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May 25, 2004

CHRISTOPHER H. COLLINS
202-457-7841
Internet Address:
chris.collins@hklaw.com

VIA HAND DELIVERY

Members of the Board of Zoning Adjustment
District of Columbia Office of Zoning
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: **Board of Zoning Adjustment Case No. 17165**
Prehearing Submission

Dear Board Members:

On behalf of the applicant in the above-referenced case, enclosed please find twenty copies of its prehearing submission in support of the above-referenced application for variance relief.

Should you have any questions regarding this matter, please do not hesitate to contact me at (202) 457-7841.

Sincerely,

Christopher H. Collins, Esq.

Enclosure

cc: Travis Parker, Office of Planning (Via Hand Delivery, w/enclosure)
Joan Black, Advisory Neighborhood Commission 5B (Via UPS, w/enclosure)
Herbert Reynolds, Public Storage, Inc. (Via UPS, w/enclosure)
Andrew Schaeffer, 1600 Bladensburg Road LLC (Via UPS, w/enclosure)
Osborne George, O.R. George and Associates (Via UPS, w/enclosure)
Mark Joyce, Bohler Engineering, P.C. (Via UPS, w/enclosure)
Noelle Trent, Bohler Engineering, P.C. (Via UPS, w/enclosure)
Kyrus L. Freeman (w/enclosure)

BZA
Case No. 17165
Exhibit No. 26
Board of Zoning Adjustment
District of Columbia
CASE NO. 17165
EXHIBIT NO. 26

BEFORE THE BOARD
OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

APPLICATION OF 1600 BLADENSBURG ROAD L.L.C. AND 1618 BLADENSBURG ROAD L.L.C. ON BEHALF OF PUBLIC STORAGE, INC.

BZA APPLICATION NO. 17165

HEARING DATE: JUNE 8, 2004
ANC 5B

STATEMENT OF THE APPLICANT

I.
NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of Public Storage, Inc. (the "Applicant"), the contract purchaser of property located at 1600-18 Bladensburg Road, N.E., Lots 3 and 4 in Square 4273 (the "Site") in support of the application to the Board of Zoning Adjustment, pursuant to 11 DCMR §3103.2, for variance relief from the off-street parking requirements of Section 2101.1 and the loading requirements of Section 2201.1. The relief is requested in order to permit the construction of a three-story self-storage facility at the Site.

II.
JURISDICTION OF THE BOARD

The Board of Zoning Adjustment (the "Board") has jurisdiction to grant the variance relief requested herein pursuant to Section 3103 of the District of Columbia Municipal Regulations (the "Zoning Regulations"). 11 DCMR § 3103.2.

III.
BACKGROUND

A. Description of the Site and Surrounding Area

The Site is located at 1600-18 Bladensburg Road, N.E., and is situated on the west side of Bladensburg Road, N.E., south of Montana Avenue, north of Mt. Olivet Road, and adjacent to Mount Olivet Cemetery. See Sanborn Atlas, attached hereto as Exhibit A, and Surveyor's Plat, attached hereto as Exhibit B. The Site is triangular in shape, with approximately 333 feet of frontage along Bladensburg Road to the east, and with the other two sides measuring approximately 234 feet on the north side, and 351 feet on the west side.

The Site is currently utilized as a used-car dealership, and contains an abandoned commercial establishment on the southern-most portion of the Site. The Site is located in the C-M-1 District. See Zoning Map, attached hereto as Exhibit C. The immediate area surrounding the Site includes a number of commercial uses, such as automobile repair companies, a taxicab storage/service facility, and retail establishments.

B. Project Description

Founded in 1971, Public Storage, Inc. is America's premier self-storage company. Over the past three decades, the company has shown consistent growth in the number of its self-storage facilities, as well as in the range of services provided. Today, Public Storage manages over 1,400 self-storage locations in 80 U.S. cities, including a facility in the District located at 1230 South Capitol Street,

S.E., and two facilities in Hyattsville, Maryland located at 3005 Kenilworth Avenue and 4318 Kenilworth Avenue.

The proposed development will be a three-story self-storage facility with 556 individual, self-contained storage units on three floors. See Architectural Plans and Drawings, attached hereto as Exhibit D. All storage units are inside the building and are accessed via interior corridors measuring 5 feet wide. Eighty-five percent (85%) of those storage units measure between 5 ft. x 5 ft. and 10 ft. x 15 ft. The remaining fifteen percent (15%) of the storage units measure between 10 ft. x 20 ft. and 10 ft. x 30 ft.

The Site will include a significant number of security measures. For instance, surveillance cameras will be located at various points to monitor activities on the Site. Only building tenants will have access to the storage areas of the building. Each unit will have a separate alarm, and tenants' access codes only allow them access to their particular floor and unit. An alarm is activated if a tenant attempts to enter a floor or unit other than their own. Moreover, the Site will be staffed with highly trained facility personnel during the hours of operation to ensure that the Site is operated and maintained in safe condition.

IV.
THE APPLICANT MEETS THE BURDEN OF PROOF FOR VARIANCES

A. Standards for Granting Area Variances

Under D.C. Code §6-641.07(g)(3) and 11 DCMR §3103.2, the Board is authorized to grant an area variance where it finds that three conditions exist:

(a) the property is unusual because of its size, shape or topography or other extraordinary or exceptional situation or condition;

(b) the owner would encounter practical difficulties if the zoning regulations were strictly applied; and

(c) the variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

See French v. District of Columbia Board of Zoning Adjustment, 658 A.2d 1023, 1035 (D.C. 1995) (*quoting Roumel v. District of Columbia Board of Zoning Adjustment*, 417 A.2d 405, 408 (D.C. 1980)); *see also*, *Capitol Hill Restoration Society, Inc. v. District of Columbia Board of Zoning Adjustment*, 534 A.2d 939 (D.C. 1987).

As discussed below, the Project and the variances requested for the same meet all three prongs of this test.

B. Variance Relief from Off-Street Parking Requirement and the Loading Requirement

The Applicant requests a variance from the off-street parking requirements set forth in Section 2101.1 of the Zoning Regulations, which provides that a warehouse in any Zoning District must provide 1 parking space for each 3,000 square feet gross floor area. The proposed self-storage facility will include 80,121 square feet of gross floor area, and is classified as a warehouse for zoning purposes. Under the parking requirements set forth in Chapter 21, the facility would be required to provide 27 parking spaces. However, the Applicant proposes to construct 9 compliant full-sized parking spaces, including one handicapped space,

and 2 additional stacked parking spaces for employees. The Applicant, therefore, requests a variance from Section 2101.1 to reduce the required number of parking spaces for the development.

The Applicant also requests a variance from the loading requirements set forth in Section 2201.1 of the Zoning Regulations for a warehouse in the C-M-1 Zoning District. This section requires that a warehouse with more than 20,000 square feet of gross floor area provide a loading berth measuring thirty (30) feet deep, a loading berth measuring fifty-five deep, and two loading platforms. The Applicant proposes to provide one loading berth with a depth of thirty-five (35) feet. Thus, the Applicant requests a variance from the requirements of Section 2201.1.

1. The Property is Affected by an Exceptional Situation or Condition

The Site is triangular in shape, and is bounded by Mount Olivet Cemetery to the west, Bladensburg Road to the east, and a commercial taxicab establishment to the north. As a result of these existing conditions, the Applicant has no opportunity to acquire additional land to square off the unusual triangular shape of the Site to make it more efficient in terms of Site plan and building layout.

The Applicant intends to construct the self-storage facility on the northern-most section of the Site, which is the deepest part of the Site and can accommodate a somewhat more regular building footprint. Even then, the proposed facility will include only 80,121 square feet of gross floor area (2.13 FAR), which is only sixty-six percent (66%) of the maximum permitted density on the Site.

The remaining southern portion of the Site will be utilized for parking and loading. However, due to the size and configuration of this triangular portion of the Site, this area is insufficient to provide the number of parking spaces and loading berths required by the Zoning Regulations.

2. A Strict Application of the Zoning Regulations Would Impose a Peculiar and Exceptional Practical Difficulty on the Applicant

A strict application of the Zoning Regulations would impose a peculiar and exceptional practical difficulty based on the exceptional conditions discussed above, and the limited demand for parking and loading typically utilized by patrons of Public Storage's self-storage facilities.

The total land area of the subject property is approximately 37,618.1 square feet. The permitted FAR is 3.0, which results in a total allowable density of approximately 112,854.3 square feet. However, the Applicant proposes to construct a self-storage facility measuring 80,121 square feet of gross floor area (2.13 FAR), which is well below the maximum permitted density on the Site. Requiring the Applicant to further reduce this area by either making the building smaller by devoting the first floor to parking and loading in order to provide the additional, unnecessary parking spaces and loading area (as further explained below) reduces the feasibility of the total project, and would result in a practical difficulty.

The proposed facility is classified for zoning purposes as a "warehouse," which yields a parking requirement of 27 spaces and the loading requirement of two loading berths and two loading platforms. However, the proposed facility is not a typical warehouse devoted to the commercial storage and transfer of materials.

Rather, it is a self-storage facility that will include a number of separate storage units rented primarily to individuals for the storage of personal household goods. Based on studies from Public Storage's other facilities in this area and around the country, there is actually no need for the amount of parking and loading called for in the Zoning Regulations.

(a) Parking

The Applicant's experience at its other facilities demonstrates that customers generally are at the facility for a limited amount of time at intermittent times of the day, and the provided parking spaces are never totally filled at any given time. As the charts below highlight, generally no more than 35 patrons, at most, enter any given Public Storage facility each day.

Public Storage # 26830 - 1230 South Capitol Street, S.E.
(882 total units; 9 total parking spaces)

Day	Gate Access Per Day
Sunday	28
Monday	19
Tuesday	25
Wednesday	18
Thursday	26
Friday	35
Saturday	26

Public Storage # 07161 - 3005 Kenilworth Avenue
(399 total units; 7 total parking spaces)

Day	Gate Access Per Day
Sunday	15
Monday	11
Tuesday	8
Wednesday	13
Thursday	16
Friday	22
Saturday	29

Public Storage # 26417 - 4318 Kenilworth Avenue
(440 total units; 8 total parking spaces)

Day	Gate Access Per Day
Sunday	22
Monday	15
Tuesday	13
Wednesday	25
Thursday	18
Friday	29
Saturday	34

As noted in the traffic impact analysis, usage at local sites is typically quite low throughout the day, with parking demand at generally considerably less than 50% of the parking spaces provided. This fluctuating usage of the facility reduces the need for a large number of parking spaces.

Thus, based upon the demonstrated parking needs for the Applicant's other self-storage facilities, the 9 full-size customer parking spaces provided will be sufficient to meet the actual parking needs of the self-storage facility. Forcing strict compliance with this provision of the Zoning Regulations would require the construction of a facility smaller than that proposed, which is already only 66% of the maximum permitted density, and the provision of additional parking spaces that will not be utilized.

(b) Loading

With respect to the loading requirements, Section 2201.1 requires that the Applicant provide one 30 foot berth and one 35 foot berth, each within its own loading platform. However, 85% of the proposed storage units will only measure between 5 ft. x 5 ft. and 10 ft. x 15 ft., which is smaller than a typical one-car

garage, and the remaining 15% of the storage units will measure between 10 ft. x 20 ft. and 10 ft. x 30 ft. Thus, there is no large open storage area that will be able to store the contents of a large truck.

The 35 foot loading berth provided by the Applicant is sufficient for the intended use of the Site. Unlike typical warehouse buildings in industrial zones, the proposed self-storage facility will primarily be utilized by individuals needing to store small, personal household or business items in the storage units. Experience has shown that people who store their belongings in the small storage units typically use small vehicles which do not necessitate the size and quantity of loading berths required. These patrons generally use cars, station wagons, SUVs or small vans, and not the large trucks envisioned by the Zoning Regulations. If a larger vehicle is used, the 35 foot loading berth will be available. Thus, forcing strict compliance with Section 2201.1 would impose a peculiar and exceptional practical difficulty on the Applicant because it would require the Applicant to reduce its proposed self-storage facility, which is already below the maximum permitted density, even further in order to provide a 55 foot loading berth which is not necessary for the operation of the facility.

3. 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

The requested variances can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the Zoning Regulations. The self-storage facility is located in the CM Zoning

District, which is intended to provide sites for heavy commercial and light manufacturing activities employing large numbers of people and requiring some heavy machinery. See 11 DCMR §800.1. Indeed, Section 800.2 of the Zoning Regulations states that "[h]eavy truck traffic and loading and unloading operations are expected to be characteristic of CM Districts." 11 DCMR § 800.2. It is this expectation that leads to the parking and loading requirements applicable to the Site. However, the proposed self-storage facility will not involve any heavy commercial or light manufacturing activities, will not employ a large number of people, will not require the usage of any heavy machinery, will not generate heavy truck traffic and will not have heavy loading and unloading operations.

As discussed above, the proposed self-storage facility does not operate like a typical warehouse, and the amount of parking and loading required for a self-storage facility is far less than for a typical industrial warehouse. Moreover, customers of the facility predominantly use passenger cars and other personal vehicles to transport their household and personal effects typically stored in the Applicant's units.

The proposed parking spaces and loading area will be sufficient to meet the actual demands at this Site. The operation of the proposed facility, which is not a typical warehouse use as envisioned in the Zoning Regulations, does not necessitate the amount of parking and loading areas set forth in the Zoning Regulations. Thus, granting the requested relief would not be a substantial detriment to the public

good and would not substantially impair the intent, purpose and integrity of the Zoning Regulations.

V.
COMMUNITY SUPPORT

The Applicant has worked with the community and obtained support for the Project. Specifically, the Applicant's representatives discussed the project with the Advisory Neighborhood Commission ("ANC") 5B SMD on several occasions. On April 1, 2004, the Applicant met with ANC 5B and described the proposed project and answered questions from the audience. However, a quorum of the ANC members was not present at that meeting and a vote could not be taken. The Applicant also attended the ANC's subsequent meeting on May 6, 2004 to address any concerns raised by the Commission and neighbors and to request a vote. However, a quorum of the ANC members was not present at that meeting either and a vote could not be taken. The Applicant has obtained the support of Joan Black, Chair of ANC 5B and Commissioner for the Single Member District in which the project is located. See Letter of Support from Joan Black, Chair of ANC 5B, attached hereto as Exhibit E.

VI.
EXHIBITS SUBMITTED IN SUPPORT OF THE APPLICATION

Exhibit A: Portion of the Sanborn Atlas showing the Site highlighted in yellow;

Exhibit B: Surveyor's Plat of the Site;

Exhibit C: A portion of the Zoning Map showing the Site highlighted in yellow;

Exhibit D: Architectural Plans and Drawings;

Exhibit E: Letter of Support from Joan Black, Chair of ANC 5B;

Exhibit F: Outline of Testimony of Herb Reynolds of Public Storage, Inc.;

Exhibit G: Outline of Testimony of Mark Joyce of Bohler Engineering, P.E., project engineer; and

Exhibit H: Outline of Testimony of Osborne George of O.R. George & Associates, Inc., traffic consultant.

VII.
WITNESSES

A. Herb Reynolds of Public Storage, Inc.

B. Mark Joyce of Bohler Engineering, P.E., Project Engineers

C. Osborne George of O.R. George & Associates, Inc., Traffic Consultant.

VIII.
CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards for area variance relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests that the Board grant the application.

Respectfully submitted,

HOLLAND & KNIGHT, LLP

By: _____
Christopher H. Collins, Esq.

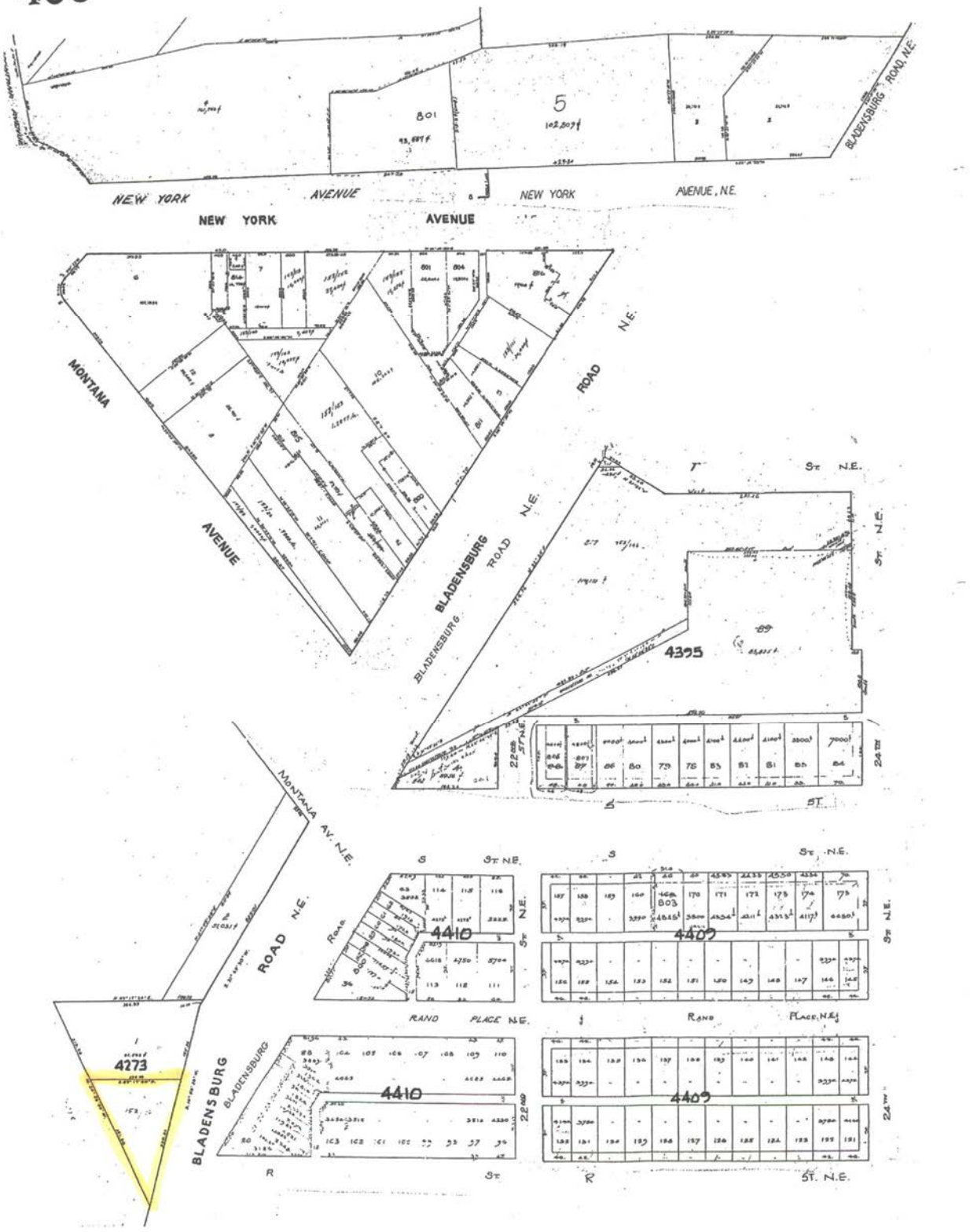
By: _____
Kyrus L. Freeman, Esq.*

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

*Admitted only in Pennsylvania; supervision by principals of the firm who are members of the D.C. Bar

1837309_v2

A


NEW YORK AVENUE
NEW YORK AVENUE, N.E.
BLADENSBURG ROAD, N.E.
801
5
MONTANA AVENUE
BLADENSBURG ROAD N.E.
4335
4410
4402
4273
RAND PLACE N.E.
MONTANA AV. N.E.
ROAD N.E.
BLADENSBURG
ST. N.E.

B

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., January 11, 2004

Plat for Building Permit of SQUARE 4273 LOTS 3 & 4

Scale: 1 inch = 50 feet Recorded in Book 178 Page 57

Receipt No. 08990

Furnished to: HOLLAND & KNIGHT

Surveyor, D.C.

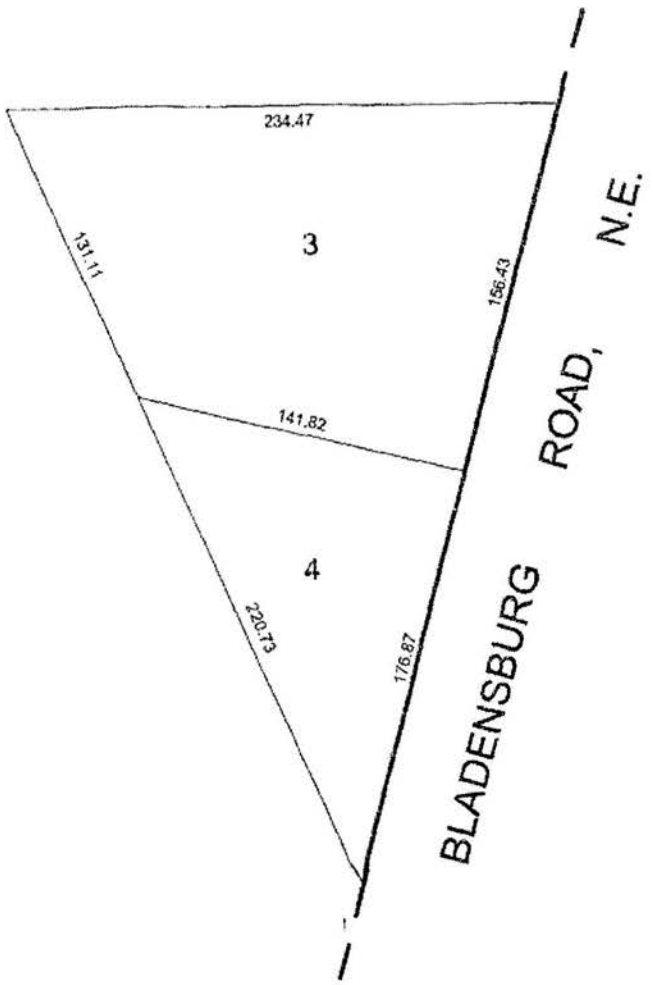
By: L.E.S.

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

Date: _____

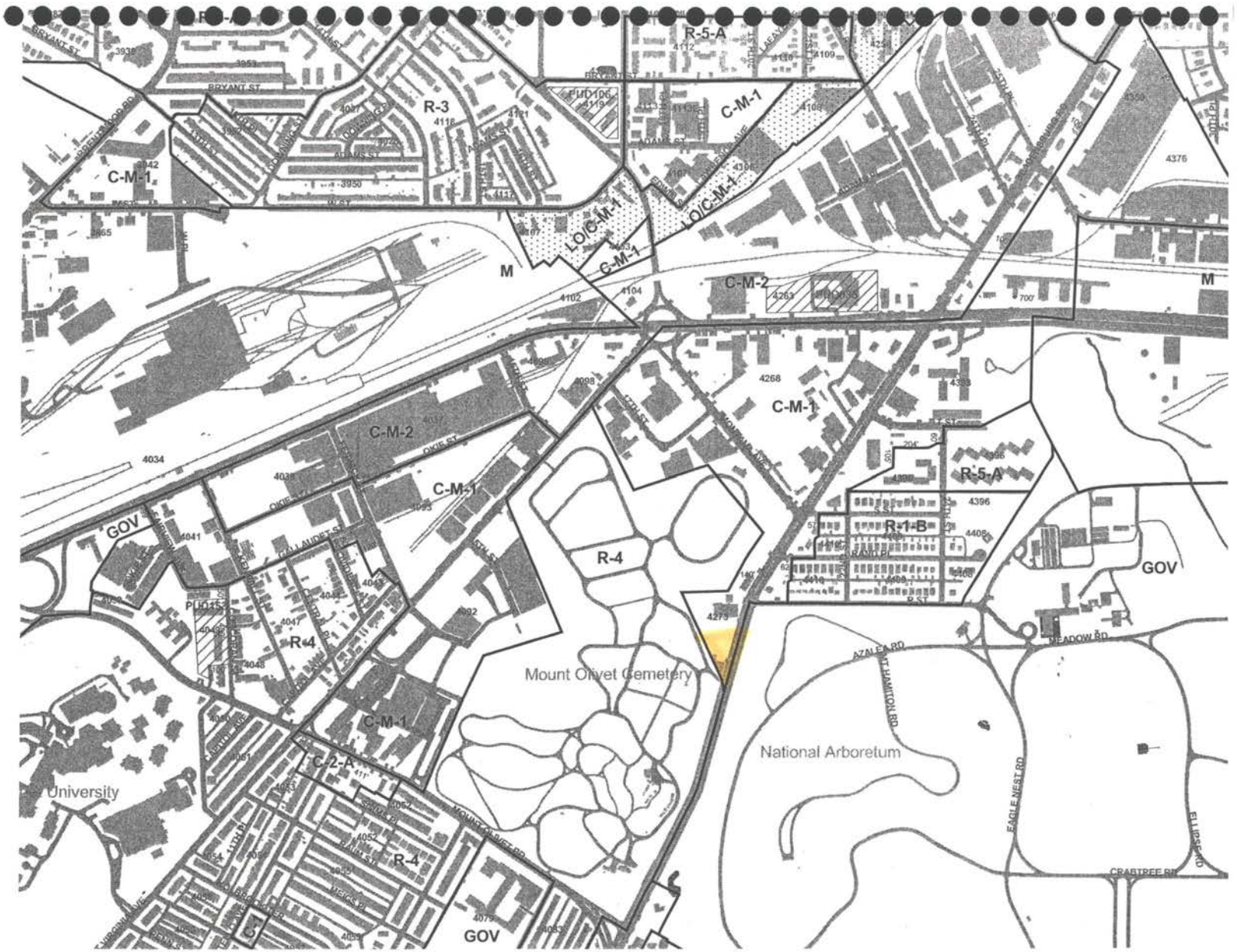
_____
(Signature of owner or his authorized agent)

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

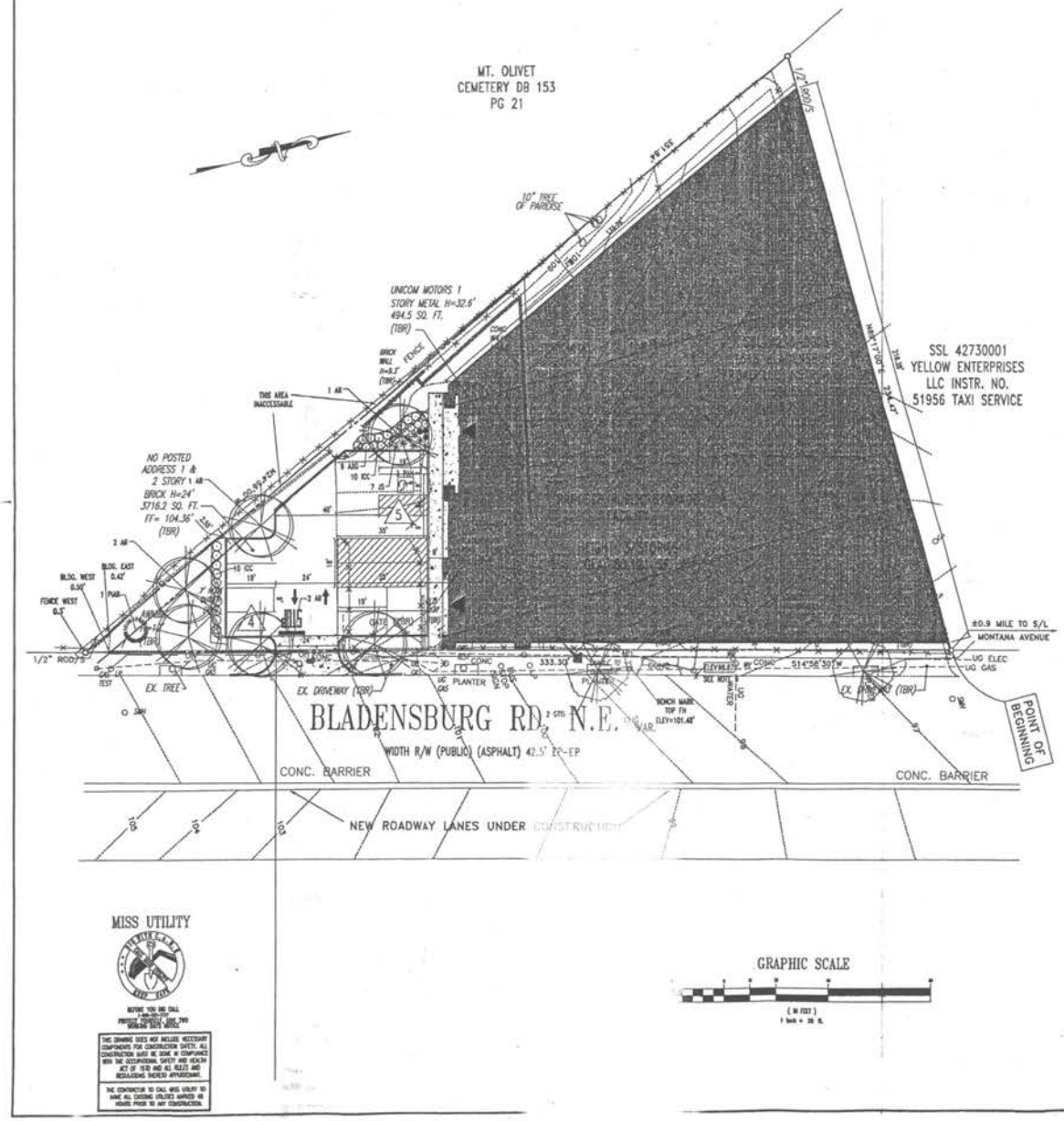


SO-08890(2004)

C


R-5-A
R-3
C-M-1
LO/C-M-1
C-M-2
M
R-4
R-1-B
GOV
Mount Olivet Cemetery
National Arboretum
University
BRYANT ST
OKIE ST
GALLAUDET ST
MEADOW RD
AZALEA RD
MT HAMILTON RD
EAGLE NEST RD
ELLIPSE RD
CRABTREE RD
MONROE ST
4TH ST
PUD106
PUD115

D





GENERAL NOTES

1. THIS PLAN IS BASED ON INFORMATION OBTAINED FROM AN ALTA SURVEY PREPARED BY :

   US SURVEYOR
   4929 RIVERWOOD POINT DRIVE
   EVANSVILLE, IN 47715

   LANDMARK FLEET SURVEYORS, P.C.
   124 RUFORD ROAD
   RICHMOND, VA 23235

2. APPLICANT: PUBLIC STORAGE, INC.
   3 CHASE LANE
   MIDDLETOWN, DE 19709

3. OWNER: ANDREW SCHAEFFER
   1600 BLADENSBURG ROAD LLC AND 1618 BLADENSBURG ROAD LLC
   1908 BLADENSBURG ROAD, NE
   WASHINGTON, DC 20002-1880

4. LEGAL DESCRIPTION: LOTS 3 AND 4, SQUARE 4273, WASHINGTON, DISTRICT OF COLUMBIA

5. ZONING DATA: C-M-1 (COMMERCIAL-LIGHT MANUFACTURING)

6. USES:
   EXISTING USE - AUTOMOBILE SALES FACILITY
   PROPOSED USE - STORAGE ESTABLISHMENT

7. ZONING ORDINANCE PROVISIONS:

	REQUIRED	EXISTING	PROVIDED
A. MINIMUM LOT AREA:	N/A	0.86 AC	0.86 AC
MINIMUM LOT WIDTH:	N/A	172.2 FT	172.2 FT
B. MINIMUM BUILDING SETBACK:			
FRONT SETBACK (EAST)	0'	0'	0'
SIDE SETBACK (NORTH)	0'	4'	0'
SIDE SETBACK (SOUTH)	0'	9'	0'
REAR SETBACK (WEST)	12'	0'	12'
C. PARKING REQUIREMENTS:			
1 PER 3000 SQUARE FEET	27 SPACES	0	9 SPACES
D. MINIMUM PARKING SETBACK:	0'	N/A	
E. MINIMUM PARKING DIMENSIONS:	9'x19'	N/A	
F. MAXIMUM BUILDING HEIGHT:	40FT/3 STORIES	32.8 FT	40FT/3 STORIES
G. MINIMUM DRIVE AISLES:	20'	28'	25'
H. IMPERVIOUS AREA + FLOOR AREA RATIO:	N/A 3	34,736 SF 0.13	32,324 SF 2.13

8. PROPOSED BUILDING FLOOR AREA: 80,121 SF

9. TOP OF CURB ELEVATION TAKEN AT MIDPOINT OF BUILDING FRONTAGE FOR DETERMINATION OF BUILDING HEIGHT.

STORMWATER MANAGEMENT NARRATIVE:

THE ENTIRE SITE IS CURRENTLY PAVED WITH ASPHALT, AND DRAINS DIRECTLY TO BLADENSBURG ROAD, VIA THE EXISTING ROOF DRAINS AND SHEET FLOW. THE PROPOSED SWM WILL BE DESIGNED TO IMPROVE EXISTING RUNOFF CONDITIONS WHILE COMPLYING WITH THE DISTRICT OF COLUMBIA DCRA SWM BRANCH, AS WELL AS CONSIDERING THE AVAILABILITY OF CURRENT RUN-OFF FACILITIES.

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES					
AR	6	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL.	B+B
GTS	2 9	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2-3" CAL.	B+B
EVERGREEN TREES					
PAB	1	PICEA ABIES	NORWAY SPRUCE	6-7'	B+B
EVERGREEN SHRUBS					
ICC	20	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	24-30"	#3 CAN
DECIDUOUS SHRUBS					
AXG	9	ABELIA X GRANDIFLORA	GLOSSY ABELIA	18-24"	#3 CAN
GROUND COVER					
JS	7	JUNIPERUS CHINENSIS VAR. SARGENTII	SARGENT JUNIPER	15-18" SPRD.	#3 CAN
ORNAMENTAL GRASSES					
PAH	3	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	3 GAL.	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

MISS UTILITY

BEFORE YOU DIG CALL
1-800-257-7777
PROTECTION ONE, INC.
1-800-422-4133

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREIN APPURTENANT.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

Public Storage

BOHLER ENGINEERING, P.C.

PUBLIC STORAGE
SITE REVIEW PLAN
1600 ; 1608 BLADENSBURG RD NE
WASHINGTON DC

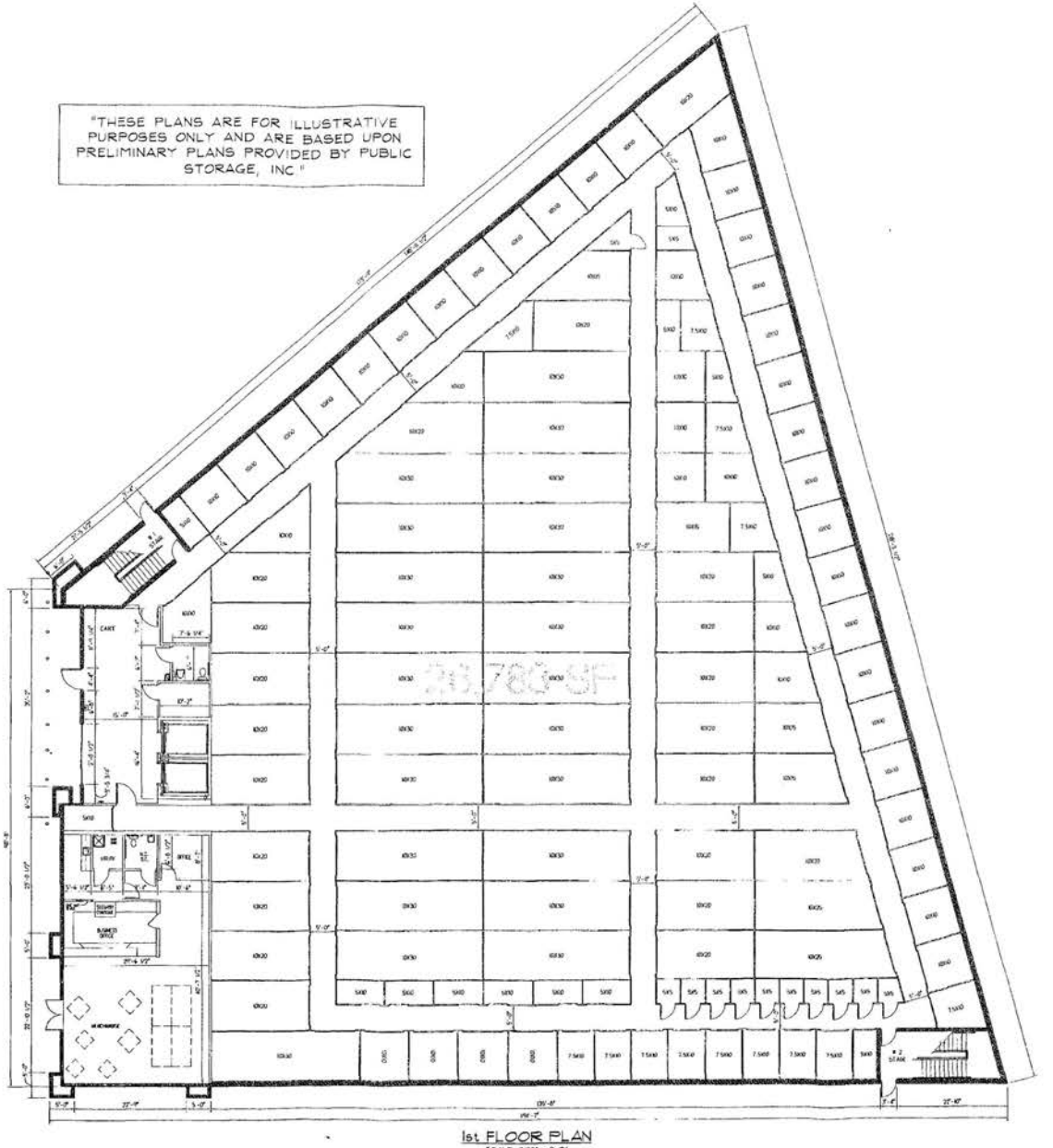
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6	2/25/25	REV. PER TRAFFIC PLAN

SCALE (H): 1" = 20'
(V):
DRAWN BY: ADM
CHECKED BY: MRJ
DATE: DATE
DRAWING #: SU32181
CAD ID #: CAT

SHEET NUMBER
1

2ND FLOOR CONTROLLED UNITS											
	GROSS SF	5X5	5X10	7.5X10	10X10	10X15	10X20	10X30	10X25	UNITS	
TOTAL	28,150	25	40	34	44	0	16	-	-	205	
UNITS		13	40	34	43	9	48	-	-	205	TOTAL UNITS
TOTAL SF	34,150	625	1,000	1,700	4,300	1,350	3,200	-	-	11,875	NET RENTABLE
% UNITS (SF)		3%	10%	7%	10%	3%	8%	0%	0%	39%	
% UNITS (SF)		1%	3%	2%	3%	1%	3%	0%	0%	34.6%	AVERAGE UNIT
										116	EFFICIENCY
NON CLIMATE CONTROLLED UNITS											
	GROSS SF	5X5	5X10	7.5X10	10X10	10X14	10X20	10X30	10X25	UNITS	
GROUND	24,786	12	14	9	44	4	32	23	7	141	
SECOND	24,786	24	47	36	45	51	18	-	7	212	
UNITS		36	72	45	87	55	46	23	7	345	TOTAL UNITS
TOTAL SF	49,566	1625	3,690	3,375	8,700	3,300	7,450	4,900	500	37,175	NET RENTABLE
% UNITS (SF)		3%	10%	5%	10%	3%	8%	0%	0%	39%	
% UNITS (SF)		2%	6%	3%	6%	2%	5%	1%	0%	25%	AVERAGE UNIT
										108	EFFICIENCY
COMBINED TOTALS											
	GROSS SF	5X5	5X10	7.5X10	10X10	10X15	10X20	10X30	10X25	UNITS	
UNITS		61	112	79	130	64	94	23	7	550	TOTAL UNITS
SF		2,250	4,690	5,075	13,000	4,650	10,650	4,900	500	49,050	
TOTAL SF	84,341	1,625	4,690	8,475	13,000	5,350	11,650	8,960	560	54,310	NET RENTABLE
% UNITS (SF)		3%	10%	5%	10%	3%	8%	0%	0%	39%	
% UNITS (SF)		2%	6%	3%	8%	2%	5%	1%	0%	28.8%	AVERAGE UNIT
										108	EFFICIENCY

"THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE BASED UPON PRELIMINARY PLANS PROVIDED BY PUBLIC STORAGE, INC."



1st FLOOR PLAN
SCALE: 3/32" = 1'-0"

CLIENT DATA
Public Storage

REVISIONS

NO	BY	DESCRIPTION	DATE
3	MJC	ADDED ADDITIONAL LOCATIONS	3/19/09
2	MJC	ADDED ROOF PLANS	2/26/09
1	MJC	ADDED ROOF EQUIPMENT TO ELEVATIONS	

BOHLER ENGINEERING
• PROFESSIONAL ENGINEERING SERVICES •
• 1250 SOUTH WASHINGTON STREET, SUITE 201, NORTH WALES, PENNSYLVANIA, 19454 •
• (215) 855-9500 FAX (215) 855-9501 WWW.BOHLERENGINEERING.COM •

DISTRICT OF COLUMBIA
REGISTERED
PROFESSIONAL ENGINEER
25
3-30-2009

PROJECT LOCATION
3-STORY
PUBLIC STORAGE
FACILITY
620, 608 BLADENSBURG RD.
N.E. WASHINGTON, D.C.

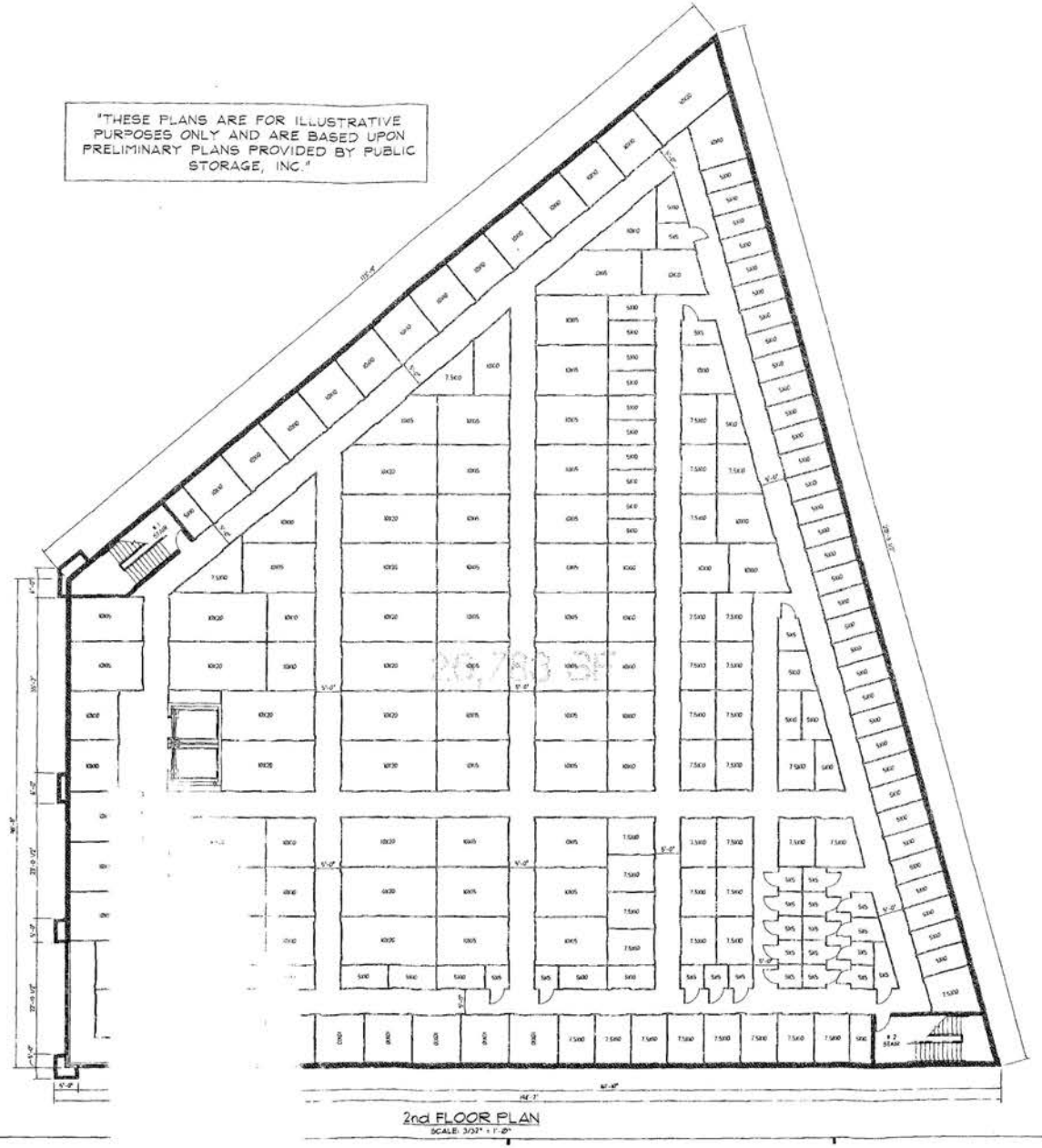
TITLE
Public Storage
1st FLOOR PLAN

PROJECT NO. 09XXX
DATE 03/27/09
CAD I.D. 09XXX-arch-1
DRAWN BY ELSWORTH
CHK'D BY COULTER
SCALE AS NOTED

A-1
REVISION 3

CLIMATE CONTROLLED UNITS												
	GROSS SF	5X5	5X10	7.5X10	10X10	10X15	10X20	10X25	10X30	UNITS		
THIRD	35,750	29	40	38	38	31	31	-	-	207		
UNITS		29	40	38	38	31	31	-	-	207	TOTAL UNITS	
SF		145	400	570	3,800	4,650	6,200	-	-	15,765	NET RENTABLE	
% UNITS (SL)	34,765	14%	19%	18%	18%	15%	15%	0%	0%	100%		
% UNITS (SF)		1%	3%	4%	24%	29%	39%	0%	0%	100%		
										76.2%	AVERAGE UNIT	
										76%	EFFICIENCY	
NON CLIMATE CONTROLLED UNITS												
	GROSS SF	5X5	5X10	7.5X10	10X10	10X15	10X20	10X25	10X30	UNITS		
GROUND	38,750	13	14	13	14	8	20	25	1	107		
REQ'MD	34,765	29	40	38	38	31	31	-	-	207		
UNITS		13	13	13	14	8	20	25	1	107	TOTAL UNITS	
SF		65	130	195	1,400	1,200	3,100	6,250	300			
TOTAL SF	39,595	455	1,690	2,470	14,700	7,200	12,400	31,250	300	87,175	NET RENTABLE	
% UNITS (SL)		6%	12%	12%	13%	7%	19%	23%	1%	100%		
% UNITS (SF)		1%	2%	3%	17%	8%	36%	72%	0%	100%	AVERAGE UNIT	
										84%	EFFICIENCY	
COMBINED TOTALS												
	GROSS SF	5X5	5X10	7.5X10	10X10	10X15	10X20	10X30	10X25	UNITS		
UNITS	87	42	53	51	52	39	51	25	1	314	TOTAL UNITS	
SF	75	195	730	765	5,200	5,850	9,300	6,250	300			
TOTAL SF	80,345	1,120	4,690	4,578	29,100	6,750	15,300	6,250	300	86,190	NET RENTABLE	
% UNITS (SL)		13%	17%	16%	17%	12%	16%	8%	0%	100%		
% UNITS (SF)		1%	2%	3%	17%	8%	36%	72%	0%	100%	AVERAGE UNIT	
										76%	EFFICIENCY	

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2nd FLOOR PLAN
SCALE: 3/32" = 1'-0"

Public Storage

BOHLER ENGINEERING

REVISIONS

NO	BY	DESCRIPTION	DATE
1	PAC	ADDED ROOF PLAN	2.24.09
2	PAC	ADDED ROOF EQUIPMENT TO ELEVATIONS	3.18.09

REVISIONS

NO	BY	DESCRIPTION	DATE
3	PAC	ADDED ADDITIONAL ELEVATIONS	3.18.09

REVISIONS

NO	BY	DESCRIPTION	DATE

PROJECT LOCATION
3-STORY PUBLIC STORAGE FACILITY
1600, 1606 BLADENSBURG RD
N.E. WASHINGTON, D.C.

TITLE
Public Storage
2nd FLOOR PLAN

PROJECT

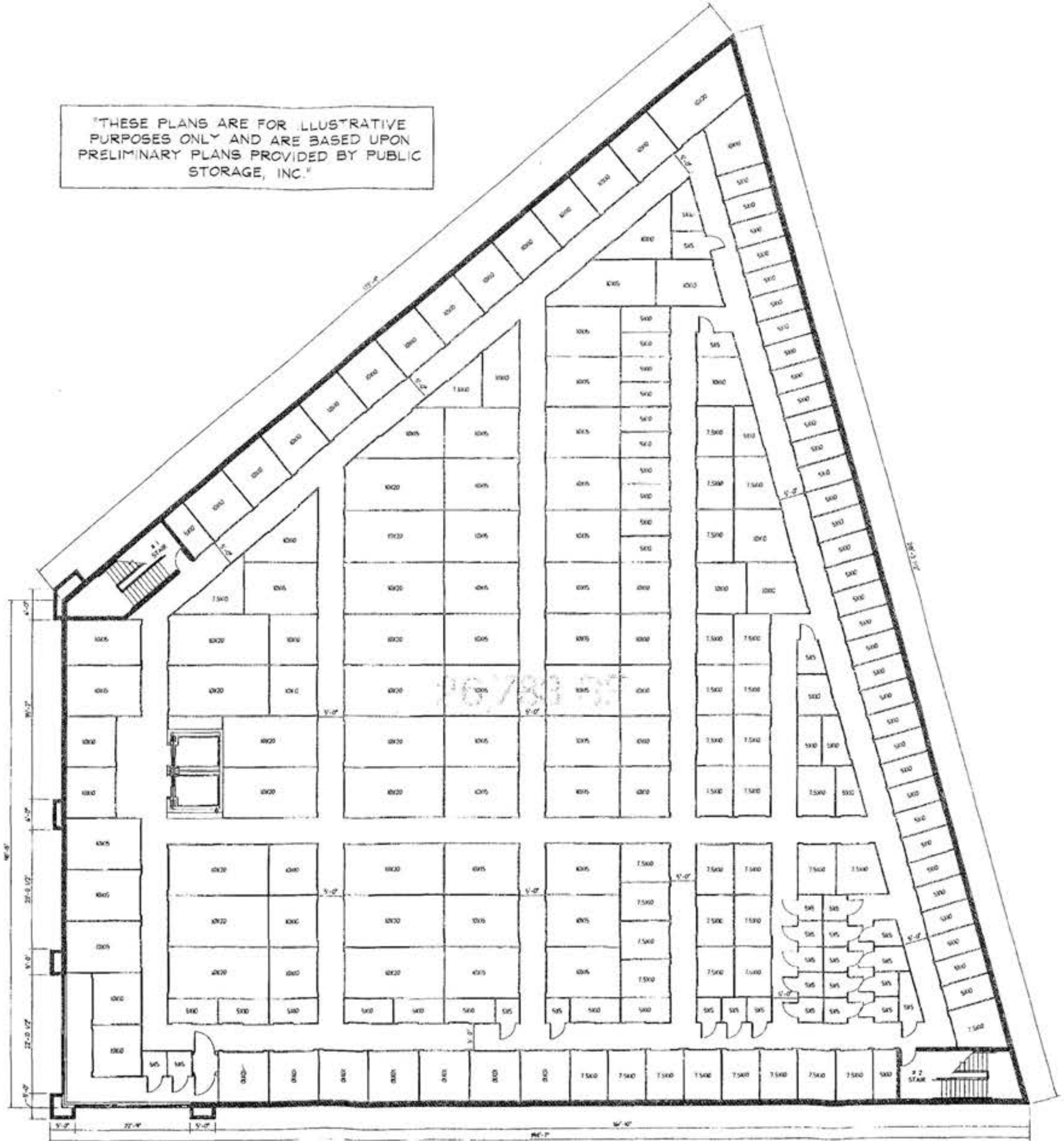
PROJ. NO.	PS0809
DATE	03/27/09
CAD ID	elevations
DRAWN BY	E.ELIAKIS
CHK BY	CORETER
SCALE	AS NOTED

A-2

RESCOPE 3

[illegible] BLADENSBURG ROAD, N.E. WASHINGTON, D.C. OPTION [illegible] 07-28-05											
CLIMATE CONTROLLED UNITS											
	GROSS SF	5X5	5X10	7.5X10	10X10	10X15	10X20	10X30	10X25	UNITS	
THIRD	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	-	-	[illegible]	
UNITS		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	-	-	[illegible]	TOTAL UNITS
SF		25	50	75	100	150	200	300	250		
TOTAL SF	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	-	-	[illegible]	NET RENTABLE
% UNITS (#)		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	100%	
% UNITS (SF)		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	AVERAGE UNIT
										[illegible]	EFFICIENCY
NON CLIMATE CONTROLLED UNITS											
	GROSS SF	5X5	5X10	7.5X10	10X10	10X15	10X20	10X30	10X25	UNITS	
GROUND	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
SECOND	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	-	-	[illegible]	
UNITS		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	TOTAL UNITS
SF		25	50	75	100	150	200	300	250		
TOTAL SF	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	NET RENTABLE
% UNITS (#)		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	100%	
% UNITS (SF)		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	AVERAGE UNIT
										[illegible]	EFFICIENCY
COMBINED TOTALS											
	GROSS SF	5X5	5X10	7.5X10	10X10	10X15	10X20	10X30	10X25	UNITS	
UNITS		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	TOTAL UNITS
SF		25	50	75	100	150	200	300	250		
TOTAL SF	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	NET RENTABLE
% UNITS (#)		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	100%	
% UNITS (SF)		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	AVERAGE UNIT
										[illegible]	EFFICIENCY

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3rd FLOOR PLAN

SCALE: 3/32" = 1'-0"

CLIENT DATA

Public Storage

BOHLER ENGINEERING

REVISIONS

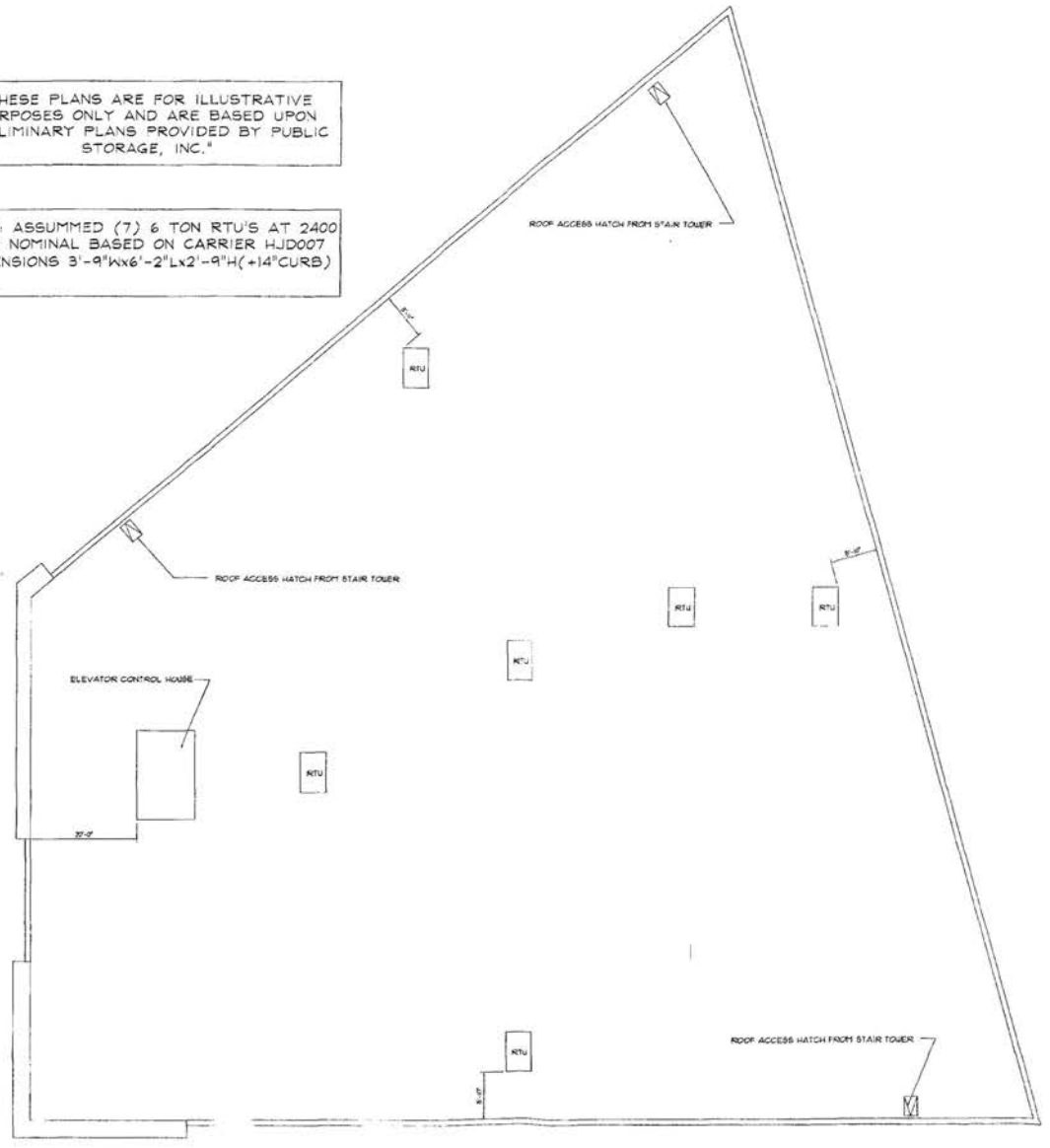
PROJECT LOCATION: 3-STORY PUBLIC STORAGE FACILITY
1600, 1606 BLADENSBURG RD.
N.E. WASHINGTON, D.C.

TITLE: Public Storage
3rd FLOOR PLAN

A-3

"THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE BASED UPON PRELIMINARY PLANS PROVIDED BY PUBLIC STORAGE, INC."

HVAC: ASSUMMED (7) 6 TON RTU'S AT 2400 CFM NOMINAL BASED ON CARRIER HJD007 DIMENSIONS 3'-9"Wx6'-2"Lx2'-9"H(+14"CURB)



ROOF PLAN

SCALE: 3/32" = 1'-0"

CLIENT DATA: Public Storage

BOHLER ENGINEERING

REVISIONS

NO	BY	DESCRIPTION	DATE
3	MC	ADDED ADDITIONAL ELEVATIONS	3/4/15
2	MC	ADDED ROOF SUPPORT TO ELEVATIONS	2/26/15
1	MC	ADDED ROOF PLAN	
-	BY	DESCRIPTION	DATE

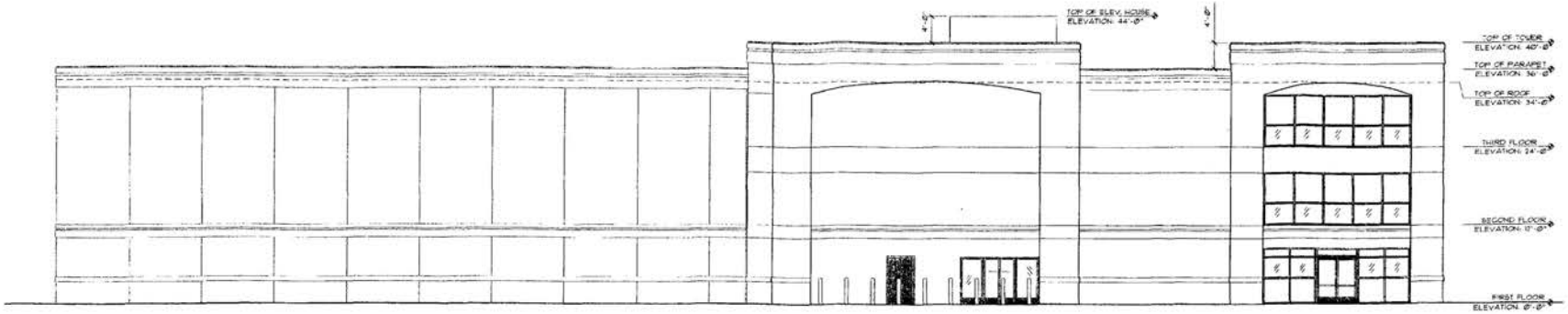
PROJECT LOCATION: 3-STORY PUBLIC STORAGE FACILITY
4600, 4606 BLADENSBURG RD
N.E. WASHINGTON, D.C.

TITLE: Public Storage ROOF PLAN

PROJ. NO.	157004
DATE	10/31/2014
CAD I.D.	157004-ARCH
DRAWN BY	KELLOWAY
CHK BY	COULTER
SCALE	AS NOTED

SHEET NO. A-4

REVISION #



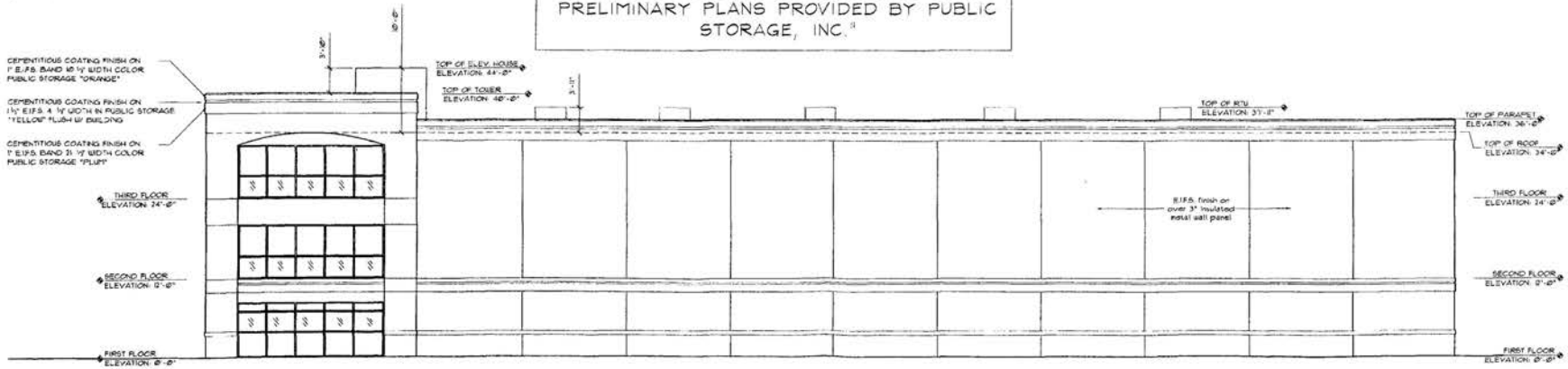
WEST ELEVATION (ANGLED AWAY)

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

SOUTH ELEVATION

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

"THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE BASED UPON PRELIMINARY PLANS PROVIDED BY PUBLIC STORAGE, INC."



EAST ELEVATION - BLADENBURG ROAD

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

CLIENT PAYS

Public Storage

BOHLER ENGINEERING

REVISIONS

NO	BY	DESCRIPTION	DATE
1	PAC	ADDED ADDITIONAL ELEVATIONS	3/24/05
2	PAC	ADDED ROOF EQUIPMENT TO ELEVATIONS	

PROJECT LOCATION

3-STORY PUBLIC STORAGE FACILITY
1600, 1608 BLADENSBURG RD.
N.E. WASHINGTON, D.C.

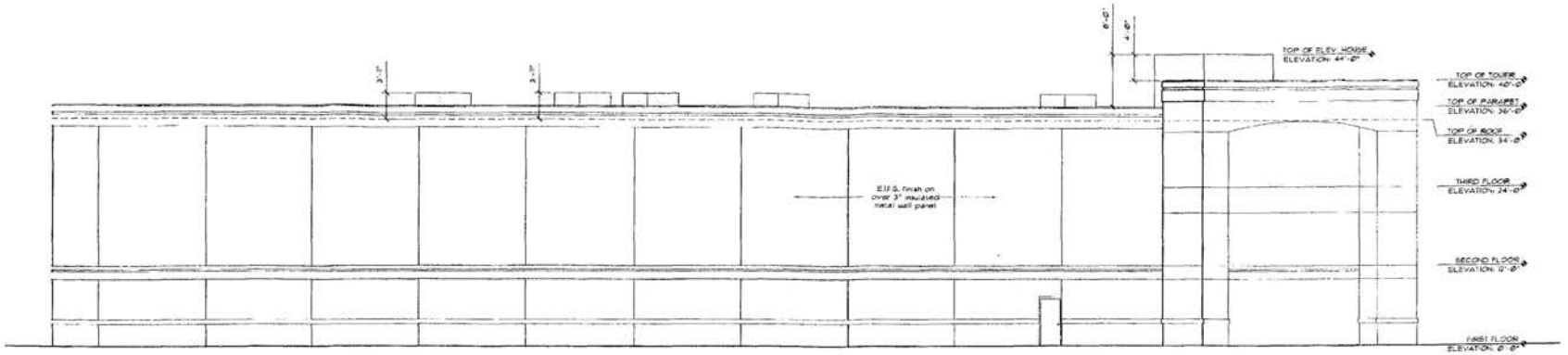
TITLE

Public Storage
Exterior Elevations
South & East

PROJ. NO.	79800X
DATE	10/27/05
CAD ID	elevation-1 [...]
DRAWN BY	PAC
CHK BY	COULTER
SCALE	AS NOTED

A-5

REVISION 2

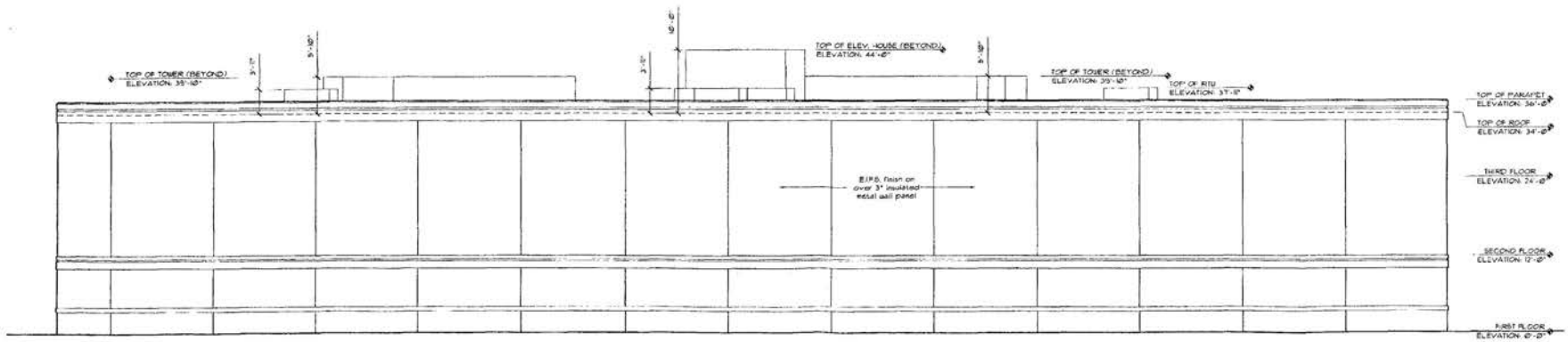


WEST ELEVATION

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

SOUTH ELEVATION (ANGLED AWAY)

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



NORTH ELEVATION

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

CLIENT DATA

Public Storage

REVISIONS

NO	BY	DESCRIPTION	DATE
1	PAC	ADDED ROOF PLAN	7/24/03
2	PAC	ADDED ROOF SUPPORT TO ELEVATIONS	7/24/03
3	PAC	ADDED ADDITIONAL ELEVATIONS	7/24/03

REVISIONS

NO	BY	DESCRIPTION	DATE

BOHLER ENGINEERING

PROJECT LOCATION

3-STORY PUBLIC STORAGE FACILITY

1600, 1608 BLADENSBURG RD N.E. WASHINGTON, D.C.

TITLE

Public Storage
Exterior Elevations
West & North

PROJ. NO.	03XXX
DATE	05/27/03
CAD ID	elevation-1
DRAWN BY	I.A.
CHK BY	GUNTER
SCALE	AS NOTED

A-6

E

Advisory Neighborhood Commission 5B
Single Member District 5B09
2401 Rand Place, N.E.
Washington, D.C. 20002

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, DC 20001

Re: BZA Application No. 17165 – Public Storage, Inc.

Dear Members of the Board:

As Commissioner of Single Member District 5B09, I write in support of the application filed on behalf of Public Storage, Inc. (the "Applicant") for variance relief from the off-street parking and loading requirements of the Zoning Regulations to permit the construction of a three-story self-storage facility in the C-M-1 District at 1600-18 Bladensburg Road, N.E.

ANC 5B held a public meeting on April 1, 2004 to consider Application No. 17165. Proper notice of that meeting was given by the ANC. A quorum of the ANC members was not present at that meeting and a vote could not be taken. However, the Applicant made a full presentation describing the project and answered questions from the audience.

ANC 5B held another public meeting on May 6, 2004. Proper notice of that meeting was given by the ANC. However, a quorum of the ANC members was not present at that meeting either and a vote could not be taken. The Applicant attended this meeting as well and was prepared to address any concerns raised by the Commission and neighbors and to request a vote.

As Commissioner of SMD 5B09, I fully support the proposed project, which is in my SMD, since it replaces an underutilized site with a productive use. The Applicant has worked with me to ensure that the community understands the project. Indeed, there have been no issues of concern raised by the community at either ANC meeting and I have heard no negative feedback from my constituents. Therefore, I strongly recommend approval of the requested relief.

Sincerely,

John Black
Commissioner, Single Member District 5B09

F

Outline of Testimony of
Herb Reynolds, Public Storage, Inc.

I. Introduction

   A. Public Storage, Inc.

   B. Selection of Site

II. Operation of Proposed Facility

III. Requested Zoning Relief

   A. Parking requirements

   B. Loading requirements

IV. Conclusion

G

Outline of Testimony of
Mark R. Joyce, Bohler Engineering, P.C.

I. Introduction and Professional Qualifications

II. Site and Location Description

III. Project Description

  A. Design Goals and Constraints

  B. Description of Project Design

IV. Conclusion

H

Outline of Testimony of
Osborne George, O.R. George & Associates, Inc.

I. Introduction and Professional Qualifications

II. Existing Roadway and Traffic Conditions

- A. Land Use and Zoning
- B. Existing Study Area Roadway Network
- C. Existing Peak Hour Traffic Situation

III. Future Traffic Situation

- A. Projected Background Traffic Situation
- B. Trip Generation – Subject Development
- C. Site Access, Parking and Loading

IV. Conclusion