June 23, 2004

Office of Zoning
441 4th Street, MW Suite 210-S
Washington DC 20001

Re: Explanation for late filing of Board of Zoning (BZA) filing 17168 for the July 6 decision meeting

Dear Board of Zoning Adjustment (BZA):

I am filing the documents requested at the June 15 BZA meeting at the request of the BZA. This filing should have been completed on June 22. It was filed on June 23.

Since the June 15th hearing, we have been working closely with the DC Office of Planning (DCOP). We have had two meetings in the past week. The latest meeting was on June 22. Following the meetings, we were able to gather the requested documents for the July 6 decision meeting. The extra day has aided in the process of preparing all of the necessary documentation for the Boards review. We are asking that you accept this filing, and include this case for a decision on July 6. Please call me with any questions. Thank you.

Reginald E. Waters
Authorized Agent
500 Florida Avenue NW LLC,
Square 475, Lot 19

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2004 JUN 23 PM 1:32

BZA
Case No. 17168
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO. 17168
EXHIBIT NO. 28

June 23, 2004

Office of Zoning
441 4th Street, MW Suite 210-S
Washington DC 20001

Re: Documents requested for Board of Zoning (BZA) filing number 17168 by he BZA committee on June 15

Dear Board of Zoning Adjustment (BZA):

Following the case review on June 15, we have compiled the information that was requested by the Board. This information is included in the appendices. In addition, we have included pictures of an example rooftop deck with spiral staircase, which our design will be like. We have also recalculated the proposed use table.

Appendix A

- Updated plat, which contains the existing conditions: projections in public space, proposed spiral staircase, existing breezeway, and the existing courtyard.

Appendix B

- A site plan which included the curbs, roads, projections, courtyard, entrances (access), and sidewalks, existing, and proposed wrought iron fencing in public space.

Appendix C

- The general layouts for the first and second floor. The layouts contain existing, and proposed conditions, property y lines, and access.

Appendix D

- The roof plans. The plans include the courtyard area with, and without the proposed spiral stairs

Appendix E

- Elevations. The plans include the elevation view form 5th Street, NW, Florida Avenue NW, the ally looking towards 500 Florida Avenue NW, and the ally view of 502 Florida Avenue NW.

Appendix F

- Pictures of an existing spiral staircase, and rooftop deck in which the proposed deck will be similar to.

Appendix G

- Copy of May 26 filing changing ownership of 500 & 502 Florida Avenue NW, and a letter authorizing Reginald Waters to serve as agent for the new entity.

These revised plans show the details of the site, revised floor plan, elevations, access, courtyard (with and without stairs), and the roof plan.

The proposed us requirements for C-2-A are as follows

Area Req.	Existing	Required/ Allowed	Proposed	Variance	Code Ref.
Height	24.5'	50'	ETR	None	§770
FAR	1.9	2.5 (1.5)	ETR	None	§771
Lot Occupancy	*90%*	*60%*	*93%*[1]	*33*[2]	§772
Res. Rec. Space	None	20%	20%	None	§773
Rear yard	0'	12'	ETR	None	§774
Side yard	None	None	ETR	None	§775
Court width	*11'-7"*	*15'*	*7.7'*	*7.7*[3]	§776
Court area	*165 SF*	*350 SF*	*149 SF*	*201 SF*[4]	§776
Parking	0	2	0	2	§2100
Loading	None	None	ETR	None	§2200

[1] We are requesting relief from the lot occupancy requirement as the proposed addition of the external spiral stair increases the lot occupancy to 93%

[2] We are requesting relief under §2001.3 for an addition to a non-conforming structure.

[3] We are requesting relief under §776 for the courtyard width. With the addition of the stairs, the courtyard width will be decreased to 7'7". We are requesting a variance for 7'5".

[4] We are requesting relief under §776 for the courtyard area. With the addition of the stairs, the courtyard area will be 149 SF. We are requesting relief for the 201 SF to meet the required 350 SF.

If you have any questions regarding this documentation, please do not hesitate to call me. Thank you..

Reginald E. Waters
Authorized Agent
500 Florida Avenue NW LLC,
Square 475, Lot 19

Appendix A
Plat

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., October 29, 2003

Plat for Building Permit of SQUARE 475 LOT 19

Scale: 1 inch = 10 feet Recorded in Book B Page 171

Receipt No. 07774

Furnished to: REGGIE WATERS

Surveyor, D.C.

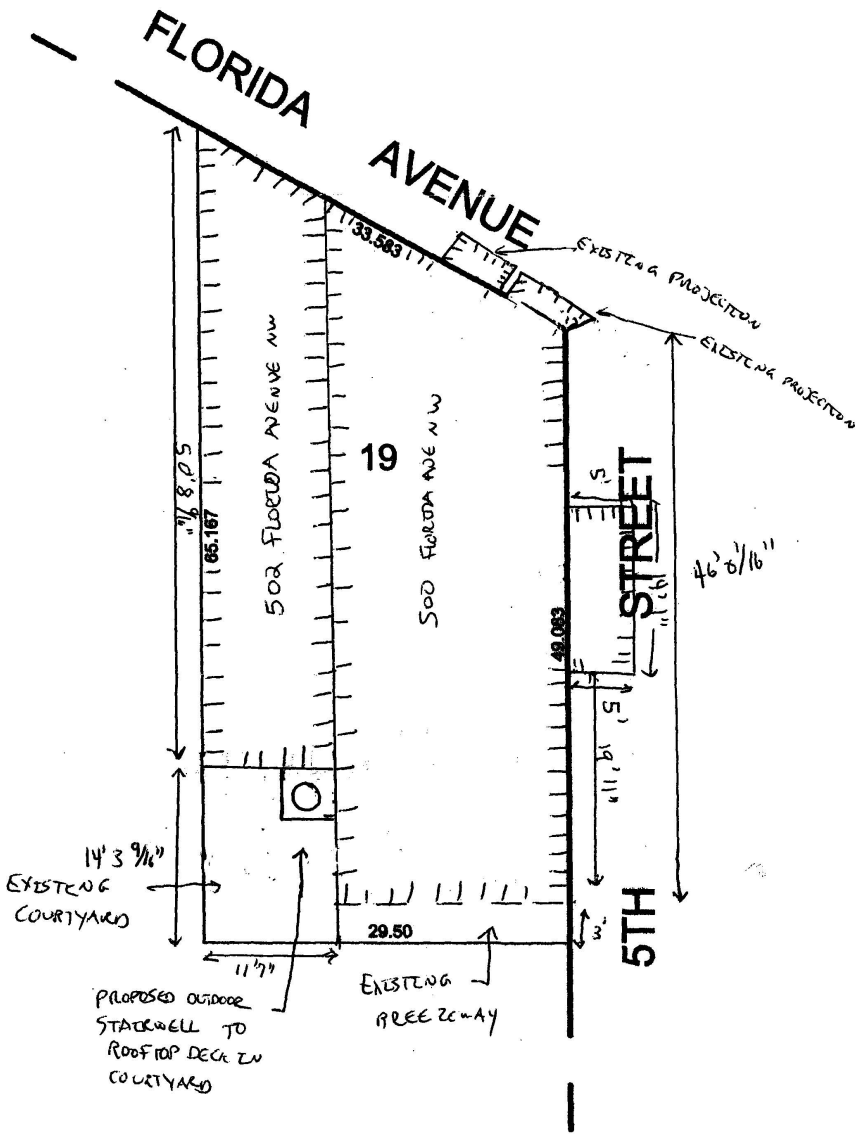
By: L.M.A.

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.)

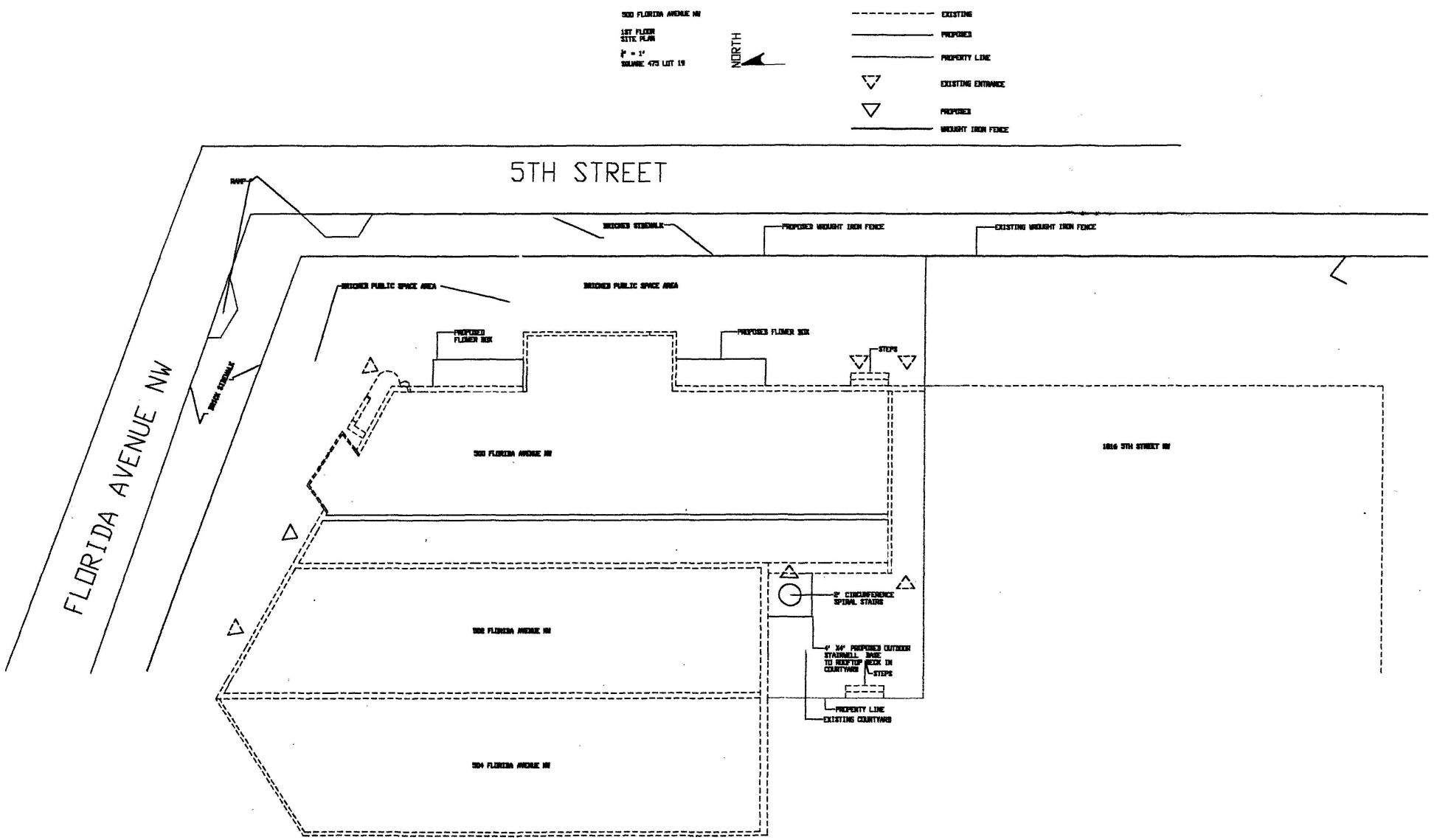
Date: 5/20/04

(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.

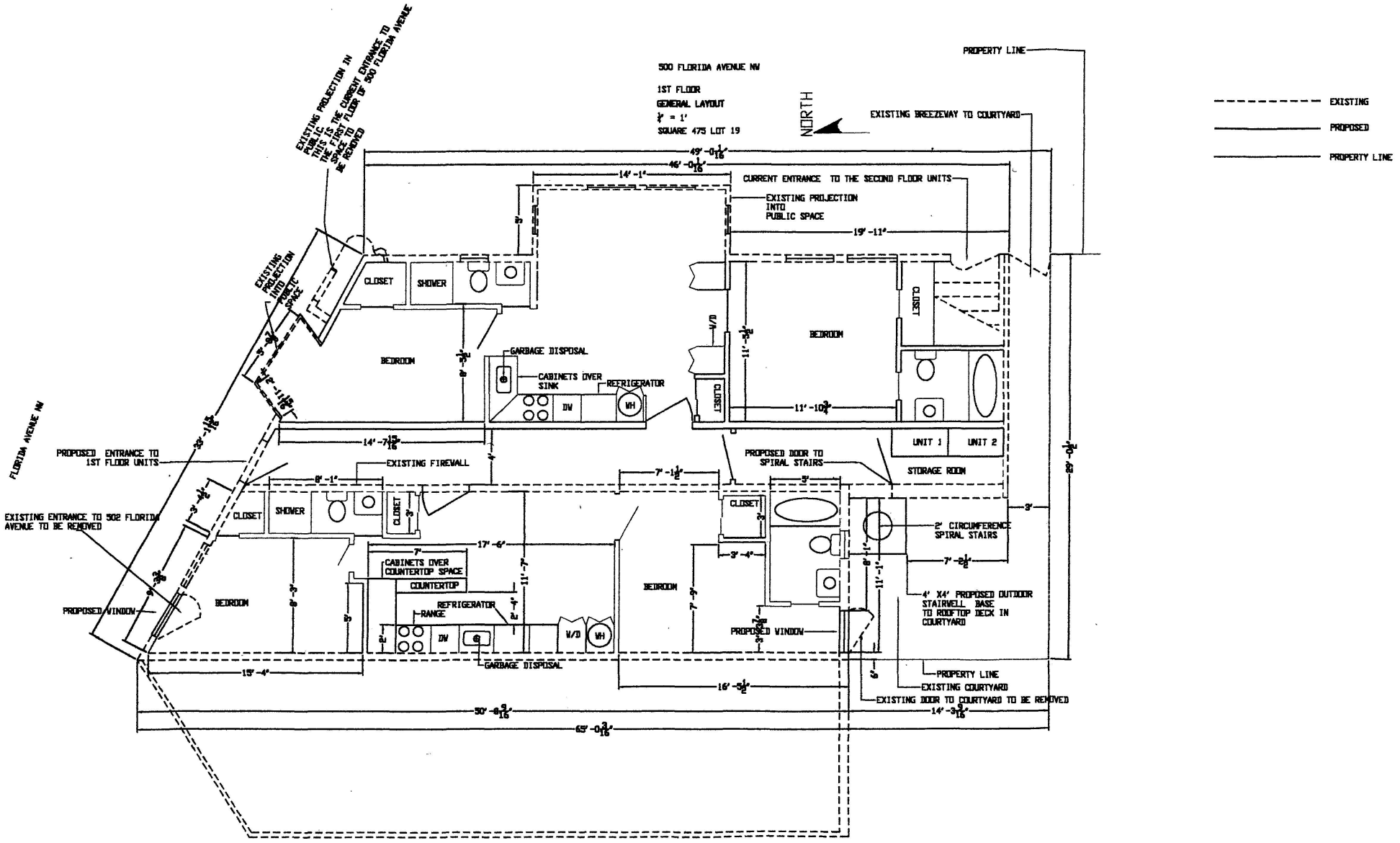


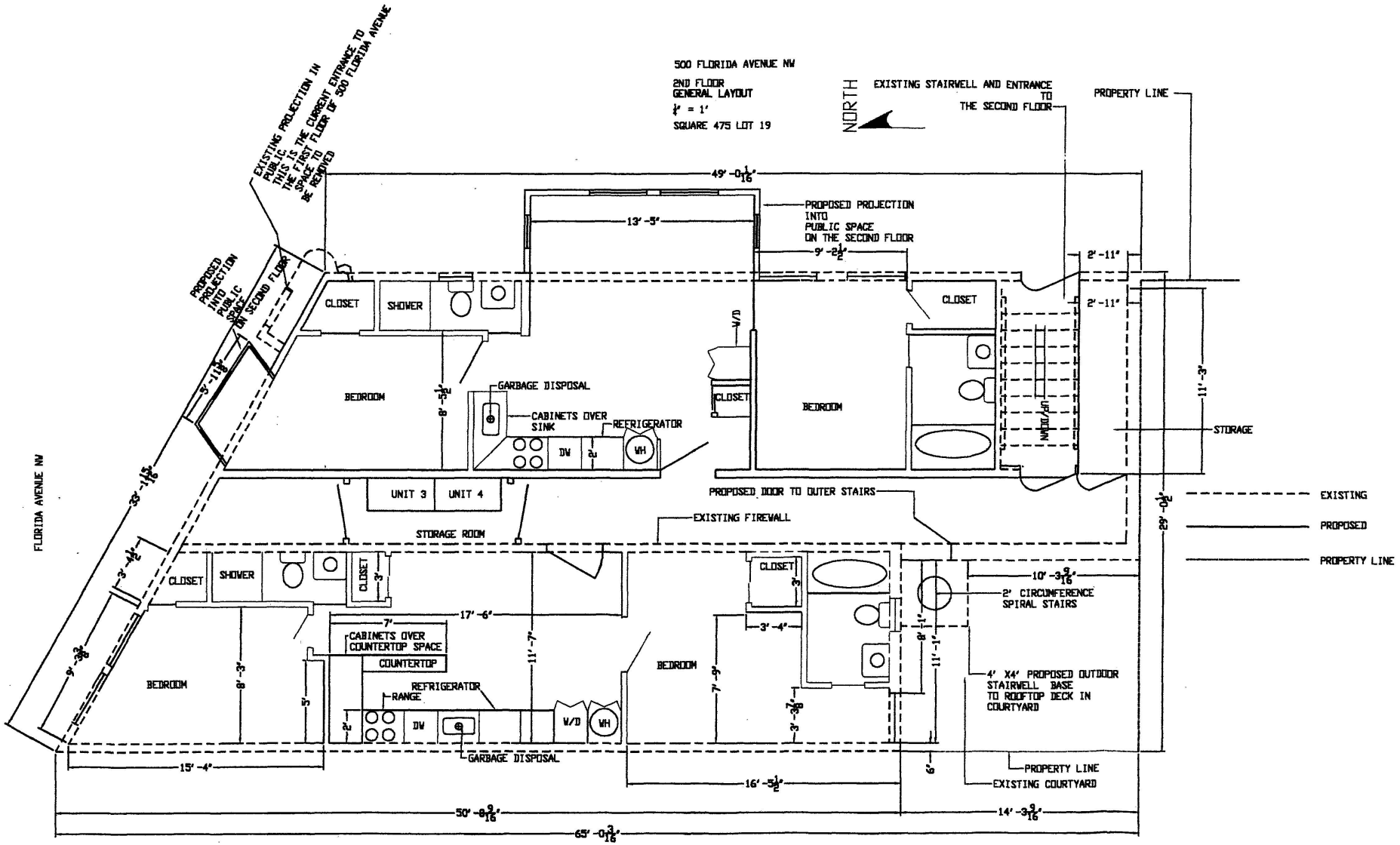
Appendix B
Site Plan


500 FLORIDA AVENUE NW
1ST FLOOR
SITE PLAN
1" = 1'
SQUARE 473 LOT 19
NORTH
EXISTING
PROPOSED
PROPERTY LINE
EXISTING ENTRANCE
PROPOSED
WROUGHT IRON FENCE
5TH STREET
FLORIDA AVENUE NW
RAMP
BRICK SIDEWALK
BRICKED SIDEWALK
PROPOSED WROUGHT IRON FENCE
EXISTING WROUGHT IRON FENCE
BRICKED PUBLIC SPACE AREA
BRICKED PUBLIC SPACE AREA
PROPOSED FLOWER BOX
PROPOSED FLOWER BOX
STEPS
500 FLORIDA AVENUE NW
1816 5TH STREET NW
502 FLORIDA AVENUE NW
504 FLORIDA AVENUE NW
2' CIRCUMFERENCE SPIRAL STAIRS
4' X4' PROPOSED OUTDOOR STAIRWELL BASE TO ROOFTOP DECK IN COURTYARD
STEPS
PROPERTY LINE
EXISTING COURTYARD

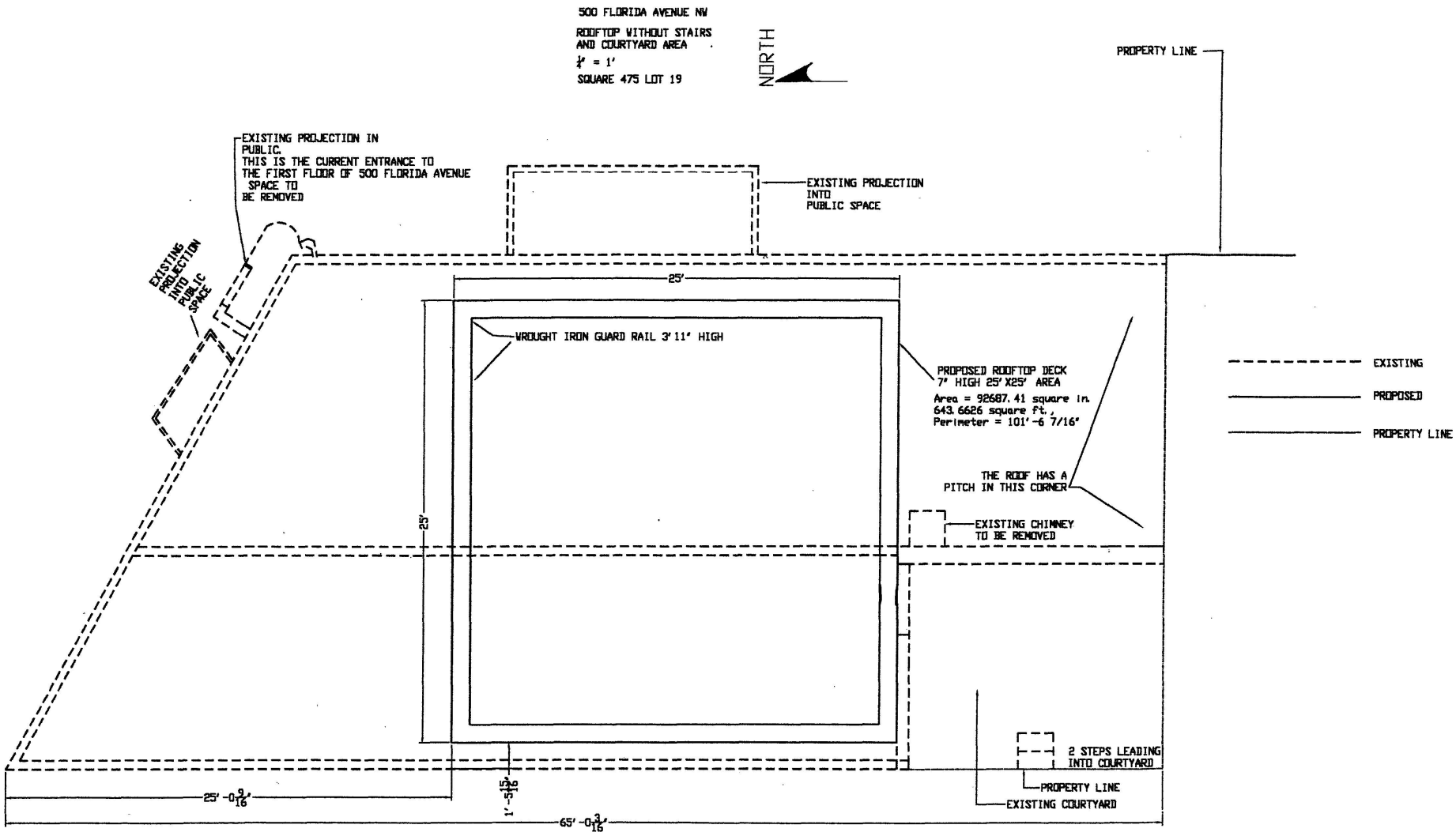
Appendix C

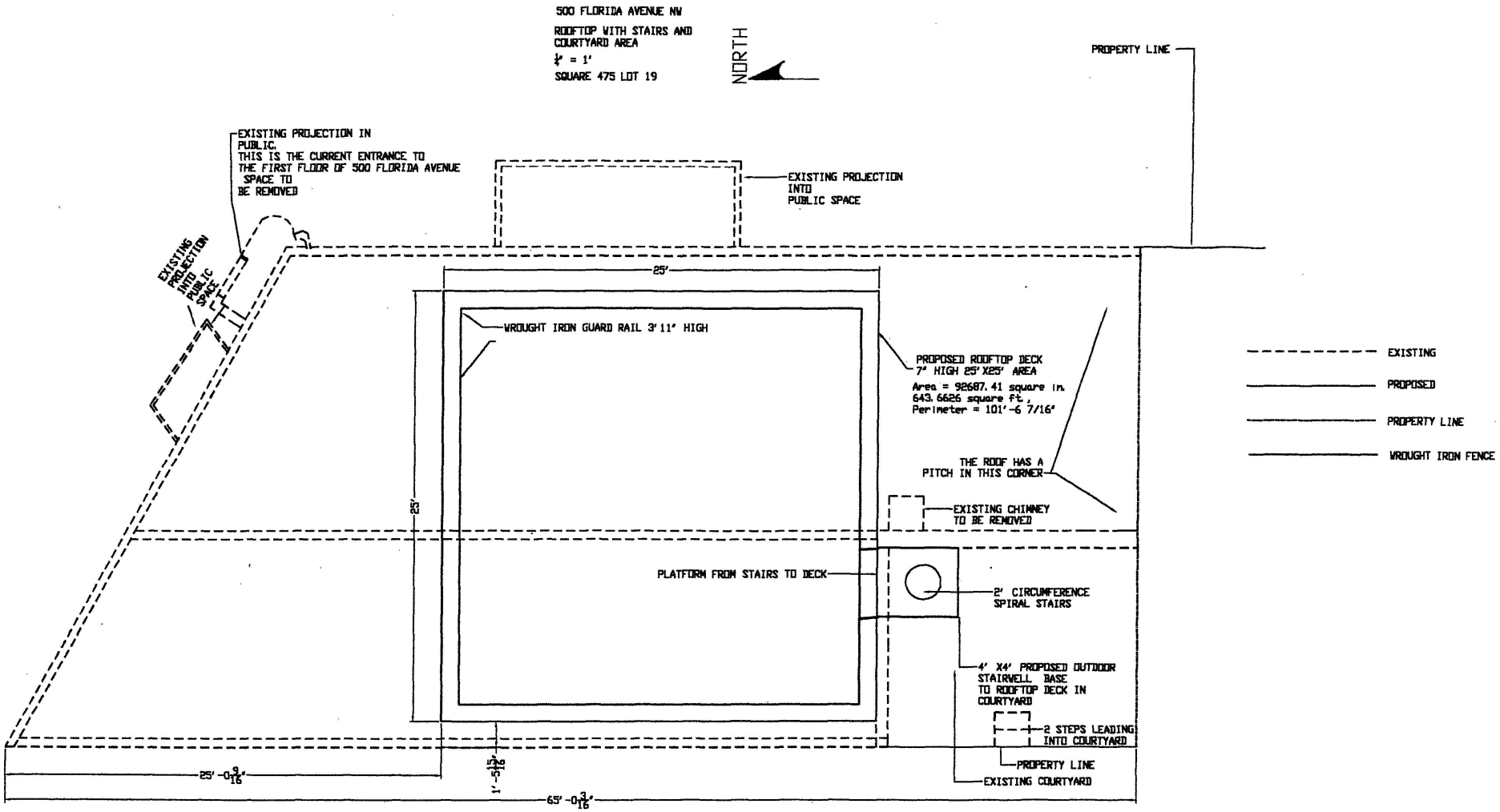
General Layout-1st & 2nd Floors


500 FLORIDA AVENUE NW
1ST FLOOR
GENERAL LAYOUT
1/4" = 1'
SQUARE 475 LOT 19
NORTH
PROPERTY LINE
EXISTING BREEZEWAY TO COURTYARD
CURRENT ENTRANCE TO THE SECOND FLOOR UNITS
EXISTING PROJECTION INTO PUBLIC SPACE
EXISTING PROJECTION IN PUBLIC IS THE CURRENT ENTRANCE TO THE FIRST FLOOR OF 500 FLORIDA AVENUE SPACE TO BE REMOVED
EXISTING PROJECTION INTO PUBLIC SPACE
CLOSET
SHOWER
BEDROOM
GARBAGE DISPOSAL
CABINETS OVER SINK
REFRIGERATOR
DW
WH
W/D
CLOSET
UNIT 1
UNIT 2
STORAGE ROOM
PROPOSED DOOR TO SPIRAL STAIRS
PROPOSED ENTRANCE TO 1ST FLOOR UNITS
EXISTING FIREWALL
FLORIDA AVENUE NW
EXISTING ENTRANCE TO 502 FLORIDA AVENUE TO BE REMOVED
CABINETS OVER COUNTERTOP SPACE
COUNTERTOP
REFRIGERATOR
RANGE
2' CIRCUMFERENCE SPIRAL STAIRS
4' X4' PROPOSED OUTDOOR STAIRWELL BASE TO ROOFTOP DECK IN COURTYARD
PROPOSED WINDOW
PROPERTY LINE
EXISTING COURTYARD
EXISTING DOOR TO COURTYARD TO BE REMOVED
EXISTING
PROPOSED
PROPERTY LINE


500 FLORIDA AVENUE NW
2ND FLOOR
GENERAL LAYOUT
1/4" = 1'
SQUARE 475 LOT 19
NORTH
EXISTING STAIRWELL AND ENTRANCE TO THE SECOND FLOOR
PROPERTY LINE
EXISTING PROJECTION IN PUBLIC. THIS IS THE CURRENT ENTRANCE TO THE FIRST FLOOR OF 500 FLORIDA AVENUE
PROPOSED PROJECTION INTO PUBLIC SPACE ON SECOND FLOOR
49' -0 1/16"
PROPOSED PROJECTION INTO PUBLIC SPACE ON THE SECOND FLOOR
13' -5"
9' -2 1/2"
2' -11"
CLOSET
SHOWER
BEDROOM
GARBAGE DISPOSAL
CABINETS OVER SINK
REFRIGERATOR
DW
WH
W/D
UP/DOWN
STORAGE
UNIT 3
UNIT 4
STORAGE ROOM
PROPOSED DOOR TO OUTER STAIRS
EXISTING FIREWALL
EXISTING
PROPOSED
PROPERTY LINE
FLORIDA AVENUE NW
10' -3 9/16"
2' CIRCUMFERENCE SPIRAL STAIRS
17' -6"
CABINETS OVER COUNTERTOP SPACE
COUNTERTOP
RANGE
4' X4' PROPOSED OUTDOOR STAIRWELL BASE TO ROOFTOP DECK IN COURTYARD
15' -4"
16' -5 1/2"
EXISTING COURTYARD
50' -0 9/16"
14' -3 9/16"
65' -0 3/16"

Appendix D
Roof Plans


500 FLORIDA AVENUE NW
ROOFTOP WITHOUT STAIRS
AND COURTYARD AREA
1/4" = 1'
SQUARE 475 LOT 19
NORTH
PROPERTY LINE
EXISTING PROJECTION IN
PUBLIC.
THIS IS THE CURRENT ENTRANCE TO
THE FIRST FLOOR OF 500 FLORIDA AVENUE
SPACE TO
BE REMOVED
EXISTING PROJECTION
INTO
PUBLIC SPACE
EXISTING
PROJECTION
INTO
PUBLIC
SPACE
25'
WROUGHT IRON GUARD RAIL 3'11" HIGH
PROPOSED ROOFTOP DECK
7" HIGH 25'X25' AREA
Area = 92687.41 square in.
643.6626 square ft.,
Perimeter = 101'-6 7/16"
THE ROOF HAS A
PITCH IN THIS CORNER
EXISTING CHIMNEY
TO BE REMOVED
25'
2 STEPS LEADING
INTO COURTYARD
PROPERTY LINE
EXISTING COURTYARD
25'-0 9/16"
1'-5 15/16"
65'-0 3/16"
EXISTING
PROPOSED
PROPERTY LINE


500 FLORIDA AVENUE NW
ROOFTOP WITH STAIRS AND COURTYARD AREA
1/4" = 1'
SQUARE 475 LOT 19
NORTH
PROPERTY LINE
EXISTING PROJECTION IN PUBLIC.
THIS IS THE CURRENT ENTRANCE TO THE FIRST FLOOR OF 500 FLORIDA AVENUE
SPACE TO BE REMOVED
EXISTING PROJECTION INTO PUBLIC SPACE
EXISTING PROJECTION INTO PUBLIC SPACE
25'
WROUGHT IRON GUARD RAIL 3' 11" HIGH
PROPOSED ROOFTOP DECK 7" HIGH 25'X25' AREA
Area = 92687.41 square in.
643.6626 square ft.,
Perimeter = 101'-6 7/16"
THE ROOF HAS A PITCH IN THIS CORNER
EXISTING CHIMNEY TO BE REMOVED
25'
PLATFORM FROM STAIRS TO DECK
2' CIRCUMFERENCE SPIRAL STAIRS
4' X4' PROPOSED OUTDOOR STAIRWELL BASE TO ROOFTOP DECK IN COURTYARD
2 STEPS LEADING INTO COURTYARD
PROPERTY LINE
EXISTING COURTYARD
25'-0 9/16"
1'-5 15/16"
65'-0 3/16"
EXISTING
PROPOSED
PROPERTY LINE
WROUGHT IRON FENCE

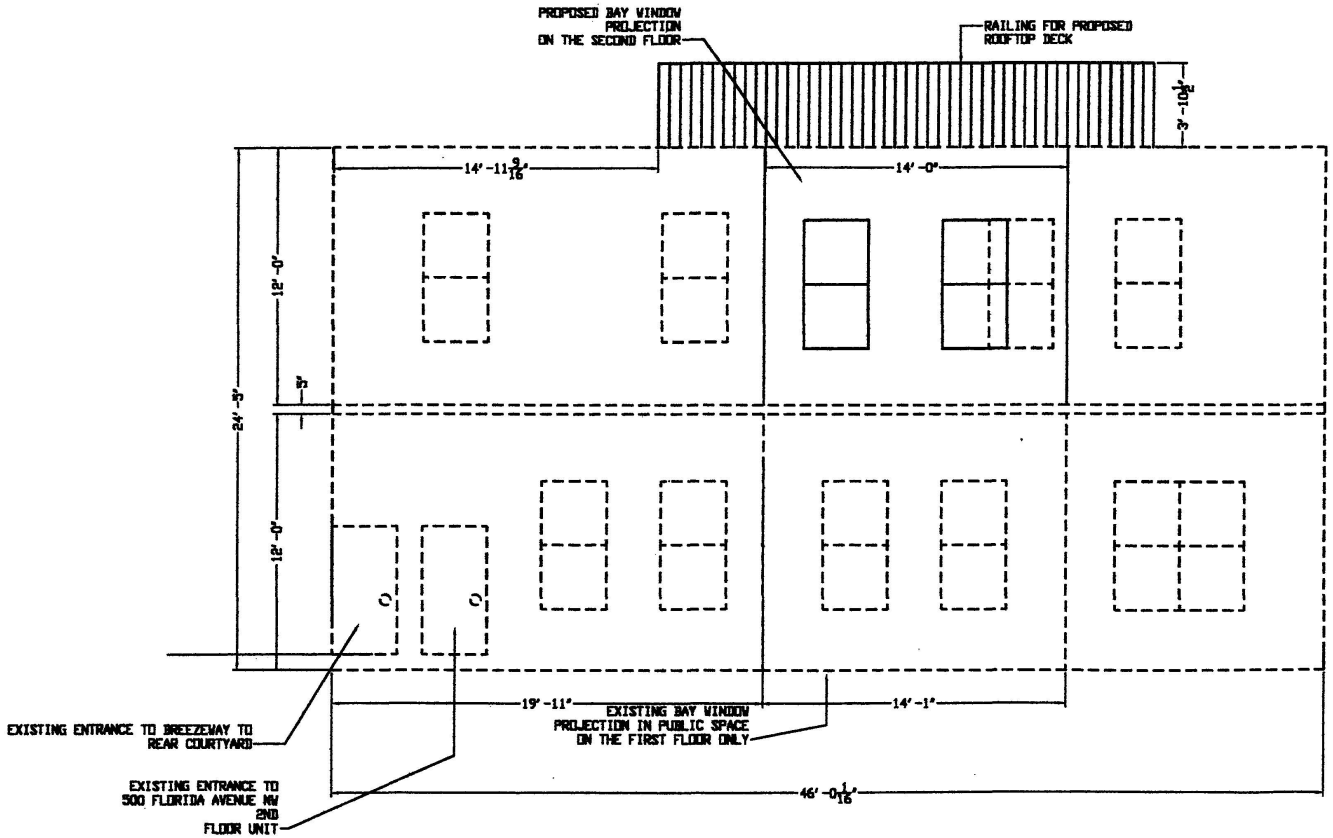
Appendix E
Elevations

500 FLORIDA AVENUE NW

ELEVATION VIEW FROM 5TH STREET NW

1/4" = 1'

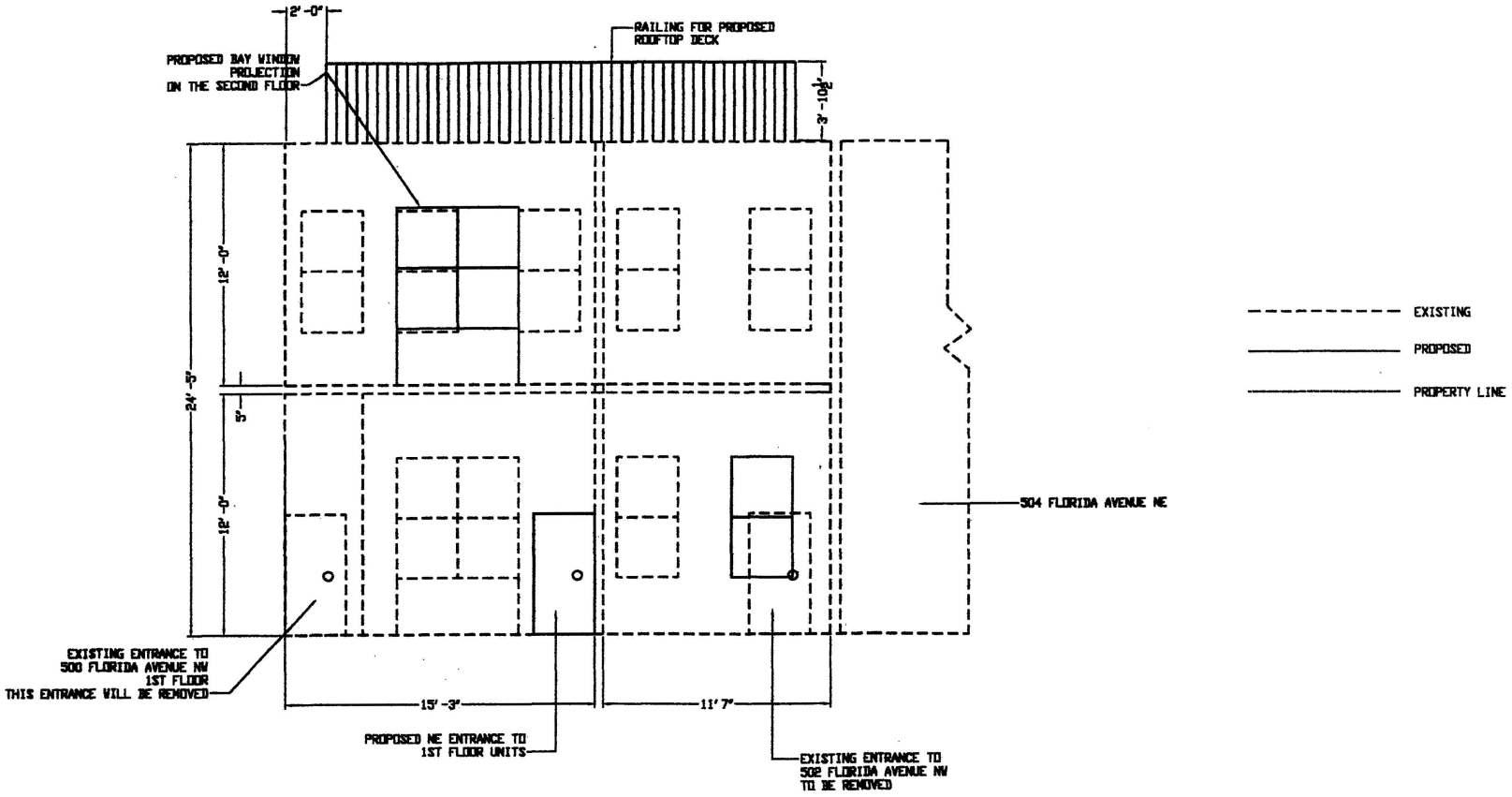
SQUARE 475 LOT 19



500 FLORIDA AVENUE NW

ELEVATION VIEW ALLEY
FACING THE FRONT OF 500
& 502 FLORIDA AVENUE NW
1/8" = 1'

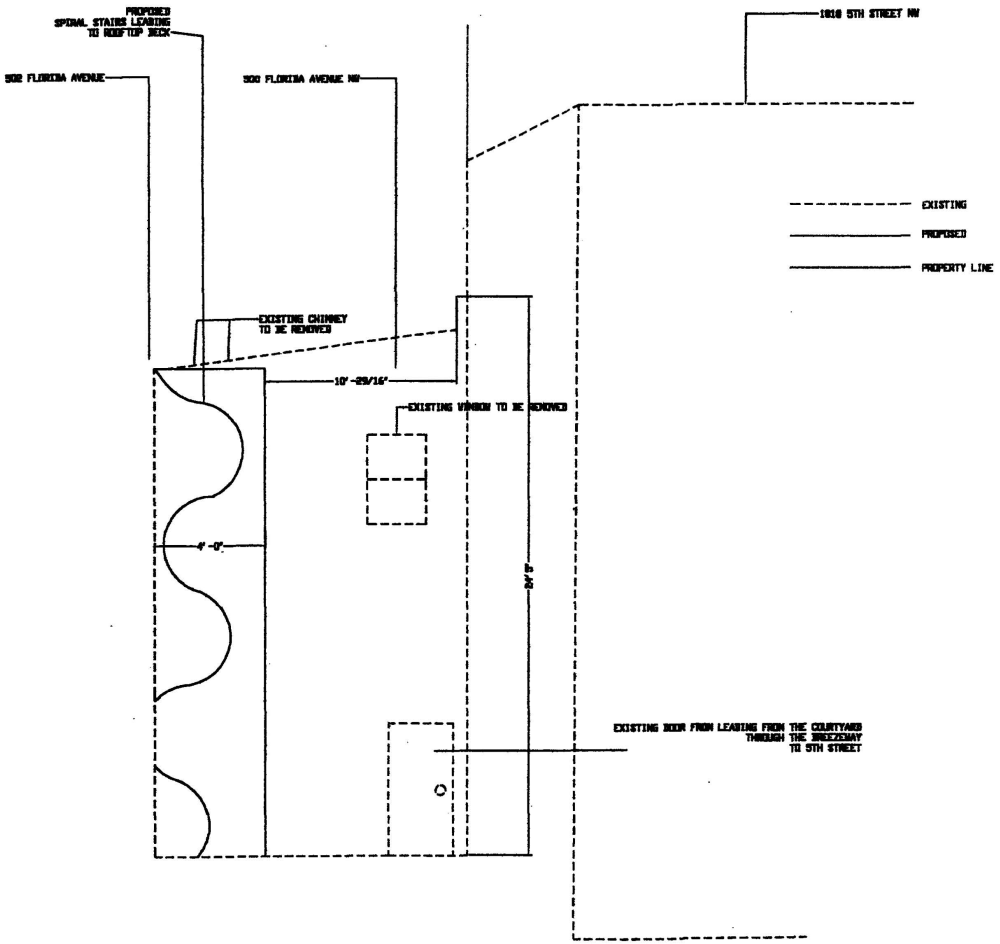
SQUARE 475 LOT 19

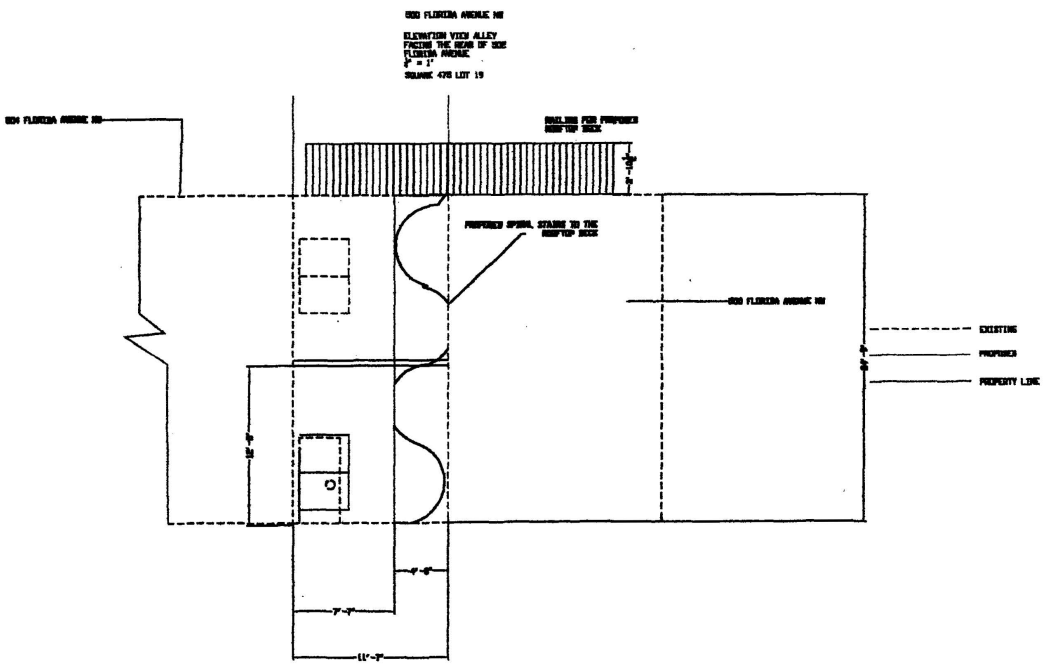


5TH STREET, NW

500 FLORIDA AVENUE NW

ELEVATION VIEW ALLEY
FACING THE SIDE OF 500
FLORIDA AVENUE
1" = 1'
SQUARE 473 LOT 19




1004 FLORIDA AVENUE NW
1004 FLORIDA AVENUE NW
ELEVATION VIEW ALLEY
FACING THE REAR OF 1004
FLORIDA AVENUE
3/8" = 1'
SQUARE 478 LOT 19
1004 FLORIDA AVENUE NW
RAILING FOR PROPOSED
ROOFTOP DECK
PROPOSED SPIRAL STAIRS TO THE
ROOFTOP DECK
1004 FLORIDA AVENUE NW
EXISTING
PROPOSED
PROPERTY LINE
4'-0"
7'-3"
11'-3"

Appendix F

Pictures of similar staircase



















Appendix G

Copy of May 26 ownership change filing

Amendment to BZA filing Application Number 17168

I, Reginald Waters Authorized Agent for 500 & 502 Florida Avenue NW, am filing this amendment to BZA filing application number 17168 to note that both properties are now administered through 500 Florida Avenue LLC. I am the registered agent for that property, as authorized by the owner Ann Spiegel; see filed amendment to the agent authorization letter. The property was changed to 500 Florida Avenue NW LLC on April 23 2004. BZA application 17168 was filed on March 22, 2004. Please feel free to call me on 301.683.2110 with any questions. Thank you.

Reginald E. Waters
Authorized Agent
500 Florida Avenue NW LLC,
Square 475, Lot 19

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2004 MAY 26 PM 1:02

Agent Authorization Amendment to BZA filing Application Number 17168

I, Ann Spiegel owner of 500 & 502 Florida Avenue NW have created 500 Florida Avenue LLC, A Spiegel Entity, to administer matters associated with the property. I am amending my authorization letter pursuant to BZA Application No. 17168 to authorize Reginald E. Waters to act as my representative/agent on all matters brought to the Board of Zoning and Adjustment for 500 Florida Avenue LLC. The property was changed to 500 Florida Avenue LLC on April 23, 2004 after the original BZA filing of BZA application 17168 on April 22, 2004. A letter of authorization is on file authorizing Mr. Waters to act as an agent for 500 & 502 Florida in the BZA file number 17168.

Please feel free to call me on 301.948.3000 with any questions. Thank you.

Ann Spiegel
Member
500 Florida Avenue LLC.
Washington DC 20001
Square 475, Lot 19

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