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NB: THESE 4 PAGES OF EXHIBIT 31 REPLACE THE FIRST 4 PAGES OF EXHIBIT 30. — Thanks.

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June 17, 2004

RECEIVED
D.C. OFFICE OF ZONING
2004 JUN 17 PM 3:13

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 two-day waiver to allow this filing on June 17, 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 concept 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 (east elevation) pursuant to Section 3107.10.4, and on the south elevation 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 7,142 square feet in area. Therefore, the maximum permitted size of the sign facing

Board of Zoning Adjustment
District of Columbia
CASE NO. 17165
EXHIBIT NO. 31

#31

Bladensburg Road is 178.55 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 lot is limited to 100 square feet.

As shown on the attached drawings, Public Storage, Inc. proposes to place up to four signs measuring a total of no more than 178 square feet at a point no higher than the top of the second floor level on the east elevation, facing Bladensburg Road and the National Arboretum. Two signs measuring a total of no more than 100 square feet will be placed on the south elevation, facing the parking lot, as shown on the plans. The signage plan is conceptual at this point and has not yet been fully developed. However, as explained further below, the limitations imposed on the size, location and number of signs on the east and south elevations address the signage issue raised at the end of the public hearing in this case.

The enclosed photographs demonstrate that the signs proposed to be located on the east and south elevations 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 7 show the existing site, which has a one- and two-story red brick 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 white masonry taxicab service building 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. 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. The maximum height of the proposed signs on the east elevation facing the

Arboretum is roughly equal to the top of the existing two-story red brick building on the Site. 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 maximum height of the signs on the Bladensburg Road frontage will be no higher than the top of the second floor level. 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.

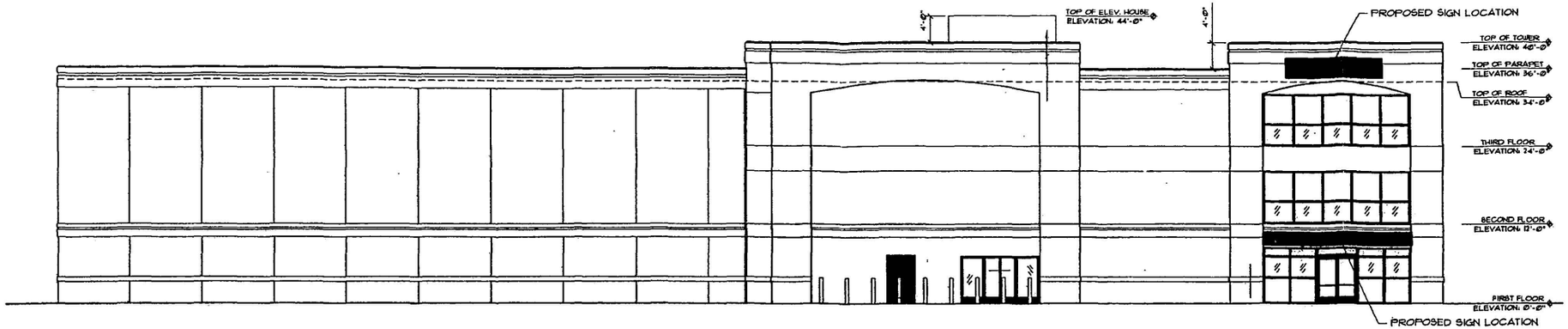
If no further information is required, the Applicant respectfully requests that the Board grant the application and issue a summary order approving the application, subject to the condition that the maximum proposed height, number and size of the signs proposed for the east and south elevations of the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

Very truly yours,

Chris H. Collins /ZZ

Christopher H. Collins

2008160_v5



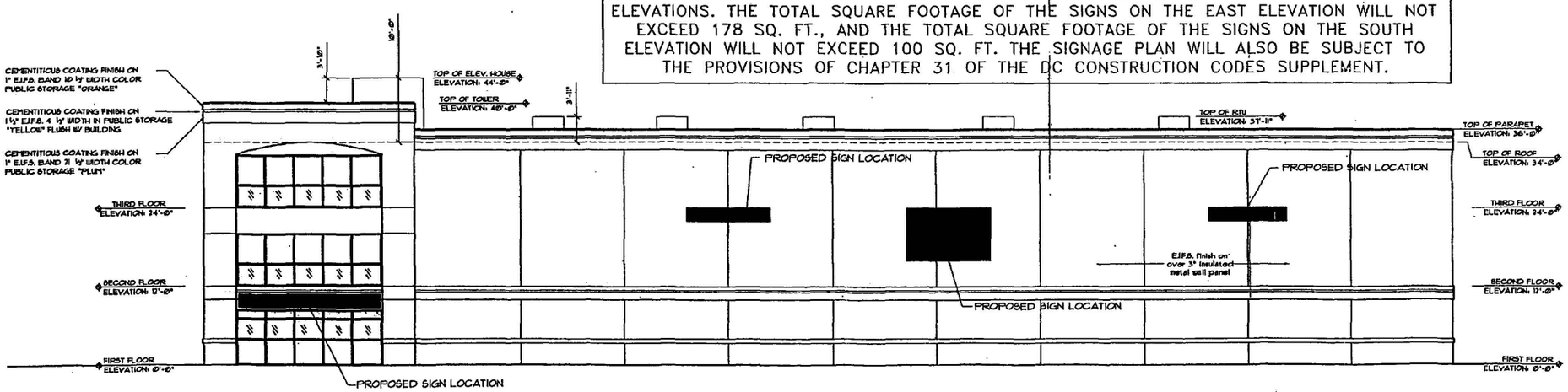
WEST ELEVATION (ANGLED AWAY)

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

SOUTH ELEVATION

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

THIS CONCEPTUAL SIGNAGE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS BASED UPON PRELIMINARY PLANS PROVIDED BY PUBLIC STORAGE INC. THE PLAN ILLUSTRATES THE MAXIMUM NUMBER AND MAXIMUM HEIGHT OF THE PROPOSED SIGNS ON THE SOUTH AND EAST ELEVATIONS. THE TOTAL SQUARE FOOTAGE OF THE SIGNS ON THE EAST ELEVATION WILL NOT EXCEED 178 SQ. FT., AND THE TOTAL SQUARE FOOTAGE OF THE SIGNS ON THE SOUTH ELEVATION WILL NOT EXCEED 100 SQ. FT. THE SIGNAGE PLAN WILL ALSO BE SUBJECT TO THE PROVISIONS OF CHAPTER 31 OF THE DC CONSTRUCTION CODES SUPPLEMENT.



EAST ELEVATION - BLADENSBURG ROAD

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

CLIENT DATA: Public Storage

REVISIONS

NO	BY	DESCRIPTION	DATE
1	FAC	ADDED ROOF PLAN	2/14/08
2	FAC	ADDED ROOF EQUIPMENT TO ELEVATIONS	3/14/08
3	FAC	ADDED ADDITIONAL ELEVATIONS	5/14/08

BOHLER ENGINEERING

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

TITLE: PROPOSED CONCEPT SIGNAGE PLAN

PROJ. NO.	P00XX
DATE	05/27/08
CAD ID.	standard -3
DRAWN BY	FAC
CK. BY	COULTER
SCALE	AS NOTED

PROJECT

A-5

REVISION 3