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June 16, 2004

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

Re: Application No. 17165 of Public Storage, Inc.

Honorable Members of the Board:

1. Waiver Request. At the close of the public hearing, the Applicant offered to submit this post-hearing submission by Tuesday, June 15, 2004. Due to the need for coordination of the approvals for the proposed signage within the corporate structure of Public Storage, Inc., we respectfully request a one-day waiver to allow this filing on June 16, 2004. There are no parties to the application other than the ANC, and the Chair of the ANC has filed a letter supporting this application.

2. Post-Hearing Submission. As requested at the conclusion of the public hearing on this application on June 8th, enclosed please find architectural drawings indicating the proposed signage plan for the building. Also enclosed are photographs indicating the views of the subject site from various vantage points in the vicinity, including the National Arboretum, and the Mt. Olivet Cemetery, adjacent to the site, as well as across the street from the site.

The permitted location and size of signs on buildings is governed by the 2003 D.C. Construction Codes Supplement, Chapter 31. The signage is permitted to be placed on the Bladensburg Road frontage (eastern wall) pursuant to Section 3107.10.4, and on the south wall facing the parking lot, pursuant to Section 3107.7.7.2. The maximum permitted size of the sign facing Bladensburg Road is 1/40th of the area of the wall. The wall measures 7,800 square feet in area, not including the southernmost portion where the windows

Board of Zoning Adjustment
District of Columbia
CASE NO. 17165
EXHIBIT NO. 30

Case No. 17165
Exhibit No. 30

are located. Therefore, the maximum permitted size of the sign facing Bladensburg Road is 195 square feet. The south wall, facing the parking lot, measures less than 4,000 square feet in size. Therefore, the maximum permitted size of the sign facing the parking is limited to 100 square feet. As shown on the attached drawings, Public Storage, Inc. proposes to place three signs measuring 26, 104 and 24 square feet (total - 154 square feet) at the second floor level on the eastern wall, facing Bladensburg Road and the National Arboretum, and two signs measuring 45 and 46 square feet (total - 91 square feet) on the south wall, facing the parking lot.

The enclosed photographs demonstrate that the signs proposed to be located on the east and south wall of the proposed building will not be readily visible from or have an adverse impact on views from, either the National Arboretum or Mt. Olivet Cemetery.

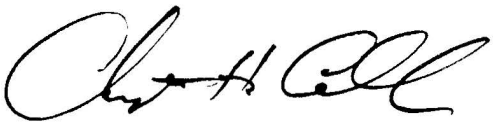
As shown on the photo location map attached hereto, the Applicant has taken numerous photographs of the Site from various angles. The photos numbered 3 through 8 show the existing site, which has a one- and two-story building at its southern end, and a used car lot at its northern end. The site is bordered by Bladensburg Road to the east, Mt. Olivet Cemetery to the west and a taxicab service and storage lot to the north. Photograph 1, taken from the entrance of Mt. Olivet Cemetery, shows that due to the topography of the area, the curvature of Bladensburg Road, and the heavy vegetation in the area, the Site is not visible from the cemetery's entrance or to people traveling north on Bladensburg at that point. Similarly, photograph 2 also demonstrates that the Site only becomes visible as one travels further north on Bladensburg Road and reaches the crest of the road. The photo also shows the heavy vegetation in the cemetery. The height of the proposed signs facing south is roughly equal to the top of the existing two story building on the Site. Thus, the signs that the Applicant proposes to place on the south wall of its proposed building will not be readily seen from the cemetery, if seen at all, and will not have an adverse impact on views from the Mt. Olivet Cemetery.

Photograph numbers 3 through 8 are each taken from various locations on the east side of Bladensburg Road outside of the National Arboretum. Photograph 9 is taken from inside the National Arboretum and indicates that the site is only partially visible from the Arboretum. We did not include more photos of the Site from within the Arboretum because the Site is only visible from limited locations along the western periphery of the Arboretum, due to the dense vegetation in the Arboretum.

The new self-storage facility will have a height of 34 feet at the top of the roof. The height of the signs on the Bladensburg Road frontage will be a maximum of 24 feet above-grade. Although these signs will be visible from certain angles along Bladensburg Road, they will not be readily visible from inside the National Arboretum due to the dense vegetation and the proposed sign height.

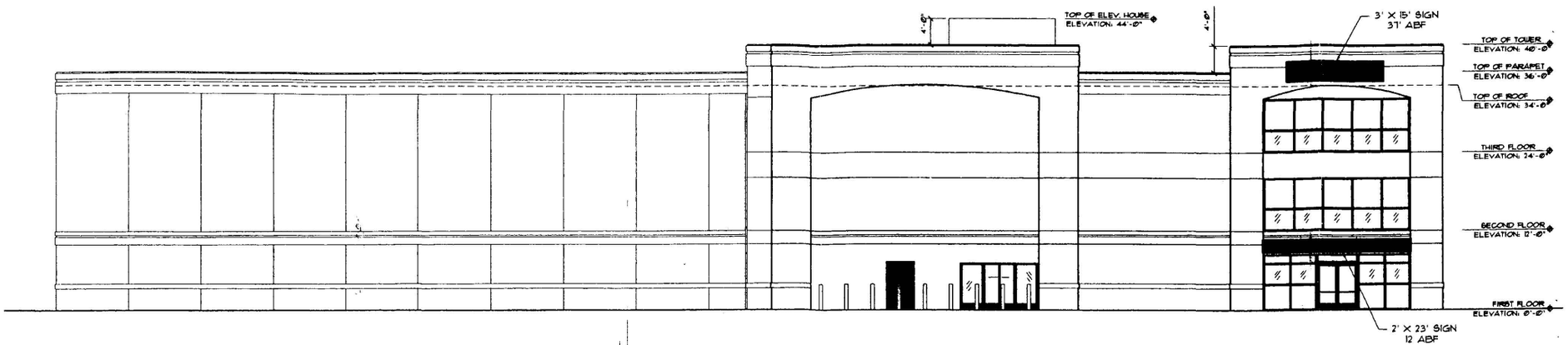
If no further information is required, the Applicant respectfully requests that the Board issue a summary order approving the application, subject to the condition that the height and size of the signs proposed for the east and south walls of the building will be as shown on the plans included with this submission.

Very truly yours,



Christopher H. Collins

2008160_v3



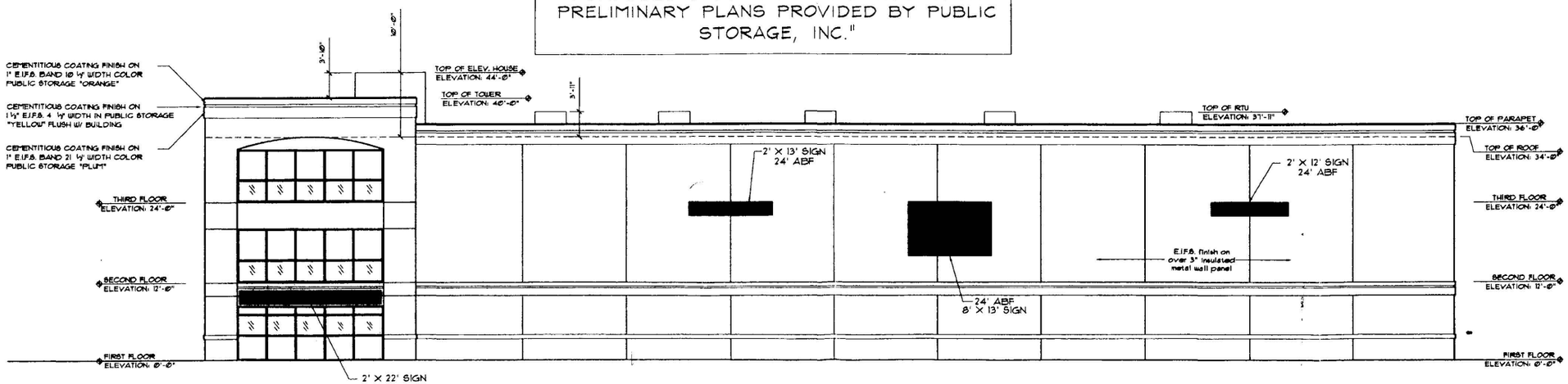
WEST ELEVATION (ANGLED AWAY)

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 - BLADENSBURG ROAD

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

CLIENT DATA

Public Storage

REVISIONS

NO	BY	DESCRIPTION	DATE
1	FAC	ADDED ROOF PLAN	2/26/05
2	FAC	ADDED ROOF EQUIPMENT TO ELEVATIONS	

REVISIONS

NO	BY	DESCRIPTION	DATE
3	FAC	ADDED ADDITIONAL ELEVATIONS	

REVISIONS

NO	BY	DESCRIPTION	DATE

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ANDREW SMITH
PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA

PROJECT LOCATION

3-STORY
PUBLIC STORAGE
FACILITY

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

TITLE

Public Storage
Exterior Elevations
South & East

PROJECT

PROJ. NO.	P0500X
DATE	05/27/05
CAD ID.	elevation-1
DRAWN BY	FAC
CHK. BY	COULTER
SCALE	AS NOTED

A-5

REVISION 3

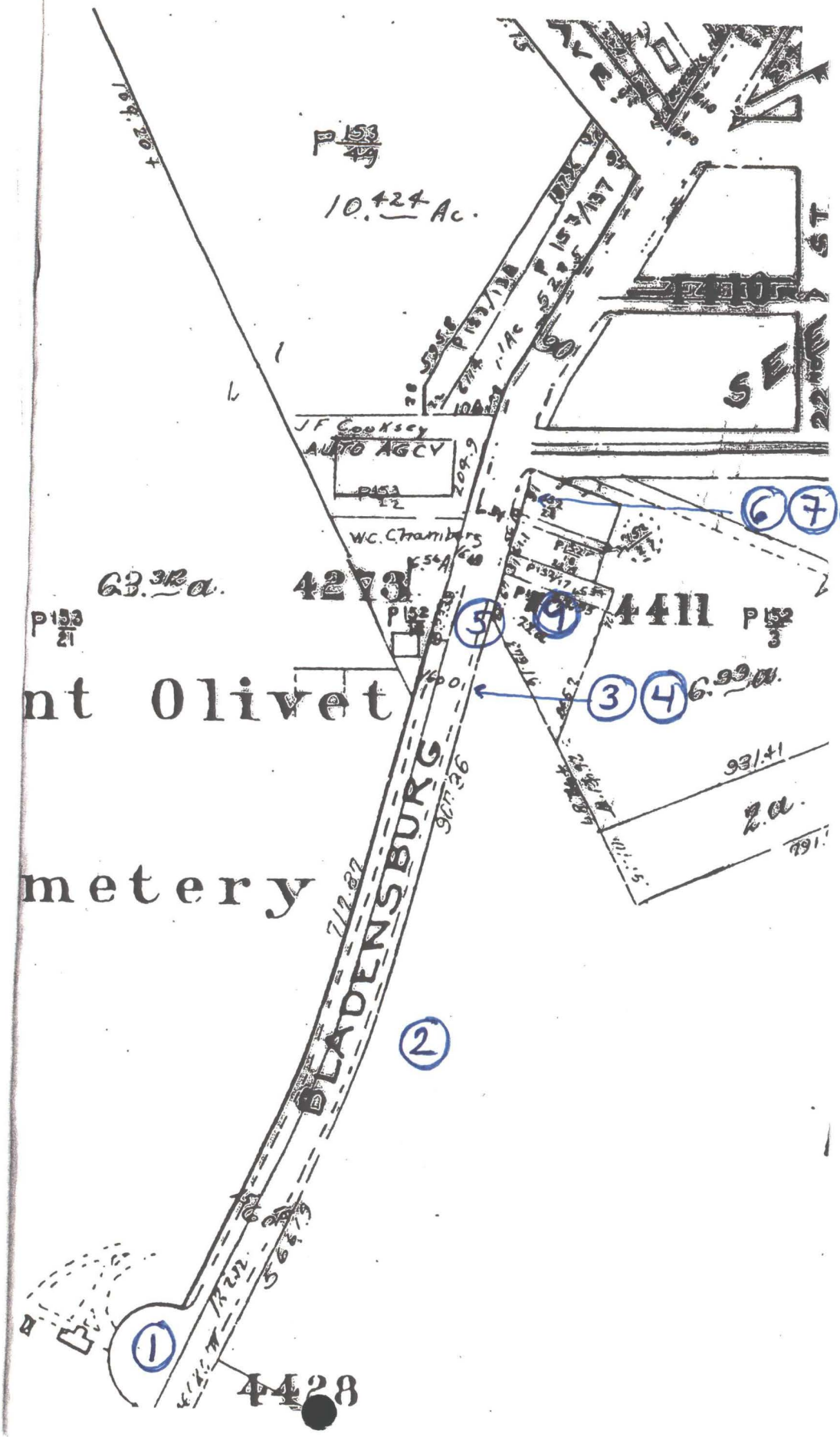

P153 47
10.424 Ac.
JF Cooksey
AUTO AGCY
P153 12
W.C. Chambers
63.32a.
4273
P153 21
P152
4411
P152 3
nt Olivet
metery
GLADENSBURG
1
2
3
4
5
6
7
8
9
4428



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8



PHOTO #9