Form 140
(Revised 03/15/02)

Case No. 17197

PARTY STATUS APPLICATION

Notice: Click Here for Application Form Instructions

Name:*	James Lemly et al (see attached document for full listing)						
Address:*	1417 Q Street, NW		City:*	Washington	State:*	DC	Zip:* 20009
Phone:*	(202)319-1151	Fax:	(202)319-2808		Email:		

I, hereby request to appear and participate as a party. Signature: FOR JAMES LEMLY et al Date:* 07/04/2004

Will you appear as a(n)	☐	Proponent	☑	Opponent	Will you appear through legal counsel	☑	Yes	☐	No

If yes, please enter the name and address of such legal counsel.

Name:	Andrea C. Ferster, Esq.						
Address:	1100 17th Street, NW		City:	Washington	State:	DC	Zip: 20009
Phone:	(202)974-5142	Fax:	(202)331-9680		Email:		

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?*

See attached document

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)*

See attached document

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)*

See attached document

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?*

See attached document

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.*

See attached document

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.*

See attached document

BZA
Case No. 17197
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO. 17197
EXHIBIT NO. 21

BOARD OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

REQUEST FOR PARTY STATUS IN BZA APPLICATION NO. 17197

We, the undersigned persons (signatures appear on pages 11 through 19 of this document) as the owners of the properties listed below (on pages 1 through 3 of this document), **request party status in BZA Application No. 17197** of 1600 14th Street Limited Partnership for variances and special exceptions at the premises 1401 Q Street, NW, and 1602-4 14th Street, NW (Square 208, Lot 139).

We request the permission of the BZA to appear and participate as **one (joint) party** (rather than as 20 individual parties) in this application, in particular as **opponents of this application**, which is scheduled for hearing on July 20, 2004.

We duly **authorize the following persons to represent our group** before the BZA in this matter and we affirm that these persons have the authority to bind us in this case before the Board:

Andrea C Ferster, Esq.
1100 17th Street, NW
10th Floor
Washington, DC 20036
Tel. 202.974.5142
Fax. 202.331.9680

Andrea Doughty
1417 Q Street, NW
Washington, DC 20009
Tel. 202. 319.1151
Fax. 202. 319.2808

Bonn Macy
1445 Q Street, NW
Washington, DC 20009
Tel. 202.328.3047
Fax. 202.319.2808

Listing of **property owners** submitting this request:

James Lemly et al, Owner
1418 Corcoran Street, NW,
Washington, DC 20009

Louis Cipro, Owner
1420 Q Street, NW,
Washington, DC 20009

Mark O'Brien, Owner
1417 Q Street, NW,
Washington, DC 20009

Mark Rabbage, Owner
1408 Q Street, NW, Unit 22
Washington, DC 20009

Gary Ridley, Owner
1408 Q Street, NW, Unit 32
Washington, DC 20009

Stephanie Mencimer, Owner
1414 Q Street, NW,
Washington, DC 20009

Randall King et al, Owner
1416 Corcoran Street, NW,
Washington, DC 20009

William Lash, Owner
1408 Q Street, NW, Unit 13
Washington, DC 20009

Stephanie Mencimer, Owner
1415 Q Street, NW,
Washington, DC 20009

Finn Longinotto, Owner
1413 Q Street, NW,
Washington, DC 20009

Randall Creaser, Owner
1420 Q Street, NW,
Washington, DC 20009

Tony Puesan, Owner, HR-57 Center for Preservation of Jazz and Blues
1610 14th Street, NW
Washington, DC 20009

John Weaver et al, Owner
1416 Q Street, NW
Washington, DC 20009

Christina Handley, Owner
1418 Q Street, NW,
Washington, DC 20009

Brigid Quinn, Owner
1424 Corcoran Street, NW,
Washington, DC 20009

Anthony McDonald, Owner
1408 Q St., NW, Unit 31
Washington, DC 20009

Ronald Dovel, Owner
1408 Q Street, NW, Unit 2
Washington, DC 20009

Rachel Strong, Owner
1408 Q St., NW, Unit 1
Washington, DC 20009

Paul Saleme, Owner
1408 Q Street, NW, Unit 33
Washington, DC 20009

Richard Hopper, Owner
1408 Q Street, NW, Unit 3
Washington, DC 20009

1. **How will our properties be affected** by the action requested of the Board?

If the Board provides the relief requested from 11 DCMR section 1901.6 (limitations on eating and drinking establishment uses in the ARTS overlay district), a large restaurant or club would become a permitted use at the applicant property. A large restaurant or club would subject our properties to potentially: (1) much greater noise disturbance, including into the early hours of the morning, emanating from the applicant property and its patrons as they entered and exited the premises, especially were such exiting to be occurring en masse at closing hour with its concomitant great disturbance (as is typically the case with clubs); (2) much larger quantities of food trash being stored on the property and being removed more frequently by trucks from the rear of the applicant property contributing to significantly more traffic noise and traffic congestion in the rear alley adjacent to the applicant property (which rear alley runs north-south between Q and Corcoran Streets and thus runs alongside the full length of residential properties) as well as more traffic noise and traffic congestion on Q and Corcoran Streets (both single lane, one-way streets); (3) significantly higher frequency (multiple, daily) truck deliveries of food, beverage and associated supplies to the applicant premises again contributing to significantly more traffic noise and traffic congestion in the adjacent rear alley and on Q and Corcoran Streets; (4) significantly greater traffic noise and traffic congestion on Q and Corcoran Streets as a result of patrons of a large restaurant or club circling the area seeking parking; (5) significantly greater parking congestion in the immediate vicinity of our properties (with no provision in the application for sufficient onsite parking to satisfy the needs of patrons of a large restaurant or club); (6) significantly larger quantities of rats being attracted to the general area as a result of the presence of large quantities of food on the premises.

If the Board provides the relief requested from 11 DCMR section 773 (minimum residential recreation space requirements) under "Option 1" of the application (Exhibit. No. 17), our properties potentially will become subject to much greater noise and trash disturbance as a result of the residents of the 27 condominiums (as well as their guests) that are contained within the applicant premises intensively using the rectangular area of *public space* in front of the applicant premises on the Q Street side of the property (which is known as "the parking" and

totals approx 2,000 square feet) for the purposes of recreation. Granting the requested relief would also facilitate a higher total number of condominiums, and thus residents, at the applicant property, which would thus place greater general stress on the neighboring environment and neighboring property owners in terms of noise and trash disturbance and in terms of parking and traffic congestion around the property.

If the Board provides the relief requested from 11 DCMR section 1902.1(a) (limitations on the height of roof structures in the ARTS overlay district) under "Option 2" of the application (Exhibit No. 17), the views from a number of our properties would be disfigured by an ugly elevator superstructure that would rise 4.5 feet in excess of the already generous 83.5 feet height limitation. This superstructure would add to the loss of sunlight that will already result to a number of our properties from the 71 feet high building itself and from a regular mechanical penthouse atop that building that extends to the allowable zoning limit of 83.5 feet.

2. We, the undersigned, are each the **owners of our respective properties** at the addresses below.

3. **Our properties are located between 20 feet and 200 feet from the property** that is the subject of the application before the Board (see specific information beside each signature below on pages 11 through 18).

4. What are the **environmental, economic or social impacts that are likely to affect us and/or our properties** if the action requested of the Board is approved or denied?

   In the case of the relief requested from section 1901.6 (eating and drinking establishments), the impacts are: (1) the loss of peaceful enjoyment of our properties due to noise from restaurant/club patrons, noise from patron's vehicles, and noise from the delivery and trash trucks associated with an eating/drinking establishment use; (2) restricted vehicular access to our properties due to truck traffic congestion (daily truck deliveries of food, beverage and other supplies and removal of food and other trash) in the rear alley adjacent to the site and on Q and Corcoran Streets; (3) restricted access to residential on-street parking spaces as a result of club/restaurant patrons using these parking spaces; and (4) costs associated with additional rat abatement measures and loss of enjoyment of our properties and of surrounding public spaces that we must use to enter and exit our properties due to rats being attracted to food waste on the applicant property.

   In the case of the relief requested from section 773 (residential recreation space requirements), the impact is: (5) loss of enjoyment of our properties due to noise and trash resulting from a large number of condominium residents and their guests (perhaps 50-60 persons) intensively using the public space in front of the applicant property for their recreation space; and (6) increased traffic congestion and parking congestion around the property due to greater population density (a higher number of condominiums and thus residents) at the applicant property.

   In the case of the relief requested from section 1902.1 (a) (height of roof structures), the impact is (7): loss of light to windows and exterior decks, disfigurement of views from windows and exterior decks, and resulting loss of enjoyment of our properties due to an excessively high elevator superstructure looming over our properties.

5. Describe **any other relevant matters that demonstrate how we will be affected or aggrieved** if the action of the Board is approved or denied.

Our community and our neighborhood association (Q Street Association) have participated in a 6 month design review process that (formally) began with the Historic Preservation Review Board (HPRB) reviewing the developer's initial proposals for this site on December 18, 2003 and culminated in approval by the HPRB of a lower-than-originally proposed building design on May 27, 2004. The single most important issue that arose during the six months (and five Board meetings) that this project was under review by the HPRB for historic compatibility was its **height**. During the course of the HPRB review process the developer represented to the HPRB (as well as to ANC2F and to the community) that his proposed building design was a "matter-of-right" development that conformed with all relevant zoning requirements and that thus would not need nor would be seeking any variances or special exceptions from the Zoning Regulations.

We will be affected as described above if this building is now permitted to exceed the maximum zoning height. Moreover, both our community and we would be aggrieved if the time and effort devoted by the community and by HPRB members to achieving a lower, compatible building design at this location (which is surrounded by lesser-scaled 2-3 story historic Victorian rowhouses and storefront buildings) were overridden by variance relief being granted (from the maximum height limitations for roof structures laid down by **section 1902.1(a)**) that then increased the overall height of this building when the developer represented to the community and to the HPRB that his proposal conformed with all relevant zoning requirements and no variances would be sought.

This is a case where the developer was advised by the HPRB in December 2003 to remove one full story from his design in order to make it compatible with the surrounding lesser-scaled historic buildings. Instead, the developer returned to the HPRB in February 2004 having removed 4 feet (or approximately one half of one story). In order to fit a full 7 stories into this reduced overall height (of 71 feet), the developer reduced the ceiling height of each floor by 6-12 inches. After a further 3 months of agonizing discussion focused on the height of this building and the height of the surrounding buildings (during the course of which the Chairman of the HPRB declared that "this design is on the borderline between compatible and incompatible and Board members are not comfortable with it"), the Board finally approved the reduced height of 71 feet on May 27, 2004.

Had the HPRB been informed that the design that they were reviewing would "require" a zoning variance from the height restrictions in order to meet all the relevant zoning requirements (in fact the HPRB had been informed to the contrary: that this building was a "matter-of-right" development that would require no zoning relief), HPRB members would undoubtedly have stuck to their original position that the height of the building needed to be reduced by the full story that they had recommended in December 2003. Thus, the developer, by now seeking 4.5 feet relief from the maximum height restrictions of the Zoning Regulations, is trying to circumvent the significant concerns that the HPRB had regarding the height of this building and gain back from the BZA the four feet that the HPRB removed from the height of this building.

The developer submitted his application to *this* Board on **May 13 2004.** Therefore, the developer was, on the one hand, engaged in a dialogue about height over April and May 2004 with the HPRB based in part on his representations that this was a matter-of-right development

that conformed with all relevant zoning requirements, while, on the other hand and without informing the HPRB, he was knowingly preparing, developing and then submitting (on May 13, 2004) an application for zoning relief from the height restrictions. The developer had the opportunity at his hearing before the HPRB on **May 27, 2004**, to inform that Board that circumstances had changed and that he was no longer proposing a matter-of-right development but rather had made an application to the BZA for relief of 4.5 feet from the maximum height limits, but he chose not to do so. The only conceivable reason for the developer's failure to correct the false impression that the HPRB had been given about this project is that the developer knew full well that the HPRB would not approve the height proposed by the developer if the HPRB were aware that the proposed height would require a variance from the maximum height limitations of the Zoning Regulations.

Our community and we are aggrieved that the developer is representing to this Board that the appropriate zoning requirement that roof deck space must be accessible to people with disabilities (if it is to be configured as and to count toward the residential recreation space requirement as we believe it should in this case), somehow requires part of this particular building to exceed by 4.5 feet the generous maximum height limits for mechanical structures provided under the Zoning Regulations. It does not. The necessary elevator access to the roof deck space can be provided within the maximum height limit. The developer simply needs to lower the overall height of his building (as advised by the HPRB in December 2003 on compatibility grounds) in order to enable him to conform to the zoning requirements (as represented by the developer to the HPRB that his proposed design did so conform).

Moreover, in this particular case, the requested zoning variance (for relief from section 1902.1(a): the maximum height limitations for roof structures) appears to us to be particularly egregious when the site in question in no way, shape or form meets the test *("exceptional narrowness, shallowness, or shape of a specific piece of property ... or ... exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property"*) set out in the Zoning Regulations (11 DCMR section 3103.2) for receiving a variance. The site in question is a combination of 3 lots (lots 111, 800 and 801) that forms a standard rectangular shape (80 feet by 120 feet) with little or no gradient (perhaps a 12-inch grade difference from one side of the site to the other). This is a case of new construction; it is not a case of rehabilitation of an existing building like most other developments in the Greater 14th Street Historic District when design and construction possibilities are then constrained by the need to preserve and restore existing historic facades or other protected elements of the existing structure. There is nothing exceptional or extraordinary about the site in terms of its topography, width, depth, shape, situation or condition. On the contrary, the development vehicle for this property (1600 14th Street Limited Partnership), far from being in possession of a property over many years that has now been overtaken by "new" zoning requirements that the owners never anticipated and which are in some way too "onerous" for this particular "exceptional" site, was in fact formed as recently as August 2003 for the specific purpose of pursuing amalgamation of the three underlying lots (into what is now known as lot 139) and subsequent development of the applicant property ***in full knowledge of the Zoning Regulations that apply to the site in question***.[1]

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[1] Indeed, the original owner of the three lots, the John Wesley AME Zion Church, which remains a partner in 1600 14th Street Limited Partnership, allowed the four historic buildings that were formerly located on these lots to fall into disrepair such that the buildings were condemned and demolished in 1996 after the Greater 14th Street Historic District

The developer's application (Exhibit 17, page 9) refers to the cornice line of the proposed building and indicates that the building is designed to have this cornice line be in close alignment to the cornice line of the Berret School, a contributing building that faces the project building and is located across Q Street to the south of the site. The application further states that "compressing the height of all floors below the elevator shaft simply to adhere to the zone's 83'6" height limit for such structures would fundamentally compromise (this) key element of the approved conceptual design." We have been advised by architectural and historic design experts that this statement is simply not accurate. A cornice line is not a structural element but a decorative element located on the exterior surface of the building that, in principle, would not have to move one inch from its current alignment if the height of this building were required to conform to the Zoning Regulations' limits on the maximum height of roof structures. There is no fundamental compromise of this cornice line (the only key element of the conceptual design identified by the applicant) involved in requiring this building to conform to the maximum height limits. Even if there were any "fundamental compromise of a key element of the conceptual design," the applicant had the opportunity to raise any such issue with the HPRB (the body designated by the DC Government to address such issues) but deliberately chose not to do so.

Our community and we are aggrieved that, in our particular neighborhood, which is starved of green space (the applicant property is located 6 blocks from Meridian Hill Park and at least 10 blocks from Rock Creek Park) as well as of recreation areas more generally, and which is experiencing a huge increase in population density due to the large numbers of new condominium buildings both occupied and under construction, the developer is seeking variance relief from **section 773** in order to eliminate a large quantity (some 3,700 square feet) of residential recreation space that would serve this community's needs and that is laid down as a requirement under the Zoning Regulations. For example, the future residents of the building could use the 3,700 square feet in question for a swimming pool, a gymnasium or racket courts. We are also aggrieved that the applicant advocates ruling out access to the roof space for all but able-bodied persons, which appears to us to be discriminatory and a breach of the requirements of the federal Fair Housing Act. Like the variance requested from the requirements of section 1902.1(a) (the height of roof structures), this requested variance from the requirements of section 773 (residential recreation space) also appears to be particularly inappropriate when the site simply does not meet the test (*"exceptional narrowness, shallowness, or shape of a specific piece of property ... or ... exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property"*) set out in the Zoning Regulations (11 DCMR section 3103.2) for receiving a variance. The site forms a standard rectangular shape with little or no gradient; it is a case of new construction and not a rehabilitation of an existing structure where design and construction possibilities are constrained; and there is nothing exceptional or extraordinary about the site in terms of its topography, width, depth, shape, situation or condition.

Our community and we are aggrieved that, instead of offering to provide some compensating benefit (as other developers have done: for example, additional off-street parking in a chronically parking-challenged neighborhood; affordable housing units in a neighborhood

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came into being. Development of the site at that time would have required the facades of the original buildings to be retained and restored, together with significant setbacks (25-45 feet) of any new upper levels above the original facades.

where rents and property prices are pushing out lower-income residents; or equivalent much-needed recreational space at an alternate nearby site) in exchange for relief from the residential recreation space requirement, this developer simply wishes to sell 3,700 square feet of future residents' recreation space into private hands for his own benefit.

Finally our community and we are also aggrieved that the developer, after choosing to develop a property in the ARTS overlay district and to take full advantage of the additional FAR, height and other benefits provided under the Zoning Regulations for developments that comply with the requirements of that overlay district, would then seek to undercut the purposes of the ARTS district by requesting a special exception (from **section 1901.6**) to allow the entire 14th Street frontage (some 80 linear feet) of the property to be used for a large restaurant or club, a purpose that falls outside the area requirements and arts-related uses that our ARTS overlay district is intended to foster.

Such relief appears to us to be particularly inappropriate when there are already two existing eating and drinking establishments located on the same block of 14th Street: Rice Restaurant, which has a 15 year lease dating from October 2003 on the adjacent premises at 1408 14th St.; and HR-57 Center for the Preservation of Jazz and Blues, which owns and operates from the neighboring property at 1410 14th St. (There are also numerous other eating and drinking establishments within a two-block radius). At present without any eating or drinking establishment located at the applicant property, some 23 percent (Rice and HR-57) of the Q Street through Corcoran Street block of 14th Street is devoted to eating and drinking establishments. Were even the standard 25 percent zoning limit also to be judged to apply separately to the applicant property, then the additional 19.75 linear feet allowable to eating and drinking establishments on this block of 14th Street between Q Street and Corcoran Street would mean that the total linear footage permitted for these uses would rise to some 33 percent of the linear footage of this block. Granting the full relief requested in this case would result in the total linear footage permitted for these uses rising to some 63 percent (or some 126 feet of the 200 feet linear frontage on 14th Street between Q and Corcoran Streets) of this block, whereas the Zoning Regulations for the ARTS overlay district limit these establishments to 25 percent of the linear frontage on 14th Street.

Eating and drinking establishments place a significantly greater burden on surrounding property owners than do other uses. If the relief requested were to be granted by the Board and thus some 63 percent of the linear footage of this block were permitted to be used for eating and drinking establishments, this would place a huge burden (in terms of truck deliveries and trash removal) on the rear alley adjacent to the property and a huge burden on neighboring property owners in terms of additional human and vehicular noise, traffic and parking congestion on Q and Corcoran Streets, and a higher rat population.

6. Explain **how our interests will be more significantly, distinctively or uniquely affected in character or kind than that of other persons in the general public**.

We, as property owners living in the area immediately surrounding the site, will be materially more affected than members of the general public by: (1) the additional **noise disturbance** (human and vehicular) that would result from use of the premises for a large restaurant or club (if relief from section 1901.6 were granted) and from use of the public space ("the parking") in front of the building as a recreation area by up to 50-60 persons (if relief from section 773 were

granted); (2) the additional **trash** at and surrounding the premises that would result from use of the premises for a large restaurant or club and from use of the public space ("the parking") in front of the building as a recreation area; (3) the additional **rat population** and rat abatement costs that would result from use of the premises as a large restaurant or club; said population would then observe no property lines in seeking additional nesting space on our properties at close quarters to their food source; (4) the additional **traffic congestion** that would affect vehicular entry and egress to our properties along the adjacent rear alley and on Q and Corcoran Streets; said (car and truck) traffic congestion would result from use of the premises as a large restaurant or club and would also result from a greater number of condominiums and residents at the property if relief from the recreation space were to be granted; (5) the additional **parking congestion** and loss of access to on-street residential parking spaces on Q and Corcoran Streets that would result from use of the premises as a large restaurant or club and that would also result from a greater number of condominiums and residents at the property if relief from the recreation space were to be granted; and (6) the additional **loss of light and disfigurement of views from windows and exterior decks** that would result from the an excessively high elevator superstructure looming over our properties in addition to the already considerable 7 – story height of the building plus mechanical penthouse relative to our surrounding 2-3 story lesser-scaled properties (if relief from section 1902.1(a) were granted).

Members of the general public can walk away from the noise, trash, rats, traffic and parking congestion, and the loss of light and disfigurement of views that would be associated with the Board granting the zoning relief that this applicant seeks, whereas we, the undersigned, live in the area immediately surrounding the applicant property and would experience these impacts on a daily basis.

July 1, 2004

cc: Hon. Jack Evans, DC Council Member, Ward 2
Mr. Andrew Altman, Director, DC Office of Planning
Mr. Chris Shaheen, Planner, Ward 2, DC Office of Planning
Mr. Cary Silverman, Chair, ANC2F
Ms. Michele Molotsky, Director Constituent Services, Office of Council Member Evans
Mr. Clark Ray, Neighborhood Services Coordinator, Ward 2, Executive Office of the Mayor

Respectfully submitted,

James Lemly et al, Owner
1418 Corcoran Street, NW,
Washington, DC 20009

(Located approximately 70 feet northwest of the applicant property)

Louis Cipro, Owner
1420 Q Street, NW,
Washington, DC 20009

(Located approximately 180 feet southwest of the applicant property)

Mark O'Brien, Owner
1417 Q Street, NW,
Washington, DC 20009

(Located approximately 60 feet west of the applicant property)

Mark Rabbage, Owner
1408 Q Street, NW, Unit 22
Washington, DC 20009

(Located approximately 100 feet south of the applicant property)

Gary Ridley, Owner
1408 Q Street, NW, Unit 32
Washington, DC 20009

(Located approximately 100 feet south of the applicant property)

Stephanie Mencimer, Owner
1414 Q Street, NW,
Washington, DC 20009

(Located approximately 100 feet southwest of the applicant property)

Respectfully submitted,

Randall King et al, Owner
1416 Corcoran Street, NW,
Washington, DC 20009

(Located approximately 60 feet northwest of the applicant property)

William Lash, Owner
1408 Q Street, NW, Unit 13
Washington, DC 20009

(Located approximately 100 feet south of the applicant property)

Stephanie Mencimer, Owner
1415 Q Street, NW,
Washington, DC 20009

(Located approximately 100 feet southwest of the applicant property)

Finn Longinotto, Owner
1413 Q Street, NW,
Washington, DC 20009

(Located approximately 20 feet west of the applicant property)

Randall Creaser, Owner
1420 Q Street, NW,
Washington, DC 20009

(Located approximately 130 feet southwest of the applicant property)

Tony Puesan
1610 14th Street, NW
Washington, DC 20009

(Owner, HR-57 Center for Preservation of Jazz, Blues)
(Located approximately 20 feet north of the applicant property)

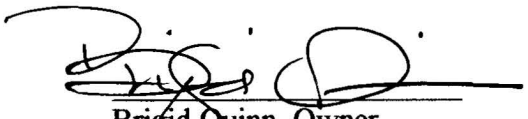
Respectfully submitted,

John Weaver et al, Owner
1416 Q Street, NW
Washington, DC 20009

(Located approximately 110 feet southwest of the applicant property)

Christina Handley, Owner
1418 Q Street, NW,
Washington, DC 20009

(Located approximately 120 feet southwest of the applicant property)



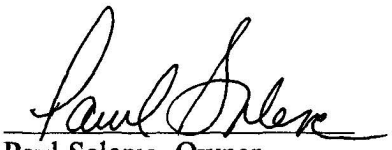
Brigid Quinn, Owner
1424 Corcoran Street, NW,
Washington, DC 20009

(Located approximately 100 feet northwest of the applicant property)



Ronald Dovel, Owner
1408 Q Street, NW, Unit 2
Washington, DC 20009

(Located approximately 100 feet south of the applicant property)



Paul Saleme, Owner
1408 Q Street, NW, Unit 33
Washington, DC 20009

(Located approximately 100 feet south of the applicant property)



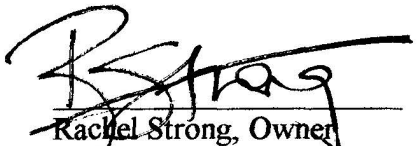
Richard Hopper, Owner
1408 Q Street, NW, Unit 3
Washington, DC 20009

(Located approximately 100 feet south of the applicant property)



Anthony McDonald, Owner
1408 Q Street, NW, Unit 31
Washington, DC 20009

(Located approximately 100 feet south of the applicant property)



Rachel Strong, Owner
1408 Q Street, NW, Unit 1
Washington, DC 20009

(Located approximately 100 feet south of the applicant property)