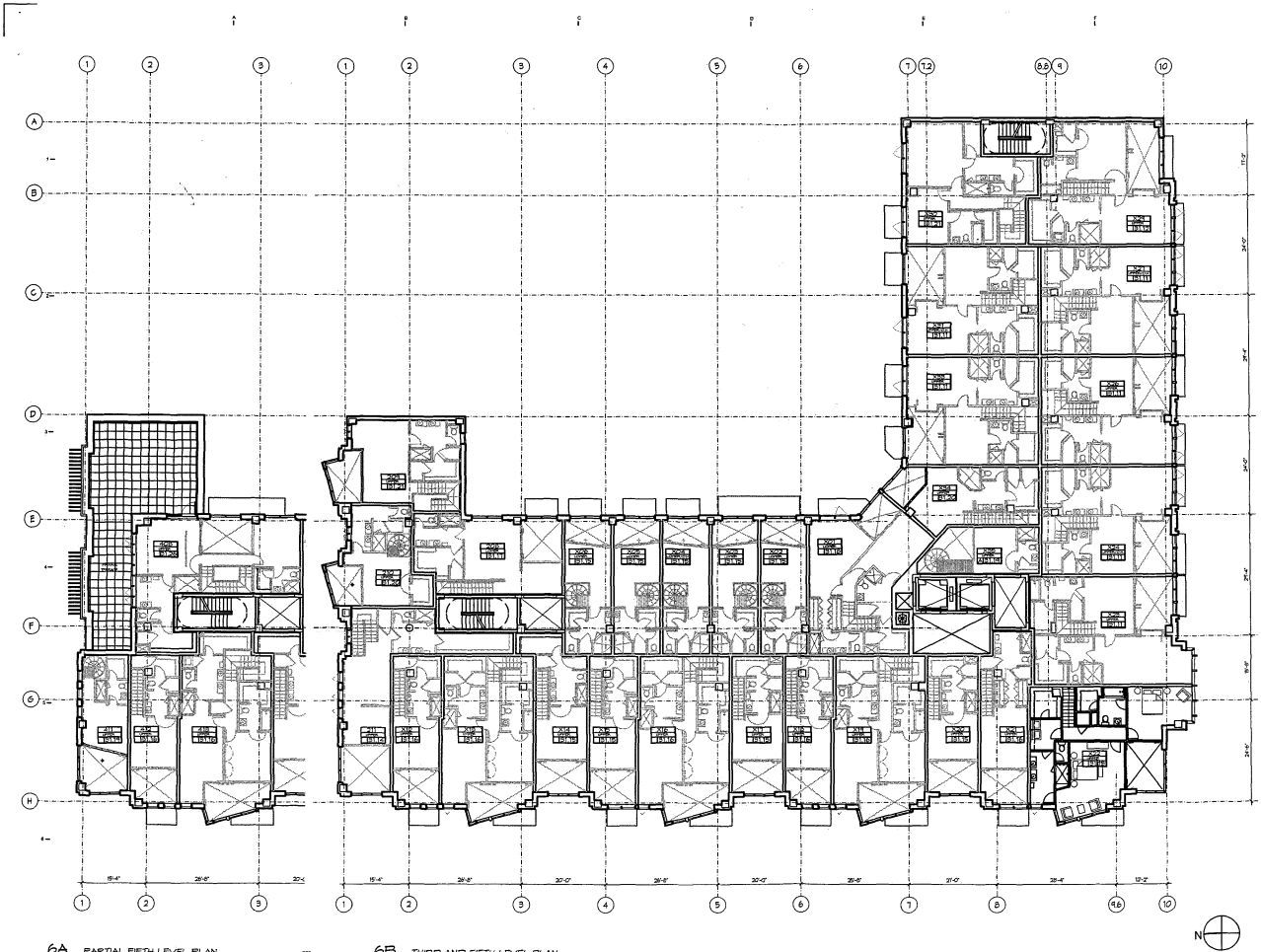

© RTKL Associates Inc.

LEVEL 2 AND 4 PLANS

| | |
|---|---|
| Contract No. | 20-03016.10 |
| Date | 11 NOV 2004 |
| Scale: | 1/8" = 1'-0" |

30.02

SECTION 15 M 2 16



6A PARTIAL FIFTH LEVEL PLAN
SCALE: 1/8" = 1'-0"

6B THIRD AND FIFTH LEVEL PLAN
SCALE: 1/8" = 1'-0"

# 1515 FIFTEENTH STREET
WASHINGTON, DC

Owner: Fifteenth and P, LLC
Developer: Metropolis Development Company, LLC

11 NOV 2004
PROGRESS PRINT

| No. | Date | Item |
|---|---|---|
| | | REVISIONS |

Drawn
Checked
Approved

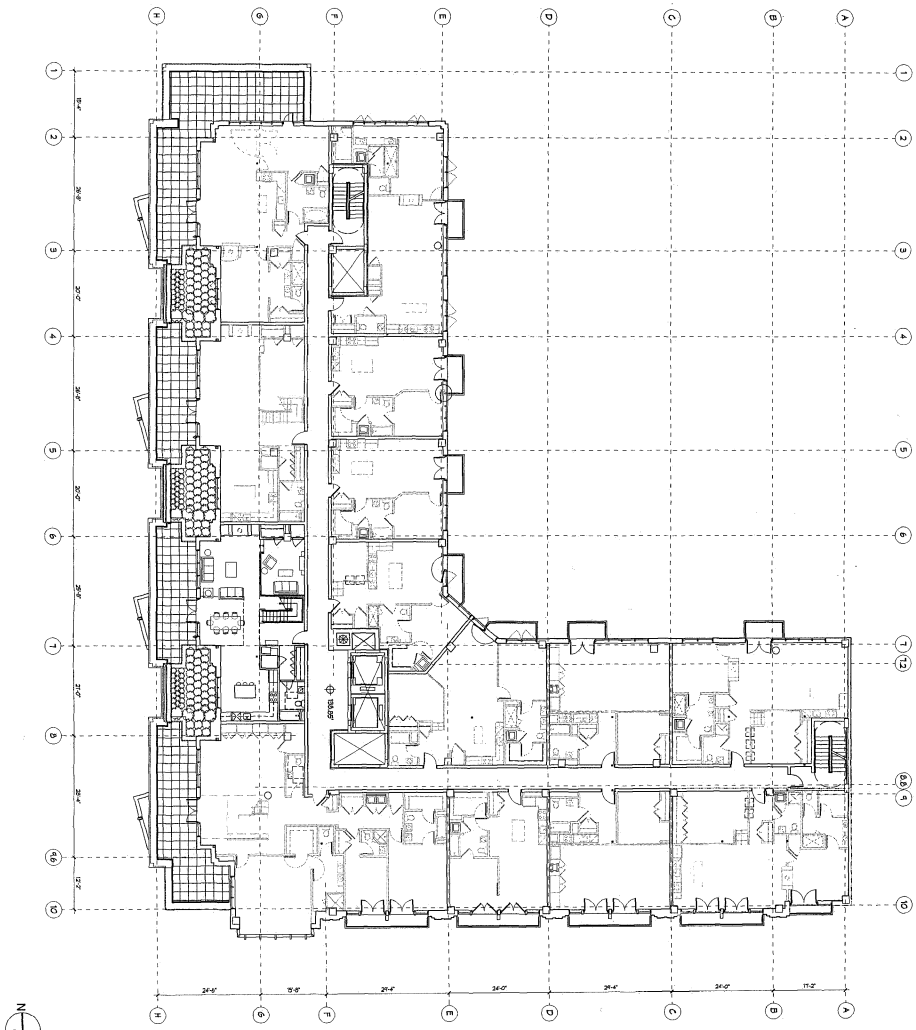

RTKL
RTKL DC Associates PC
1250 Connecticut Avenue
Washington, DC 20036
202.833.4400 FAX 202.833.8100
www.rtkl.com

©RTKL Associates Inc.

LEVEL 3 AND 5 PLANS

| | |
|---|---|
| Contract No. | 02-03016.10 |
| Date | 11 NOV 2004 |
| Scale: | 1/8" = 1'-0" |

30.03



N

RTKL

RTKL DC Associates PC
Architects
Planners
Interior Designers
202.833.4600 202.833.8390
© RTKL Associates Inc.

Drawn
Checked
Approved

| No. | Date | Item |
|---|---|---|
| | | REVISIONS |

11 NOV 2004
PROGRESS PRINT

Contract No. 2003015.10
Date
Scale 1/16" = 1'-0"
Sheet No. 30.06

LEVEL 6 PLAN

# 1515 FIFTEENTH STREET

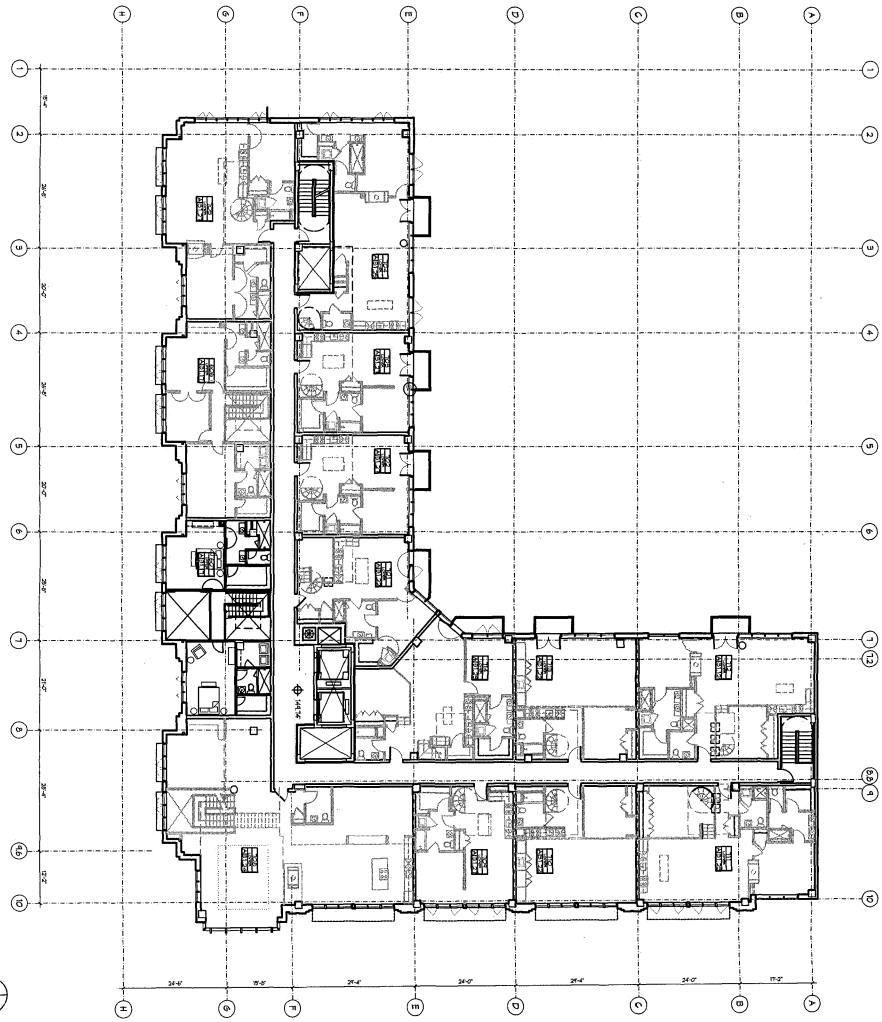
W A S H I N G T O N , D C

Owner: Fifteenth and P, LLC

Developer: Metropolis Development Company, LLC

7A SEVENTH LEVEL PLAN

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



# 1515 FIFTEENTH STREET

W A S H I N G T O N , D C

Owner: Fifteenth and P, LLC

Developer: Metropolis Development Company, LLC

11 NOV 2004
PROGRESS PRINT

No. Date Item
REVISIONS

Drawn:

Checked:

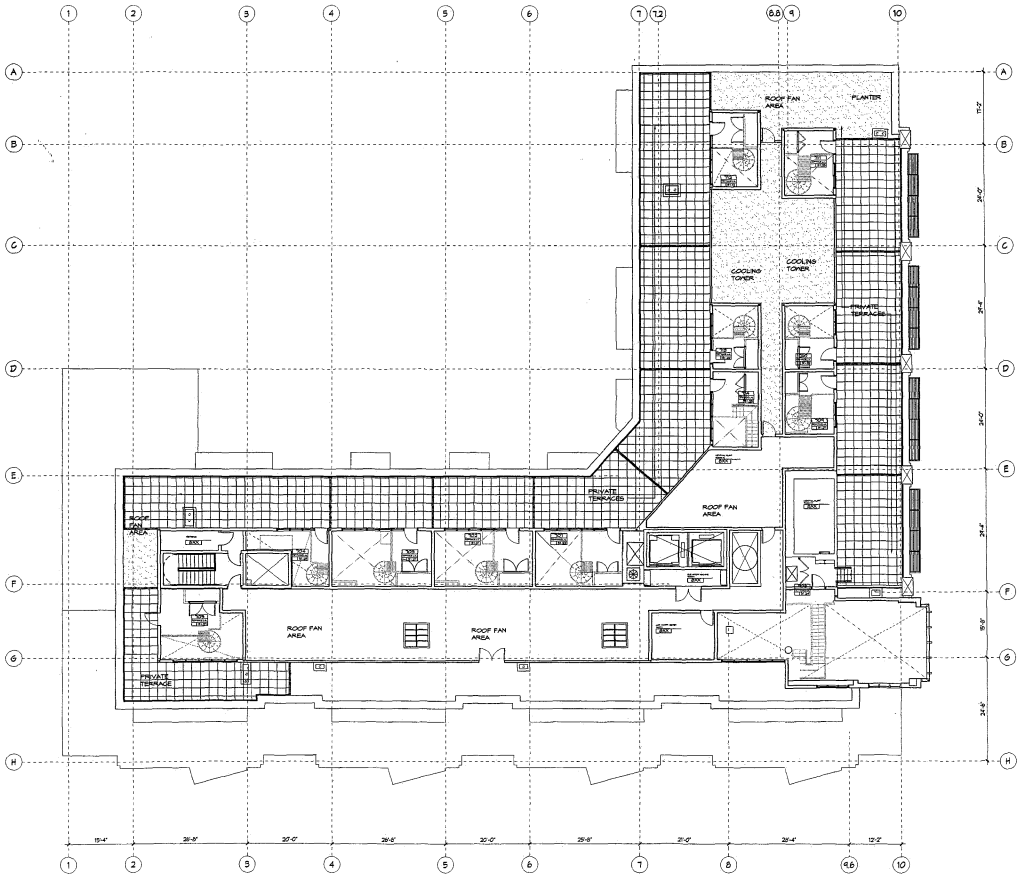
Approved:

RTKL

RTKL DC Associates PC
Architects
1250 24th Street, NW
Suite 400
Washington, DC 20037-1124
202.822.4800 202.822.4899
www.rtkl.com
©RTKL Associates Inc.

LEVEL 7 PLAN

Contract No.
Date
11 NOV 2004
Scale
1/16" = 1'-0"
Job No.
30.07




6A PENTHOUSE LEVEL PLAN

SCALE: 1/8" = 1'-0"

N

1515 FIFTEENTH STREET
WASHINGTON, DC

Owner: Fifteenth and P, LLC
Developer: Metropolis Development Company, LLC

11 NOV 2004
PROGRESS PRINT

| No. | Date | Item |
|---|---|---|

REVISIONS

Drawn
Checked
Approved

RTKL
RTKL DC Associates PC
1250 Connecticut Avenue
Washington, DC 20036
202.833.4400, 202.912.8100
www.rtkl.com
© RTKL Associates Inc.

PENTHOUSE LEVEL PLAN

| | |
|---|---|
| Contract No. | 20-03016.10 |
| Date | 11 NOV 2004 |
| Scale: | 1/8" = 1'-0" |

30.08

6A PENTHOUSE ROOF PLAN

SCALE: 1/8" = 1'-0"

REF:

# 1515 FIFTEENTH STREET

WASHINGTON, DC

Owner: Fifteenth and P, LLC

Developer: Metropolis Development Company, LLC

11 NOV 2004
PROGRESS PRINT

| No. | Date | Item |
|---|---|---|

REVISIONS

Drawn

Checked

Approved


RTKL

RTKL DC Associates PC
1250 Connecticut Avenue
Washington, DC 20036
202.463.4800 202.912.8100
www.rtkl.com

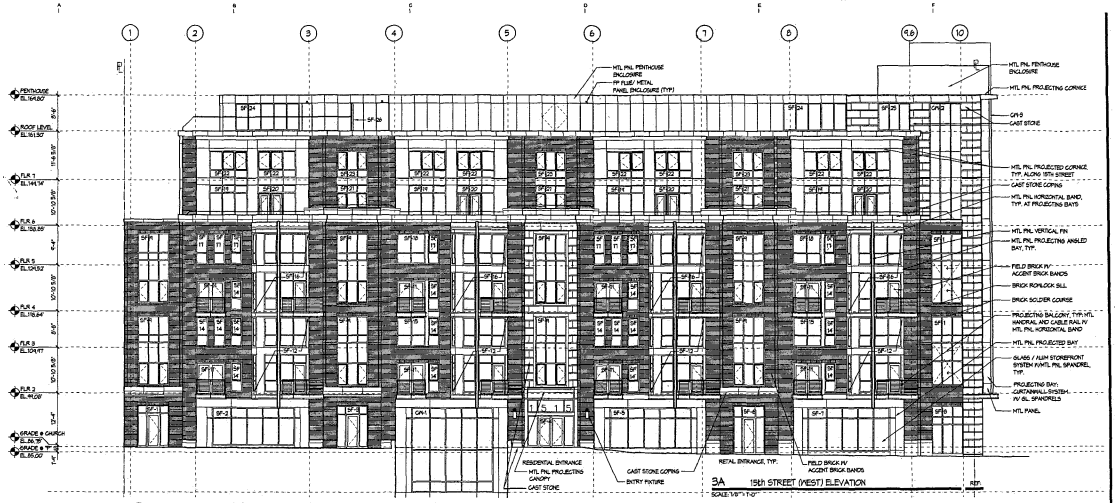


©RTKL Associates Inc.


ROOF PLAN

| | |
|---|---|
| Contract No. | 20-02016.10 |
| Date | 11 NOV 2004 |
| Scale | 1/8" = 1'-0" |

30.09




# 1515 FIFTEENTH STREET

WASHINGTON, DC

Owner: Fifteenth and P, LLC

Developer: Metropolis Development Company, LLC

11 NOV 2004
PROGRESS PRINT

| No. | Date | Item |
|---|---|---|
| | | REVISIONS |

Drawn

Checked

Approved


RTKL

RTKL DC Associates PC
1250 Connecticut Avenue
Washington, DC 20036
202.833.4400, 202.912.6100
www.rtkl.com

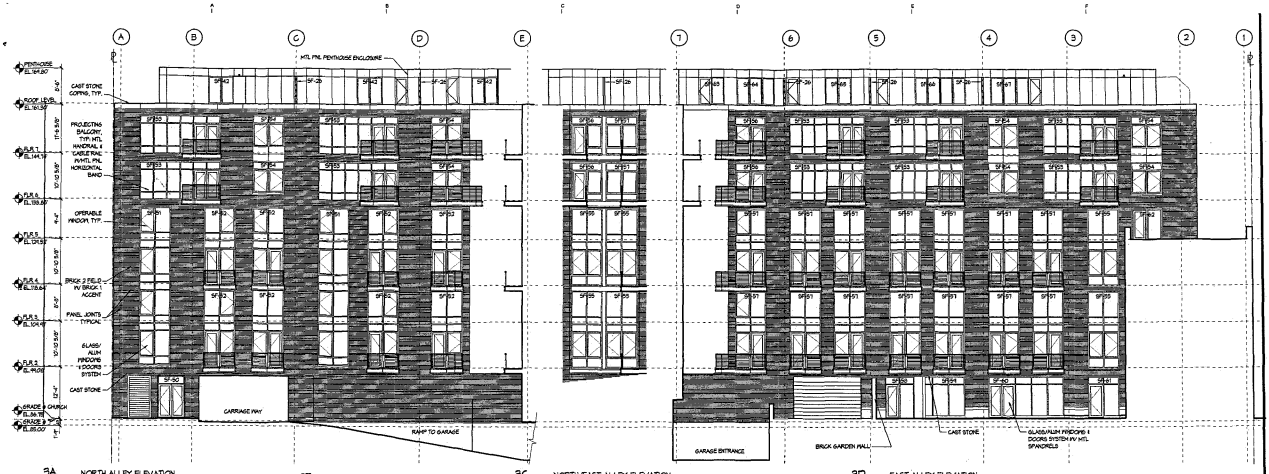


© RTKL Associates Inc.


ELEVATIONS

| | |
|---|---|
| Contract No. | 20-20016.10 |
| Date | 11 NOV 2004 |
| Scale | 1/8" = 1'-0" |

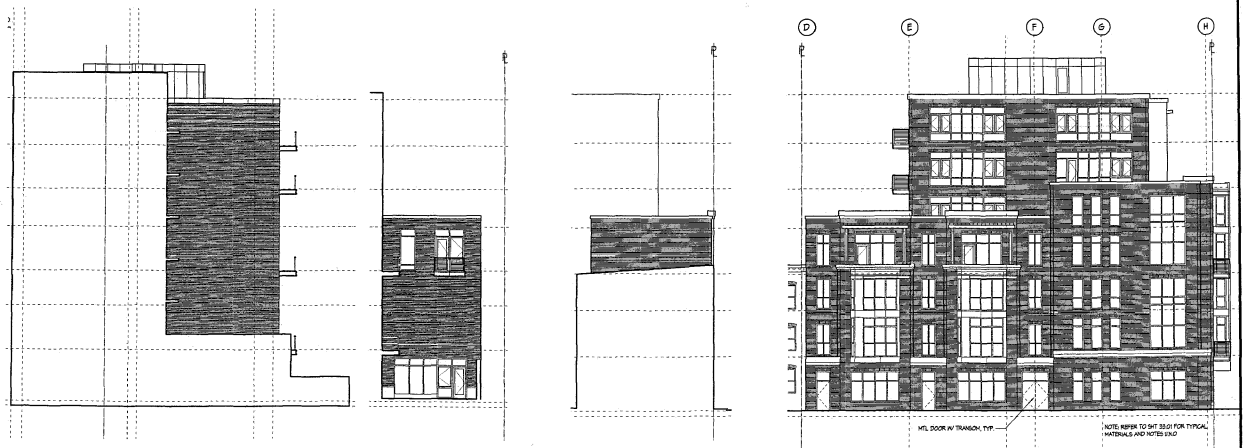
33.01




3A NORTH ALLEY ELEVATION
SCALE: 1/8" = 1'-0" REF.

3C NORTH/EAST ALLEY ELEVATION
SCALE: 1/8" = 1'-0" REF.

3D EAST ALLEY ELEVATION
SCALE: 1/8" = 1'-0" REF.




6A EAST ELEVATION ADJACENT P ST.
SCALE: 1/8" = 1'-0" REF.
Elevator_elev_master.dwg

6B NORTH ELEVATION @ COURTYARD
SCALE: 1/8" = 1'-0" REF.
Elevator_elev_master.dwg

6C EAST ELEVATION
SCALE: 1/8" = 1'-0" REF.
Elevator_elev_master.dwg

6E CHURCH ST (NORTH) ELEVATION
SCALE: 1/8" = 1'-0" REF.

# 1515 FIFTEENTH STREET
WASHINGTON, DC

Owner: Fifteenth and P, LLC
Developer: Metropolis Development Company, LLC

11 NOV 2004
PROGRESS PRINT

| No. | Date | Item |
|---|---|---|
| | | REVISIONS |

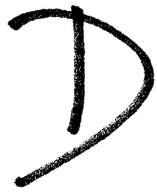
Drawn
Checked
Approved

RTKL
RTKL DC Associates PC
1250 Connecticut Avenue
Washington, DC 20036
202.833.4000, 202.912.8100
www.rtkl.com
© RTKL Associates Inc.

ELEVATIONS

| | |
|---|---|
| Contract No. | 20-03016.10 |
| Date: | 11 NOV 2004 |
| Scale: | 1/8" = 1'-0" |

33.02



GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

★ ★ ★

**Application No. 17137 of 1515 15th Street, LLC, Jacob A. Kamerow, Trustee & Edith Kaplan, Trustee,** pursuant to 11 DCMR § 3101.2, for a variance from the lot occupancy requirements under section 772, a variance from the area requirements pertaining to residential recreation space under section 773 and a variance from the loading requirements under section 2201, to construct a seven story residential building with ground floor and below grade retail and service uses in the Arts/C-3-A District at premises 1515 15th Street, N.W. (Square 209, Lot 100 (also known as A&T Lots 919-921)).

**HEARING DATE:** April 13, 2004
**DECISION DATE:** April 13, 2004 (Bench Decision)

## MODIFIED SUMMARY ORDER

**SELF-CERTIFIED**

The zoning relief request in this case was self-certified, pursuant to 11 DCMR § 3113.2.

The Board provided proper and timely notice of the public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 2F, the Office of Planning and to owners of property within 200 feet of the site. The site of this application is located within the jurisdiction of ANC 2F, which is automatically a party to this application. ANC 2F submitted a letter in support of the application. The Office of Planning submitted a report in support of the application. The Department of Transportation submitted a report in conditional support of the application.

The Board requested, and the Applicant agreed at the hearing, that the Applicant will set forth the conditions of the District Department of Transportation Report (Exhibit No. 29) that pertain to loading and on-street truck deliveries in the Public Offering Statement and purchase and sale agreements of the condominium documents so that residential and retail unit purchasers and lessees and the association of unit owners are apprised of these conditions.

As directed by 11 DCMR § 3119.2, the Board required the applicant to satisfy the burden of proving the elements that are necessary to establish the case for the variances requested pursuant to 11 DCMR §§ 3103.2. No parties appeared at the public hearing in opposition to the application or otherwise requested to

participate as a party in this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board and having given great weight to the ANC and OP reports filed in this case, the board concludes that the applicant has met the burden of proving under 11 DCMR §§ 3103.2, 772, 773 and 2201 that there exists an exceptional or extraordinary situation or condition related to the property that creates a practical difficulty for the owner in complying with the Zoning Regulations, and that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Pursuant to 11 DCMR § 3101.6, the Board has determined to waive the requirement of 11 DCMR § 3125.3 that the order of the Board be accompanied by findings of fact and conclusions of law. It is therefore **ORDERED** that this application be **GRANTED.**

**VOTE: 4-0-1** (Geoffrey H. Griffis, Ruthanne G. Miller, John A. Mann II, and Anthony J. Hood, to approve; Curtis L. Etherly,Jr., not present, not voting).

**BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT**
Each concurring member approved the issuance of this order.

**ATTESTED BY:** _____
**JERRILY R. KRESS, FAIA**
**Director, Office of Zoning**

**FINAL DATE OF ORDER:** JUN 04 2004

PURSUANT TO 11 DCMR 3125.6, THIS ORDER WILL BECOME FINAL UPON ITS FILING IN THE RECORD AND SERVICE UPON THE PARTIES. UNDER 11 DCMR § 3125.9, THIS ORDER WILL BECOME EFFECTIVE TEN DAYS AFTER IT BECOMES FINAL.

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSES OF SECURING A BUILDING PERMIT.

PURSUANT TO 11 DCMR § 3125 APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR

STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXITING BUILDING OR STRUCTURE UNLESS THE BOARD ORDERS OTHERWISE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD.

PURSUANT TO 11 DCMR § 3205, FAILURE TO ABIDE BY THE CONDITIONS IN THIS ORDER, IN WHOLE OR IN PART, SHALL BE GROUNDS FOR THE REVOCATION OF ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER.

THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF THE HUMAN RIGHTS ACT OF 1977, D.C. LAW 2-38, AS AMENDED, AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. IN ACCORDANCE WITH D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.1 ET SEQ., (ACT) THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS ALSO PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS ALSO PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION. THE FAILURE OR REFUSAL OF THE APPLICANT TO COMPLY SHALL FURNISH GROUNDS FOR THE DENIAL OR, IF ISSUED, REVOCATION OF ANY BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER. rsn

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

★ ★ ★

**BZA APPLICATION NO. 17137**

As Director of the Office of Zoning, I hereby certify and attest that on JUN 0 4 2004 a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

Jacques B. DePuy, Esq.
Lyle M. Blanchard, Esq.
Greenstein DeLorme & Luchs, PC
1620 L Street, N.W., Suite 900
Washington, D.C. 20036

Chairperson
Advisory Neighborhood Commission 2F
P.O. Box 9348
Washington, D.C. 20005

Commissioner 2F01
Advisory Neighborhood Commission 2F
P.O. Box 9348
Washington, D.C. 20005

Jack Evans, City Councilmember
Ward Two
1350 Pennsylvania Avenue, N.W.
Suite 106
Washington, D.C. 20004

Acting Zoning Administrator
Building and Land Regulation Administration
Department of Consumer and Regulatory Affairs
941 N. Capitol Street, N.E.
Washington, D.C. 20002

Ellen McCarthy, Deputy Director
Office of Planning
801 North Capitol Street, N.E.
4th Floor
Washington, D.C. 20002

Alan Bergstein, Esq.
Office of Corporation Counsel
441 4th Street, N.W., 6th Floor
Washington, D.C. 20001

rsn

**ATTESTED BY:**

**JERRILY R. KRESS, FAIA**
**Director, Office of Zoning**

GREENSTEIN DELORME & LUCHS, P.C.

51569

D.C. Treasurer 11/11/2004 $480.00

| Inv.Date | Inv.No. | Invoice Description | Amount Paid |
|---|---|---|---|
| 11-11-2004 | 5488-10 | | 480.00 |

51569 $480.00

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

GREENSTEIN DELORME & LUCHS, P.C.
1620 L. STREET, N.W. SUITE 900
WASHINGTON, DC 20036-5605
(202) 452-1400

BB&T BRANCH BANKING AND TRUST COMPANY
WASHINGTON, DC

15-154/540

51569
NUMBER

51569

***Four Hundred Eighty and No/100 Dollars----------***

DATE 11/11/2004

**AMOUNT** $480.00

**PAY** TO THE ORDER OF D.C. Treasurer

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT