ShawPittman LLP
A Limited Liability Partnership Including Professional Corporations

Allison C. Prince
202-663-8853
Allison.Prince@shawpittman.com

July 13, 2004

By Hand Delivery

Mr. Geoffrey Griffis, Chairman
Board of Zoning Adjustment
441 4th Street, N.W.
Second Floor
Washington, D.C. 20001

Re: BZA Application No. 17198 – Application of 701 Lamont LLC

Dear Chairman Griffis and Members of the Board:

701 Lamont LLC (the "Applicant") hereby submits its pre-hearing statement for the above-mentioned application. The Applicant looks forward to the public hearing on July 27, 2004 in this case.

Respectfully,

Allison C. Prince

Allison C. Prince

Enclosure

cc: Marie Whitfield, ANC 1A
Stephen Mordfin, OP

BZA
Case No. 17198
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO. 17198
EXHIBIT NO. 22

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Application of 701 Lamont LLC

BZA Application No. 17198
Hearing Date: July 27, 2004
ANC 1A

STATEMENT OF THE APPLICANT

This is an application of 701 Lamont LLC ("**Applicant**") for variance and special exception relief. The Applicant is currently redeveloping the commercial structure located at 701 Lamont Street, N.W. (A & T Lot 878 in Square 2893) (the "**Property**"), as shown on Exhibit A, for residential use. The Property is located in the C-2-A Zone District (see pertinent portion of the Zoning Map attached as Exhibit B) and is a nonconforming structure in many respects, including FAR, rear yard setback and height. The variance and special exception relief are necessary in order to modernize the existing warehouse so that it can be converted into a 38-unit residential apartment building.

I.
Nature of Relief Sought

This statement is submitted on behalf the Applicant in support of the application to the Board of Zoning Adjustment for the following special exception and variance relief from the requirements of the Zoning Regulations pursuant to 11 DCMR §§ 3103.2 and 3401.1: (1) an area variance from Section 2001.3 to allow for the addition of a roof structure to a nonconforming structure that is above the permitted lot occupancy; (2) an area variance from the lot occupancy requirement of Section §772.1; (3) an area variance from the 20% residential recreational space requirements of Section 773.3; and (4) a special exception from the roof structure requirements

of Section 411. The Applicant's satisfaction of the standards for granting variance and special exception relief is discussed in detail in Sections IV and V of this statement.

II.
Jurisdiction of the Board

The Board of Zoning Adjustment ("BZA" or "Board") has jurisdiction to grant the variance and special exception relief requested herein pursuant to § 8 of the Zoning Act, D.C. Code, 2001 Ed. § 6-641.07(g)(2) and (g)(3).

III.
Background

A. Description of the Property and Surrounding Area

The Site is located at 701 Lamont Street, N.W., in the Park View/Park Morton neighborhood. The Site is currently improved with a five-story above grade, vacant commercial/warehouse building with a below-grade basement. The Site is zoned C-2-A. As shown in the photographs attached as Exhibit C, the Building is located approximately one-quarter block west of Georgia Avenue. The Building is situated next door to a commercial laundry facility. The neighborhood area contains buildings ranging from one-story retail shops to small shopping centers. Many row houses in this area have historic townhouse facades. Over time, some have been converted into retail buildings with the addition of small one-story additions in the front yards. There are several residential properties in the area that are in need of rehabilitation, as well as a large number of vacant, dilapidated, and undercapitalized businesses. Some of the neighborhood anchors include a post office and a grocery store. As discussed in detail in Section V below, there are several parks and recreational centers in the surrounding area.

B. History of the Building

The Property was built in 1951-1952 by the Arcadia Sunshine Company to be used as a warehouse for their laundry plant next door. From 1960-1974, the Property was used as a furniture store and storage space. Beginning in 1974, the Property was used by the Smithsonian Institution as a storage facility for airplanes and space capsules prior to the opening of the National Air and Space Museum on Independence Avenue. Since then, the Property has been used by the United States Drug Enforcement Administration to monitor local drug trade. It has also been used by the Internal Revenue Service and the United States Attorney's Office. Most recently, a charter school used a portion of the Building. For the last 5 years, the Property has been vacant.

C. Description of the Proposed Upgrades to the Existing Building

The proposed construction will allow for a substantial renovation of the Building and a conversion of the existing warehouse into a residential apartment building with 38 units with underground parking. Elevations and plans of the proposed modifications and improvements to the building, including photographs, are attached hereto as Exhibit D.

D. Areas of Necessary Relief

As mentioned above, the existing building is a nonconforming structure. Pursuant to Section 2001.3, in order to undertake any enlargement or addition to the property, the structure must conform to the percentage of lot occupancy requirements. Because the current lot occupancy is well above what is permitted in the C-2-A Zone District for buildings devoted to residential use, variance relief from §772.1 is necessary in order to allow for the conversion to

residential use. In addition, variance relief from § 2001.3 may be required to allow for the addition of the roof structure to the building. In order to convert the Building to residential use, it is necessary to construct an addition to the existing roof structure. A special exception pursuant to Section 411.11 is necessary since the roof structure is not set back the required distance from the edges of the roof. Also, the Building is nonconforming as to residential recreation area. Therefore, variance relief from §773.3 is necessary.

IV.
The Application Meets the Requirements for Special Exception Relief to Allow Adjustments to the Roof Structure Under 11 DCMR § 411.11

A. Standard of Review for Roof Structure Special Exceptions

Under Section 411.11, the Board may grant special exception relief from the strict requirements for a roof structure where full compliance is "impracticable because of operating difficulties, size of building lot, or other conditions relating to the building or surrounding area" and would be "unduly restrictive, prohibitively costly, or unreasonable." 11 DCMR §411.11. The Board may approve deviations from the roof structure requirements provided that the intent and purpose of Chapter 400 and the Zoning Regulations are not "materially impaired by the structure, and the light and air of adjacent buildings shall not be affected adversely. " *Id.*

Further, relief granted through a special exception is presumed appropriate, reasonable and compatible with other uses in the same zoning classification, provided the specific regulatory requirements for the relief requested are met. In reviewing an application for special exception relief, "[t]he Board's discretion . . . is limited to a determination of whether the exception sought meets the requirements of the regulations." *First Baptist Church of Washington v. District of Columbia Board of Zoning Adjustment,* 423 A.2d 695, 701 (D.C. 1981) (*quoting Stewart v.*

District of Columbia Board of Zoning Adjustment, 305 A.2d 516, 518 (D.C. 1973)). If the applicant meets its burden, the Board must ordinarily grant the application. *Id.*

B. The Applicant Satisfies the Standard for Special Exception Relief

Currently, the existing roof structure is a legally nonconforming structure. While the proposed renovation will not add to such nonconformity or create its own nonconformity, the staff of the Office of the Zoning Administrator has communicated to the Applicant that relief is required to construct an addition to a nonconforming roof structure. As a result of the conversion to residential use, the proposed addition to the roof structure is required to assure Building Code compliance. Accordingly, it is impracticable to convert the Building to residential use without changing the existing roof structure. As noted above, the addition or renovation will not increase the existing nonconformity or create a new nonconformity. Therefore, the intent and purpose of Section 411 and the Zoning Regulations will not be materially impaired by the proposed changes to the roof structure, and the light and air of adjacent buildings will not be adversely affected. Thus, the proposed application fully satisfies the requirements of Section 411.11 of the Zoning Regulations to allow certain changes to the existing roof structure.

Further, it should be noted that the addition to the existing roof structure conforms fully with the setback requirements and FAR limit. The roof structure is designed to allow for a uniform enclosure that fully achieves the objectives of the penthouse regulations. Absent the proposed enclosure, the multiple stair towers from the individual units to the roof decks would have an unattractive, cluttered appearance. The location of the stair towers is dictated by the

columnar structure of the building, and thus cannot be relocated easily. The size of the roof structure is therefore dictated by the location of the stairs and the need for a common enclosure.

V.

The Application Meets the Requirements for Variance Relief Under 11 DCMR § 3103.2

The Application meets the requirements for variance relief under Section 3103.2 of the Zoning Regulations. The burden of proof for area variance relief is well established. The applicant must demonstrate that the Property is affected by an exceptional or extraordinary situation or condition, that the strict application of the Zoning Regulations will result in a practical difficulty to the applicant, and that the granting of the variance will not cause substantial detriment to the public good nor substantially impair the intent, purpose or integrity of the zone plan. *Palmer v. BZA*, 287 A. 2d 535, 541 (D.C. 1972). As set forth below, the application meets the three-part test for area variance relief.

A. The Subject Property is Affected by an Exceptional Situation or Condition

The D.C. Court of Appeals held in *Clerics of St. Viator v. D.C. Board of Zoning Adjustment,* 320 A. 2d. 291 (D.C. 1974) that the exceptional situation or condition standard goes to the "property", not just the "land"; and that " . . . property generally includes the permanent structures existing on the land [footnote omitted]." *Id.* at 293-294. The Court held that the exceptional situation standard of the variance test may be met where the required hardship inheres in the land, or the property (i.e., the building on the land).

The property is subject to an extraordinary and exceptional situation because the physical characteristics of the building ("**Building**") make it difficult for the Applicant to use the space in compliance with the Zoning Regulations. Specifically, the conversion of the use from

commercial to residential causes a change in the permitted lot occupancy and introduces the residential recreation space requirement. The Building was built as a commercial structure, for which the maximum permitted lot occupancy is 100%. Because the maximum permitted lot occupancy percentage is only 60% for residential buildings in the C-2-A Zone District, the conversion itself creates a nonconformity as to lot occupancy. Also, when constructed for use as a warehouse, the property was not subject to a residential space requirement. The required recreation space for residential buildings in the C-2-A District is 20% of the gross floor area, a requirement that is difficult to satisfy fully. As such, the existing nonconformities of the building, certainly make the Property subject to an extraordinary and exceptional situation.

B. Strict Application of the Zoning Regulations Would Result in a Practical Difficulty to the Applicant

First, it is necessary to clarify what is required to demonstrate a "practical difficulty." The requested relief is for area variances. The test of a use variance is "undue hardship," which is a more stringent standard than required for area variances. In reviewing the standard for practical difficulty, the D.C. Court of Appeals stated in *Palmer v. D.C. Bd. of Zoning Adjustment*, 287 A.2d 535, 542 (D.C. 1972) that, "[g]enerally it must be shown that compliance with the area restriction would be unnecessarily burdensome. [Footnote omitted.] The nature and extent of the burden which will warrant an area variance is best left to the facts and circumstances of each particular case." In area variances, applicants are not required to show "undue hardship" but must satisfy only "the lower 'practical difficulty' standards." *Tyler v. D.C. Bd. of Zoning Adjustment*, 606 A.2d 1362, 1365 (D.C. 1992), citing *Gilmartin v. D.C. Bd. of Zoning Adjustment*, 579 A.2d 1164, 1170 (D.C. 1990). Finally, it is well settled that the BZA may consider " . . . a wide range of factors in determining whether there is an 'unnecessary

burden' or 'practical difficulty' . . ." *Gilmartin*, 579 A.2d at 1171, citing *Barbour v. D.C. Bd. of Zoning Adjustment*, 358 A. 2d 326, 327 (D.C. 1976). See also, *Tyler v. D.C. Bd. of Zoning Adjustment*, 606 A.2d at 1367. Thus, to demonstrate practical difficulty, the applicant must show that strict compliance with the regulations is burdensome, not impossible. The Applicant, as demonstrated below, meets this standard.

The Applicant requests a variance from the lot occupancy percentage requirements set forth in Section 772.1, which provides that a residential building in the C-2-A District cannot occupy more than 60% of the lot upon which it is situated. The Applicant seeks relief from this requirement since the existing nonconforming structure on the Property that is to be converted into an apartment house already occupies approximately 94.7% of the lot area.

The existing building on the Site creates a practical difficulty in developing and converting the existing building to an apartment house within the confines of the lot occupancy requirements set forth in Section 772 of the Zoning Regulations. The footprint of the existing building covers approximately 94.7% of the Site, or approximately 10,651 square feet. In order to create a complying footprint, the Applicant would be required to remove 3,900 square feet of the existing footprint. The elimination of this space would significantly increase costs for the Project, create construction difficulties and force the increase of existing nonconformities, such as FAR.

As discussed above, when constructed, the Property did not provide any residential space, and if used as a warehouse, there is no residential recreational space requirement. As such, the conversion itself results in a substantial residential recreational space requirement and subjects the Property to a practical difficulty. There is simply not enough space on the Property to comply with the 20% residential recreation space requirement. There is little open space given

the 94.7% lot occupancy. Under the current plans, a portion of the roof, the first floor, basement, as well as some at-grade outdoor space at the rear of the site will be used to meet the requirement. Specifically, space in the basement will be used for exercise and party rooms, and space on the first floor will be used for a lobby and a community room. The Applicant is required to devote 9,044 square feet to residential recreation space, and is only providing 7,889 square feet under the current plans. The remaining 1,055 square feet of the requirement could be met at the basement level; however, this area is proposed for parking. Accordingly, strict compliance with the 20% requirement would reduce the area available for parking. In addition, locating additional residential recreation space in the basement in order to achieve the required 20% would be inconvenient to the Applicant and is not likely to be used by residents of the project.

The purpose of Section 773.3 of the Zoning Regulations is to provide space that people will actually use. While not strictly complying with the zoning regulations, the Applicant is providing outdoor space through the attachment of balconies to the majority of the units. The balconies are true outdoor spaces that residents are likely to use. These added balconies total 905 square feet. Private roof-decks for the fifth floor units add another 1,500 square feet. Further, there are a number of playgrounds and recreational centers nearby where residents can congregate and take advantage of true open space: the Bruce-Monroe Elementary School is located two blocks south of the Property and has a playground area; the Tubman Elementary School is located three blocks to the west of the Property and has a playground and field; Parkview Recreation Center is located six blocks to the northeast of the Property; Raymond Recreation Center is located seven blocks to the northwest; and Howard University is located

seven blocks to the south of the Property and has numerous recreation sites. The site is also relatively close to the Rock Creek Park and the Piney Branch Park.

C. Relief Can Be Granted Without Substantial Detriment to the Public Good and Without Impairing the Intent, Purpose and Integrity of the Zone Plan

The requested variances can be granted without substantial detriment to the public and without substantially impairing the intent, purpose and integrity of the Zone Plan. Indeed, granting the requested relief advances numerous goals and policies of the District of Columbia Comprehensive Plan. One of the major policies of the Comprehensive Plan, for example, is the creation of additional housing opportunities in the District of Columbia. The Comprehensive Plan states:

> A central theme of the Housing Element [of the Comprehensive Plan] is that the District must stimulate a wider range of housing choices and strategies through the preservation of sound older stock and the **production of new units** . . . (emphasis added). (10 DCMR §300.2).

The granting of this variance request is entirely consistent with the above objective of the Comprehensive Plan, as the renovation will produce new residential units.

The Comprehensive Plan also sets forth objectives for economic development, land use and housing. One of the policies in support of the residential neighborhood objectives under the Comprehensive Plan is the retention and expansion of residential uses in mixed use neighborhoods to help maintain the residential character of these areas, through modification of land use and related regulations when necessary (10 DCMR 1104.1(g)). Further, the District government shall encourage the private sector to provide new housing to meet the needs of present and future District residents (10 DCMR §1305.1(a)).

The granting of this variance request is entirely consistent with these objectives of the Comprehensive Plan. The conversion from commercial to residential use will help maintain the economic vitality of the Building and may provide additional residents for the District of Columbia. Further, there will be no adverse impact on neighboring properties. The renovation will have a significant positive effect on the area by replacing an under-utilized site with much-needed housing in the area.

Because this project involves converting an existing commercial building to a residential use, without increasing the size of the Building or increasing or extending any existing nonconformity, the proposed renovations will not be of substantial detriment to the public and will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map. For all of these reasons, the Applicant will be able to satisfy the standards necessary to be granted variance relief in this case.

VI.
Community Outreach

The Applicant will meet with Advisory Neighborhood Commission 1A at its next regularly scheduled meeting, to be held on July 14, 2004.

VII.
List of Witnesses Expected to Testify

The following witnesses are expected to testify at the public hearing on behalf of the Applicant:

1) Karl Jentoft, representative of the Applicant; and

2) Bill Bonstra, AIA, Project Architect.

VIII.
Exhibits in Support of the Application

Exhibit A: Portion of the Sanborn plat showing the Subject Property outlined in red.

Exhibit B: Portion of the Zoning Map showing the Subject Property outlined in red.

Exhibit C: Photographs of the existing building.

Exhibit D: Elevations and plans of the proposed modifications and improvements to the building.

Exhibit E: Outline of Testimony of Karl Jentoft, representative of the Applicant.

Exhibit F: Outline of Testimony of Bill Bonstra, AIA, Project Architect.

IX.
Conclusion

For all of the above reasons, the Applicant is entitled to the requested variance relief in this case. Accordingly, the Applicant respectfully requests the Board to grant the application.

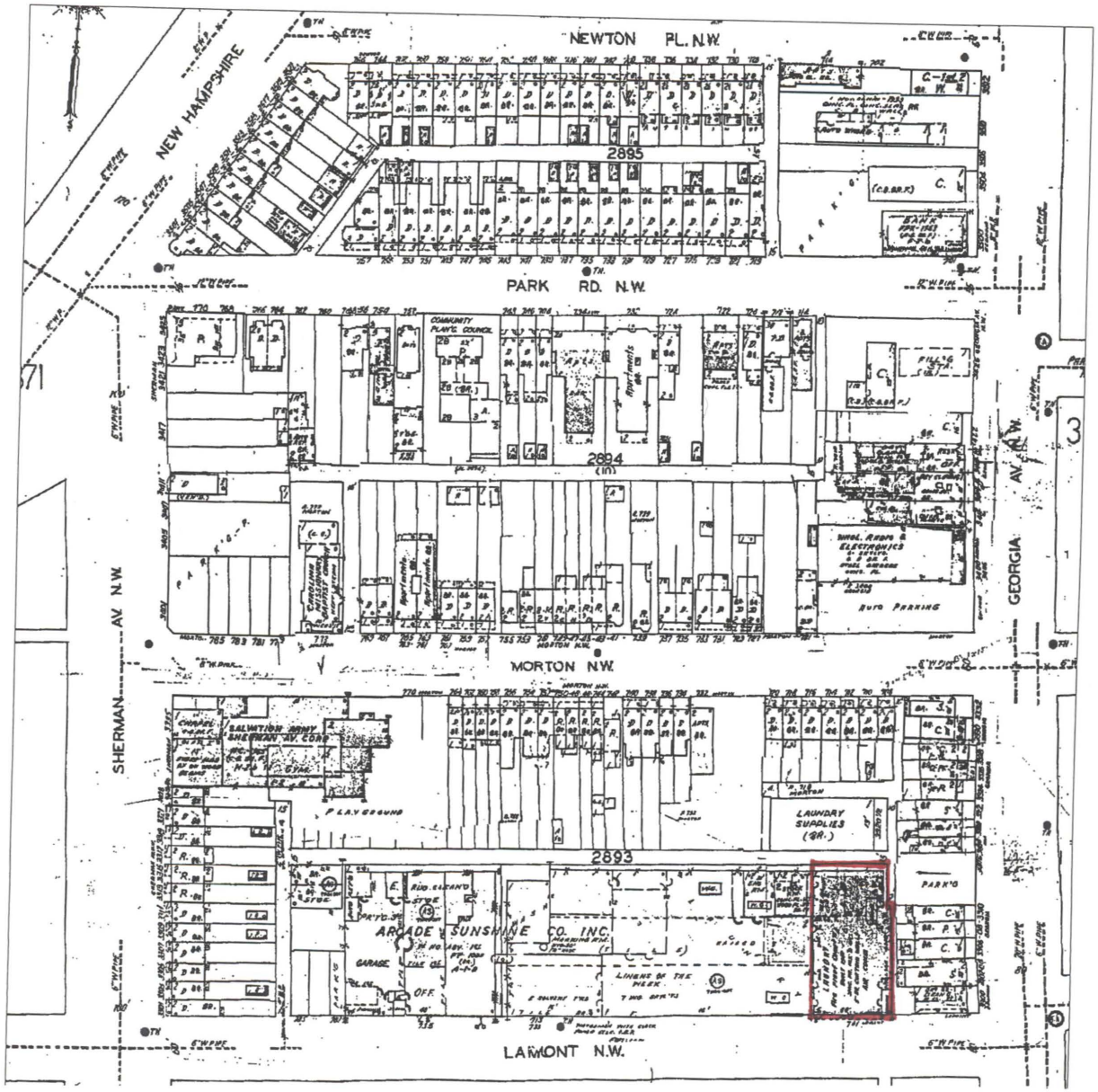
Respectfully submitted,

SHAW PITTMAN LLP

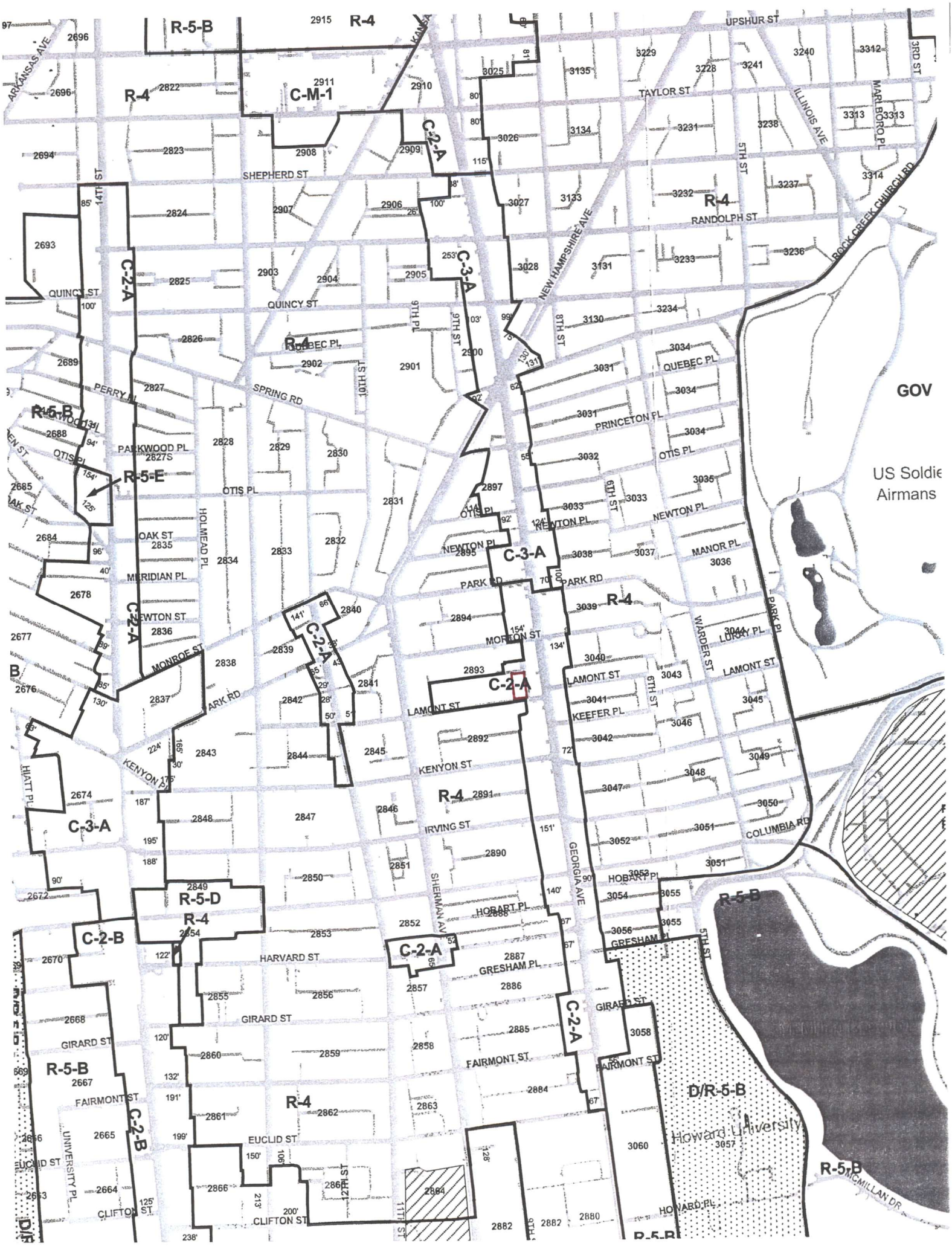
By: Allison C. Prince
Allison C. Prince

July 13, 2004

A


NEWTON PL. N.W.
NEW HAMPSHIRE AV. N.W.
2895
PARK RD. N.W.
2894
MORTON N.W.
SHERMAN AV. N.W.
GEORGIA AV. N.W.
2893
LAMONT N.W.
ARCADE SUNSHINE CO. INC.
LAUNDRY SUPPLIES (GR.)
AUTO PARKING
PARKING
PLAYGROUND
GARAGE

B


R-5-B
R-4
C-M-1
C-2-A
C-3-A
R-5-E
R-5-D
C-2-B
D/R-5-B
UPSHUR ST
TAYLOR ST
SHEPHERD ST
RANDOLPH ST
QUINCY ST
QUEBEC PL
PERRY PL
SPRING RD
PARKWOOD PL
OTIS PL
OAK ST
MERIDIAN PL
NEWTON ST
MONROE ST
PARK RD
MORTON ST
LAMONT ST
KEEFER PL
KENYON ST
IRVING ST
HOBART PL
GRESHAM PL
HARVARD ST
GIRARD ST
FAIRMONT ST
EUCLID ST
CLIFTON ST
PRINCETON PL
NEWTON PL
MANOR PL
LUCAY PL
COLUMBIA RD
HOWARD PL
MCMILLAN DR
ARKANSAS AVE
KANSAS AVE
ILLINOIS AVE
MARLBORO PL
3RD ST
5TH ST
6TH ST
7TH ST
8TH ST
9TH ST
9TH PL
10TH ST
11TH ST
12TH ST
14TH ST
NEW HAMPSHIRE AVE
GEORGIA AVE
SHERMAN AVE
WARDER ST
PARK PL
ROCK CREEK CHURCH RD
HOLMEAD PL
HYATT PL
UNIVERSITY PL
GOV
US Soldie
Airmans
Howard University

C

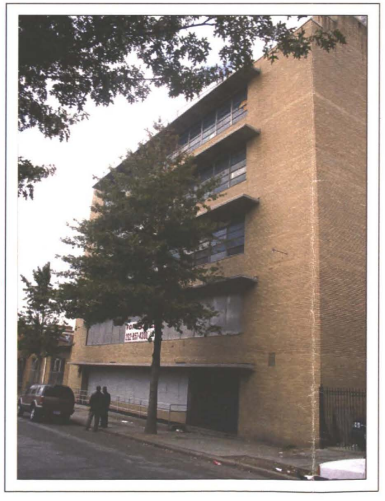












CLIENT
701 LAMONT, LLC
4110 KANSAS AVENUE, NW
WASHINGTON, DC 20011
(202) 723-6002 f (202) 722-5508

701 LAMONT STREET LOFTS

Washington, DC 20010

REVISIONS

1	PROGRESS SET	10/23/03
2	PRESENTATION SET	10/29/03
3	FOR OWNER REVIEW	01/16/04
4	FOR OWNER REVIEW	02/04/04
5	CHECK SET	02/10/04
6	FOR OWNER REVIEW	02/17/04
8	CHECK SET	03/10/04
9	PROGRESS SET	04/09/04
9	PROGRESS SET	04/26/04
10	ISSUED FOR PERMIT	05/10/04
11	BZA SUBMISSION	05/17/04
11	BZA SUBMISSION	07/12/04

DATE:	07/12/04
PROJECT NO:	2003-022
DRAWN BY:	JPPY
CHECKED BY:	BB

Bonstra Architects PC
1710 Connecticut Ave, Suite 400
Washington, DC 20009
202 588 9373 fax 202 588 8122
www.bonstra.com

IMAGES

A-4.0

© 2004 - Bonstra Architects PC













701 LAMONT, LLC
4110 KANSAS AVENUE, NW
WASHINGTON, DC 20011
(202) 722-6002 f:(202) 722-6508

701 LAMONT STREET LOFTS

Washington, DC 20010

REVISIONS

1	PROGRESS SET	10/23/03
2	PRESENTATION SET	10/29/03
3	FOR OWNER REVIEW	01/16/04
4	FOR OWNER REVIEW	02/04/04
5	CHECK SET	02/10/04
6	FOR OWNER REVIEW	02/17/04
8	CHECK SET	03/01/04
9	PROGRESS SET	04/06/04
9	PROGRESS SET	04/26/04
10	ISSUED FOR PERMIT	05/10/04
11	BZA SUBMISSION	05/17/04
11	BZA SUBMISSION	07/12/04

DATE:	07/12/04
PROJECT NO:	2003/022
DRAWN BY:	JP/PY
CHECKED BY:	BB

Bonstra Architects PC
1710 Connecticut Ave. Suite 400
Washington, DC 20009
202 588 9373 fax 202 588 8122

www.bonstra.com

IMAGES

A-4.0

© 2004 - Bonstra Architects PC

D

701 LAMONT STREET LOFTS

701 LAMONT STREET, NW
WASHINGTON, D.C. 20010

PROJECT DATA

THIS PROJECT INCLUDES THE COMPLETE RENOVATION/ CONVERSION OF AN EXISTING FIVE STORY WAREHOUSE BUILDING WITH CELLAR. THE BUILDING WILL HAVE 38 RESIDENTIAL UNITS INCLUDING A NEW MECHANICAL PENTHOUSE AND A PARKING GARAGE WITH 23 SPACES (NON REQUIRED PARKING). WORK INCLUDES THE RENOVATION OF TWO STAIRS, AN ELEVATOR, COMPLETE HVAC, PLUMBING, AND ELECTRICAL. THE BUILDING WILL BE FULLY SPRINKLERED AND HAVE STANDPIPES IN EACH STAIR.

BUILDING CODE DATA

ZONE:	C-2-A
LOT NUMBER:	878
SQUARE:	2893
USE:	EXISTING: MUSEUM ADJUNCT PROPOSED: R2 – MULTI-FAMILY RESIDENTIAL
EXISTING SITE AREA:	11,247 SF
PROPOSED SITE AREA:	NO CHANGE
BUILDING DATA:	5 STORY BUILDING WITH CELLAR AND PENTHOUSE
CONSTRUCTION:	"TYPE 1" CONCRETE SLAB AND BEAM, MASONRY VENEER
HANDICAPPED UNITS:	1
STANDPIPE:	REQUIRED
FULLY SPRINKLERED:	REQUIRED

LIST OF DRAWINGS

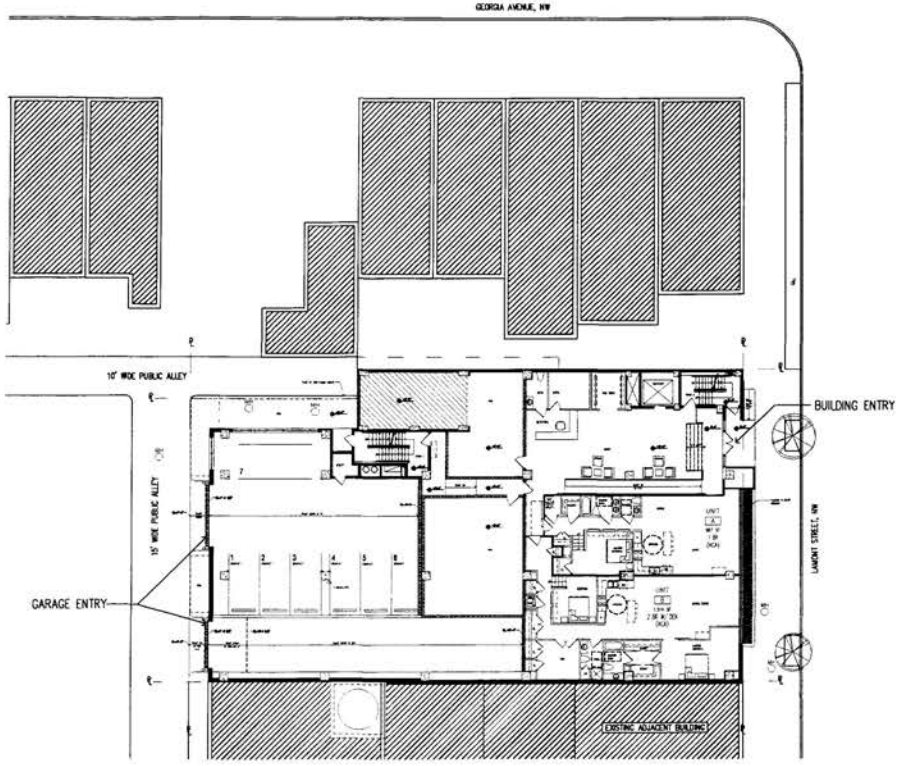
ARCHITECTURAL DRAWINGS:

T-1.1 TITLE PAGE

A-1.0 GARAGE LEVEL PLAN
A-1.1 FIRST FLOOR PLAN
A-1.2 SECOND FLOOR PLAN
A-1.3 THIRD FLOOR PLAN
A-1.4 FOURTH FLOOR PLAN
A-1.5 FIFTH FLOOR PLAN
A-1.6 PENTHOUSE LEVEL PLAN

A-2.0 BUILDING SECTION
A-2.1 BUILDING SECTION
A-2.2 BUILDING SECTION

A-3.0 BUILDING ELEVATION - SOUTH
A-3.1 BUILDING ELEVATION - EAST
A-3.2 BUILDING ELEVATION - WEST
A-3.3 BUILDING ELEVATION - NORTH



1 / T-1.0 SITE PLAN

1/32" = 1'-0"

701 LAMONT, LLC
4110 KANSAS AVENUE, NW
WASHINGTON, DC 20011
(202) 722-8600 (202) 722-8656

701 LAMONT STREET LOFTS
Washington, DC 20010

REVISIONS

1	PROGRESS SET	10/23/03
2	PRESENTATION SET	10/29/03
3	FOR OWNER REVIEW	01/12/04
4	FOR OWNER REVIEW	02/04/04
5	CHECK SET	02/20/04
6	FOR OWNER REVIEW	03/17/04
7	CHECK SET	03/31/04
8	PROGRESS SET	04/08/04
9	PROGRESS SET	04/26/04
10	ISSUED FOR PERMIT	05/10/04
11	BZA SUBMISSION	06/17/04
12	BZA SUBMISSION	07/13/04

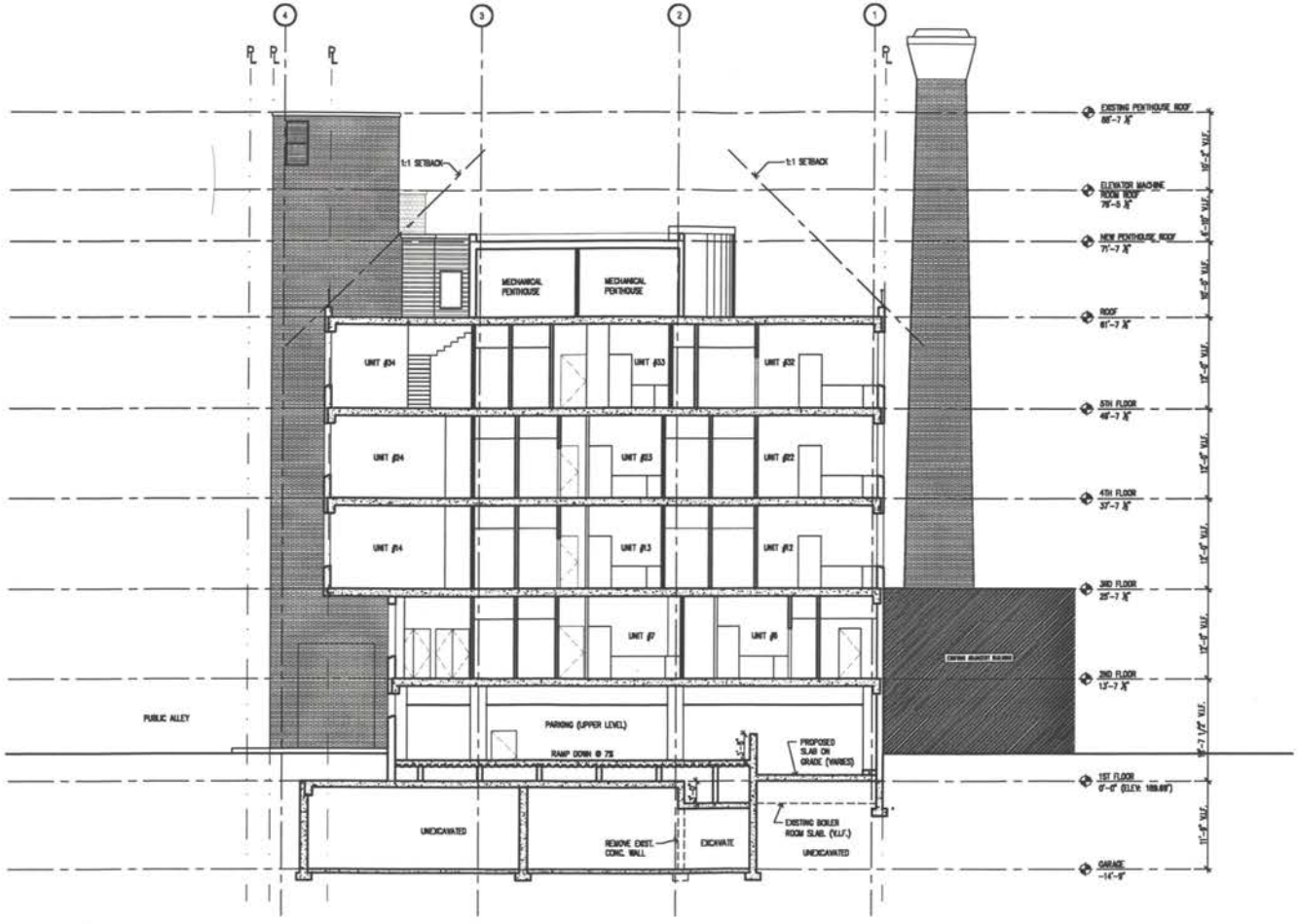
DATE:	07/13/04
PROJECT NO:	2003-022
DRAWN BY:	JHPV
CHECKED BY:	BB

Bonstra Architects PC
1710 Connecticut Ave. Suite 400
Washington, DC 20009
202.986.9473 Fax 202.986.6122
www.bonstra.com

TITLE PAGE

T-1.0

© 2004 - Bonstra Architects PC



1
A-2.1

BUILDING SECTION – EAST/WEST

1/16" = 1'-0"

FACING SOUTH

© 2004 - Bonstra Architects PC

701 LAMONT, LLC
4110 KANSAS AVENUE, NW
WASHINGTON, DC 20011
(202) 722-8002 f (202) 723-8308

701 LAMONT STREET LOFTS

Washington, DC 20010

REVISIONS

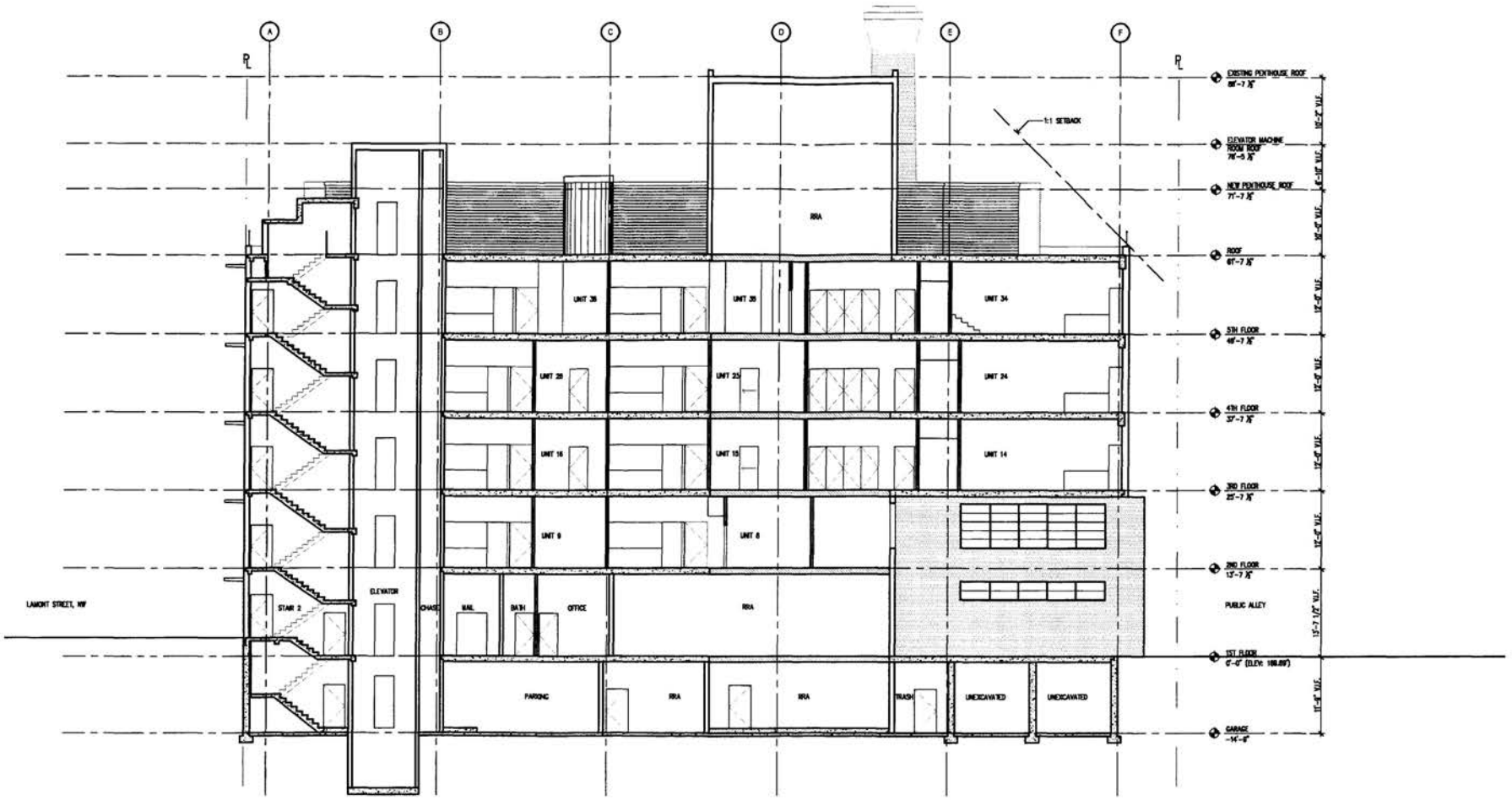
1	PROGRESS SET	122503
2	PRESENTATION SET	122603
3	FOR OWNER REVIEW	011604
4	FOR OWNER REVIEW	020404
5	CHECK SET	031604
6	FOR OWNER REVIEW	031704
7	CHECK SET	032104
8	PROGRESS SET	040604
9	PROGRESS SET	042604
10	ISSUED FOR PERMIT	051004
11	ZONING SUBMISSION	051704
12	BZA SUBMISSION	071304

DATE:	071304
PROJECT NO:	2003-02
DRAWN BY:	JP/PY
CHECKED BY:	BB

Bonstra Architects PC
1715 Connecticut Ave. Suite 400
Washington, DC 20009
202.588.0073 fax 202.588.8122
www.bonstra.com

BUILDING SECTION

A-2.1



BUILDING SECTION – NORTH/SOUTH

1 / A-2.2

1/16" = 1'-0"

FACING WEST

© 2004 - Bonstra Architects PC

701 LAMONT, LLC
1110 KANSAS AVENUE, NW
WASHINGTON, DC 20011
(202) 722-4092 f (202) 722-4598

701 LAMONT STREET LOFTS

Washington, DC 20010

REVISIONS

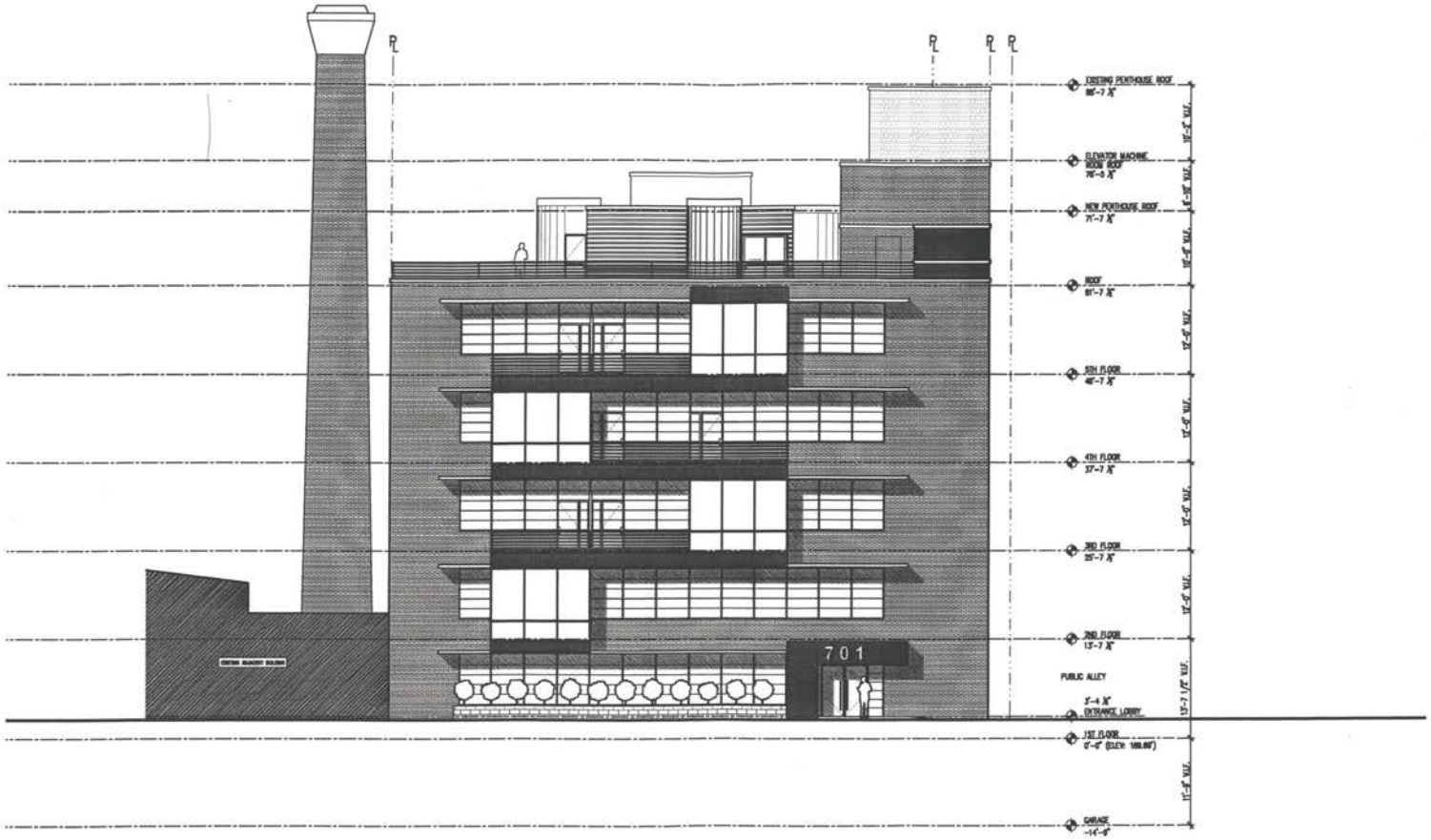
1	PROGRESS SET	10/23/03
2	PRESENTATION SET	10/28/03
3	FOR OWNER REVIEW	01/15/04
4	FOR OWNER REVIEW	02/04/04
5	CHECK SET	02/10/04
6	FOR OWNER REVIEW	03/17/04
7	CHECK SET	03/31/04
8	PROGRESS SET	04/06/04
9	PROGRESS SET	04/26/04
10	ISSUED FOR PERMIT	05/10/04
11	BZA SUBMISSION	05/17/04
12	BZA SUBMISSION	07/13/04

DATE	07/13/04
PROJECT NO.	2002-322
DRAWN BY	JHPP
CHECKED BY	RB

Bonstra Architects PC
1710 Connecticut Ave. Suite 400
Washington, DC 20009
202 588 8573 fax 202 588 8122
www.bonstra.com

BUILDING SECTION

A-2.2



1
A-3.0

SOUTH ELEVATION

1/16" = 1'-0"

© 2004 - Bonstra Architects PC

701 LAMONT, LLC
4110 KANSAS AVENUE, NW
WASHINGTON, DC 20011
(202) 722-8000 (202) 722-8505

701 LAMONT STREET LOFTS

Washington, DC 20010

REVISIONS

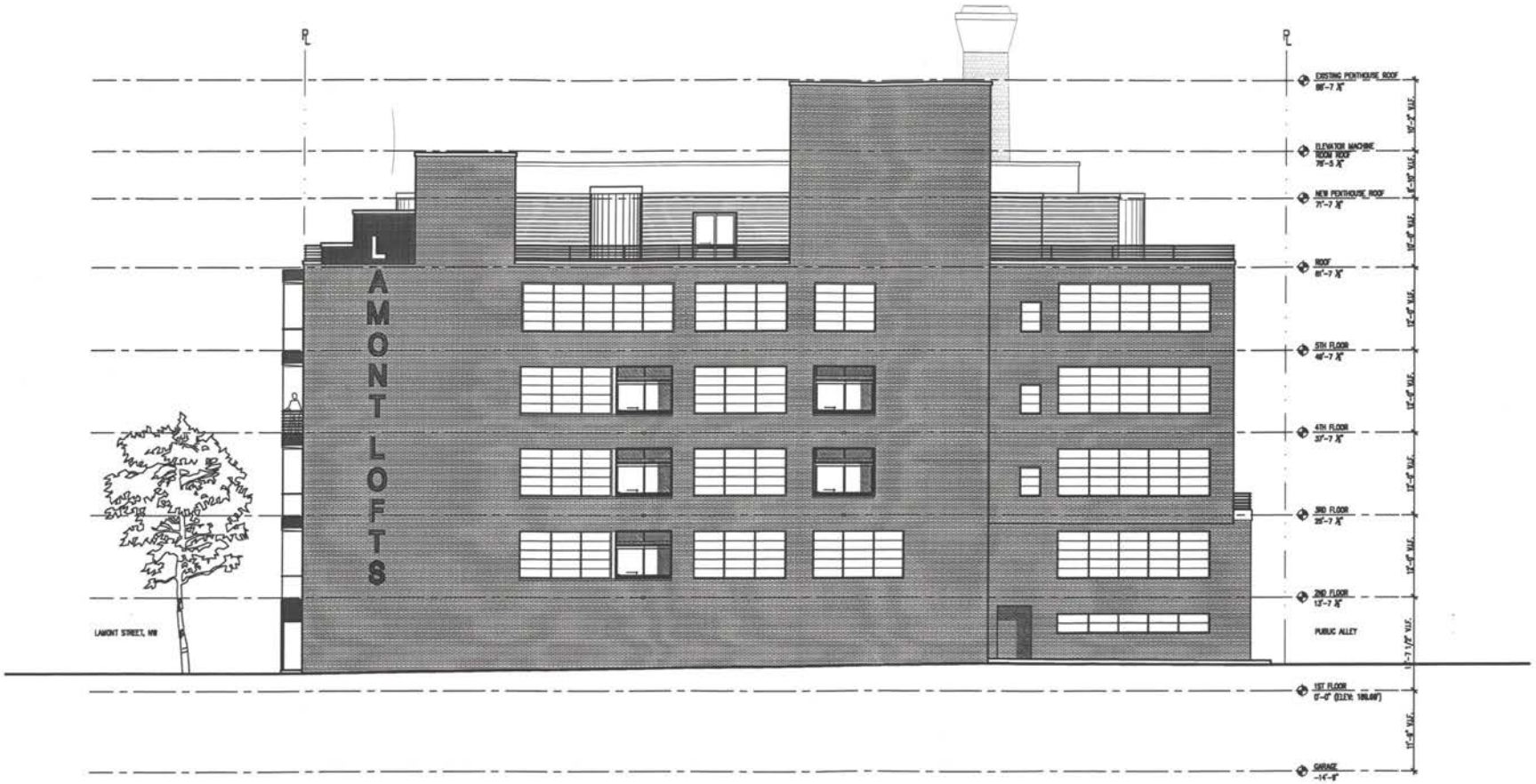
1	PROGRESS SET	10/20/03
2	PRESENTATION SET	10/20/03
3	FOR OWNER REVIEW	01/16/04
4	FOR OWNER REVIEW	02/04/04
5	CHECK SET	02/16/04
6	FOR OWNER REVIEW	02/17/04
7	CHECK SET	03/01/04
8	PROGRESS SET	04/08/04
9	PROGRESS SET	04/29/04
10	ISSUED FOR PERMIT	05/19/04
11	BZA SUBMISSION	05/17/04
12	BZA SUBMISSION	07/13/04

DATE:	07/13/04
PROJECT NO:	2002-022
DRAWN BY:	JPPP
CHECKED BY:	BB

Bonstra Architects PC
1710 Connecticut Ave. Suite 400
Washington, DC 20009
202 588 9810 fax 202 588 8132
www.bonstra.com

SOUTH ELEVATION

A-3.0



1 / A-3.1

EAST ELEVATION

1/16" = 1'-0"

© 2004 - Bonstra Architects PC

701 LAMONT, LLC
4110 KANSAS AVENUE, NW
WASHINGTON, DC 20011
(202) 722-8902 (202) 722-8508

701 LAMONT STREET LOFTS

Washington, DC 20010

REVISIONS

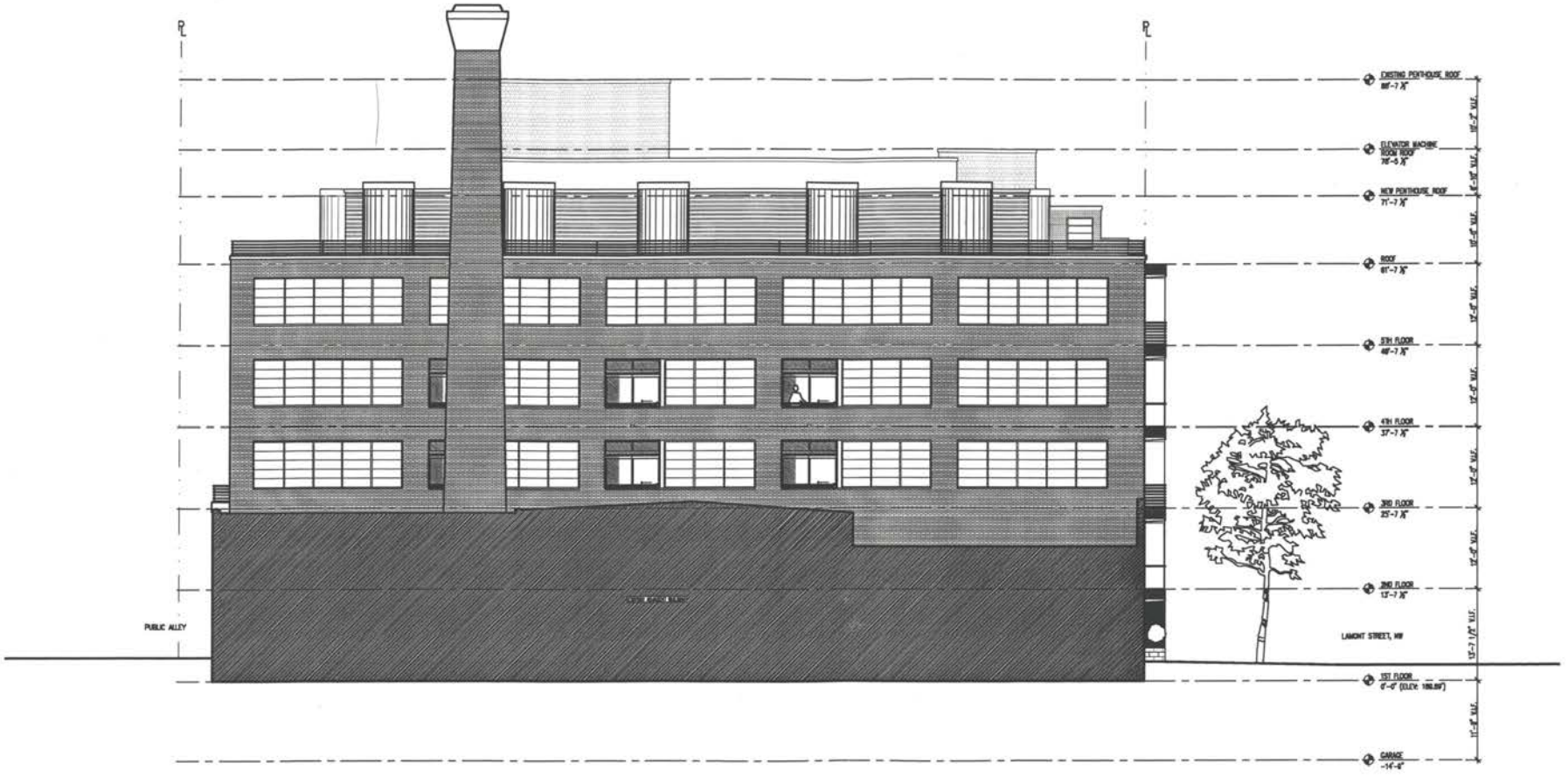
1	PROGRESS SET	10/23/03
2	PRESENTATION SET	10/29/03
3	FOR OWNER REVIEW	01/16/04
4	FOR OWNER REVIEW	02/04/04
5	CHECK SET	02/16/04
6	FOR OWNER REVIEW	02/17/04
8	CHECK SET	03/01/04
9	PROGRESS SET	04/06/04
11	PROGRESS SET	04/26/04
10	ISSUED FOR PERMIT	05/10/04
11	DCA SUBMISSION	05/17/04
12	DCA SUBMISSION	07/13/04

DATE:	07/13/04
PROJECT NO:	2003-022
DRAWN BY:	JHPP
CHECKED BY:	BB

Bonstra Architects PC
1710 Connecticut Ave. Suite 400
Washington, DC 20009
202 986 9013 fax 202 986 9122
www.bonstra.com

EAST ELEVATION

A-3.1



1
A-3.2

WEST ELEVATION

1/16" = 1'-0"

© 2004 - Bonstra Architects PC

701 LAMONT, LLC
4110 YARNS AVENUE, NW
WASHINGTON, DC 20011
(202) 722-8802 (202) 722-8808

701 LAMONT STREET LOFTS

Washington, DC 20010

REVISIONS

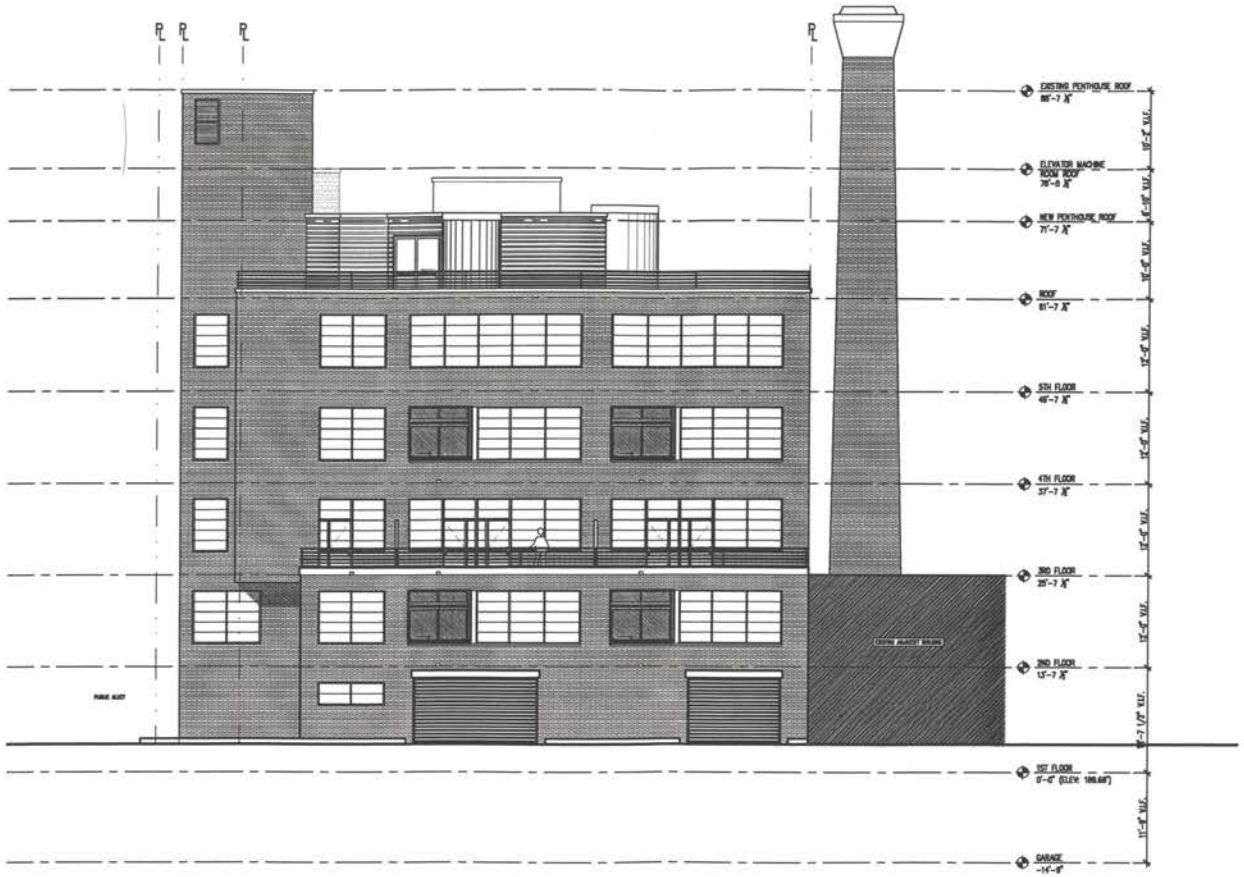
1	PROGRESS SET	10/29/03
2	PRESENTATION SET	12/5/03
3	FOR OWNER REVIEW	01/16/04
4	FOR OWNER REVIEW	02/04/04
5	CHECK SET	02/16/04
6	FOR OWNER REVIEW	03/17/04
7	CHECK SET	03/31/04
8	PROGRESS SET	04/28/04
9	PROGRESS SET	04/28/04
10	ISSUED FOR PERMIT	05/19/04
11	BZA SUBMISSION	05/21/04
12	BZA SUBMISSION	07/13/04

DATE:	07/13/04
PROJECT NO:	2003-022
DRAWN BY:	JP/PY
CHECKED BY:	BS

Bonstra Architects PC
1718 Connecticut Ave. Suite 400
Washington, DC 20009
202 588 8970 fax 202 588 8122
www.bonstra.com

WEST ELEVATION

A-3.2



1
A-3.3

NORTH ELEVATION

1/16" = 1'-0"

© 2004 - Bonstra Architects PC

701 LAMONT, LLC
4115 FANSAS AVENUE, NW
WASHINGTON, DC 20011
(202) 722-4002 f (202) 722-6508

701 LAMONT STREET LOFTS

Washington, DC 20010

REVISIONS

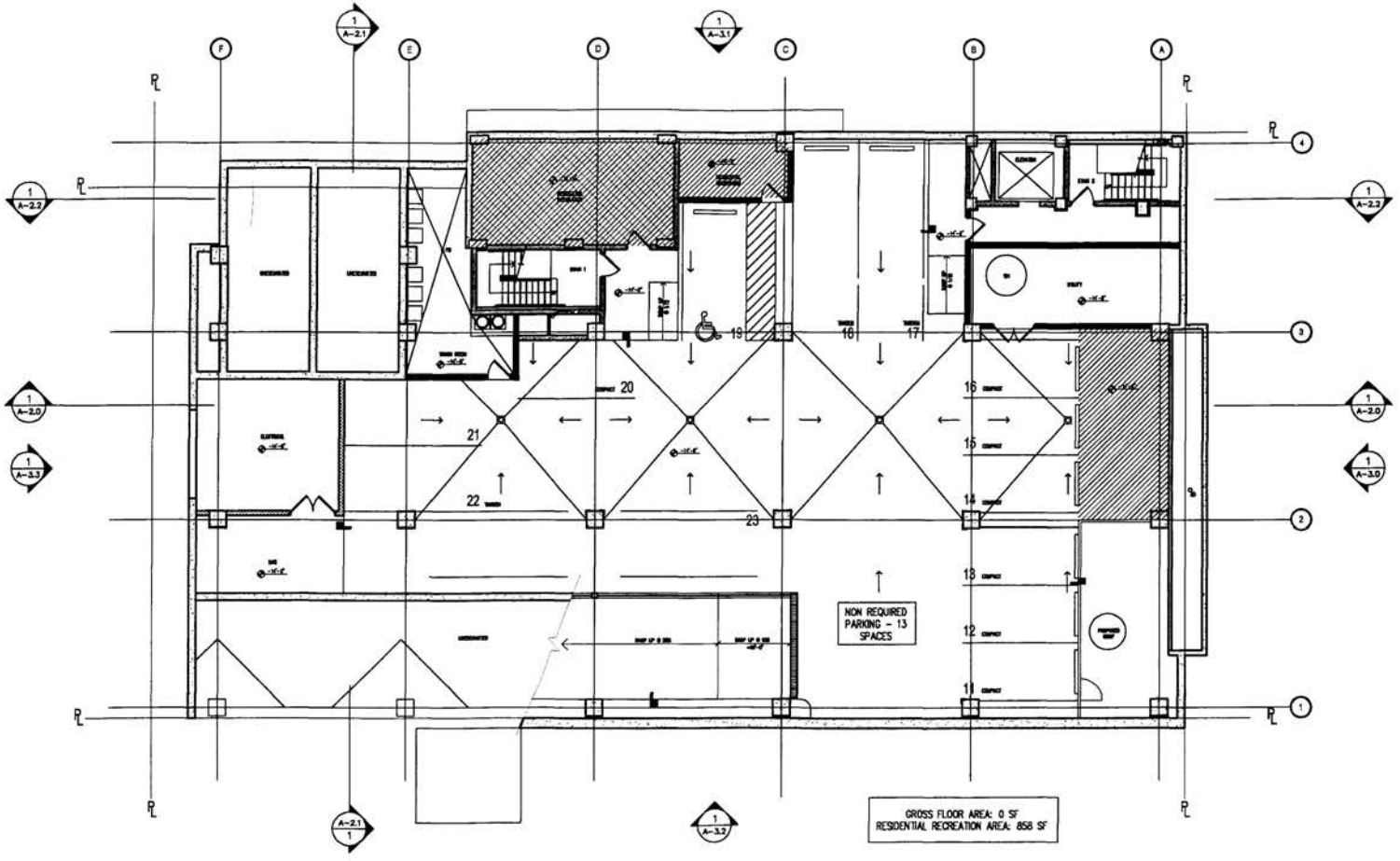
1	PROGRESS SET	10/25/03
2	PRESENTATION SET	10/25/03
3	FOR OWNER REVIEW	01/16/04
4	FOR OWNER REVIEW	02/04/04
5	CHECK SET	02/16/04
6	FOR OWNER REVIEW	02/27/04
7	CHECK SET	03/01/04
8	PROGRESS SET	04/05/04
9	PROGRESS SET	04/26/04
10	ISSUED FOR PERMIT	05/10/04
11	BZA SUBMISSION	06/17/04
12	BZA SUBMISSION	07/13/04

DATE:	07/13/04
PROJECT NO:	2003-022
DRAWN BY:	JPPY
CHECKED BY:	BS

Bonstra Architects PC
1710 Connecticut Ave. Suite 400
Washington, DC 20009
202.588.8370 fax 202.588.8120
www.bonstra.com

NORTH ELEVATION

A-3.3



GARAGE LEVEL PLAN

1/16" = 1'-0"

© 2004 - Bonstra Architects PC

701 LAMONT, LLC
4110 KANSAS AVENUE, NW
WASHINGTON, DC 20011
(202) 722-6002 f (202) 722-6538

701 LAMONT STREET LOFTS

Washington, DC 20010

REVISIONS

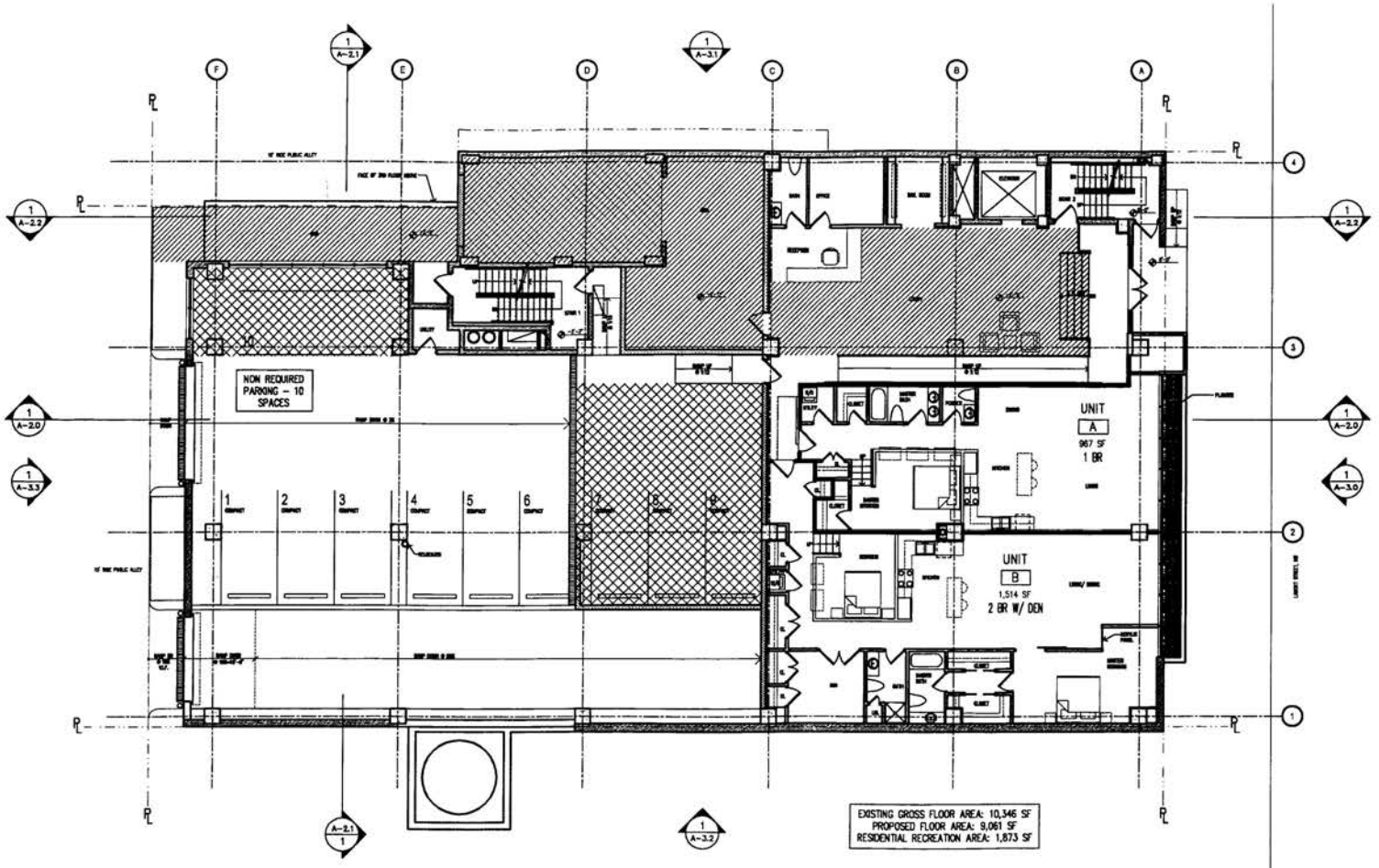
1	PROGRESS SET	12/03
2	PRESENTATION SET	12/03
3	FOR OWNER REVIEW	01/10
4	FOR OWNER REVIEW	02/04
5	CHECK SET	02/10
6	FOR OWNER REVIEW	03/17
8	CHECK SET	12/01
8	PROGRESS SET	04/05
9	PROGRESS SET	04/26
10	ISSUED FOR PERMIT	05/10
11	DCA SUBMISSION	05/17
12	DCA SUBMISSION	07/13

DATE:	07/13/2
PROJECT NO:	2003-2
DRAWN BY:	JP/PY
CHECKED BY:	BB

Bonstra Architects PC
1750 Connecticut Ave. Suite 400
Washington, DC 20009
202 588 9379 fax 202 588 9122
www.bonstra.com

GARAGE LEVEL PLAN

A-1.0



1 / A-1.2 FIRST FLOOR PLAN

1/16" = 1'-0"

© 2004 - Bonstra Architects PC

701 LAMONT, LLC
6110 KANSAS AVENUE, NW
WASHINGTON, DC 20011
(202) 722-4902 T (202) 723-6598

701 LAMONT STREET LOFTS

Washington, DC 20010

REVISIONS

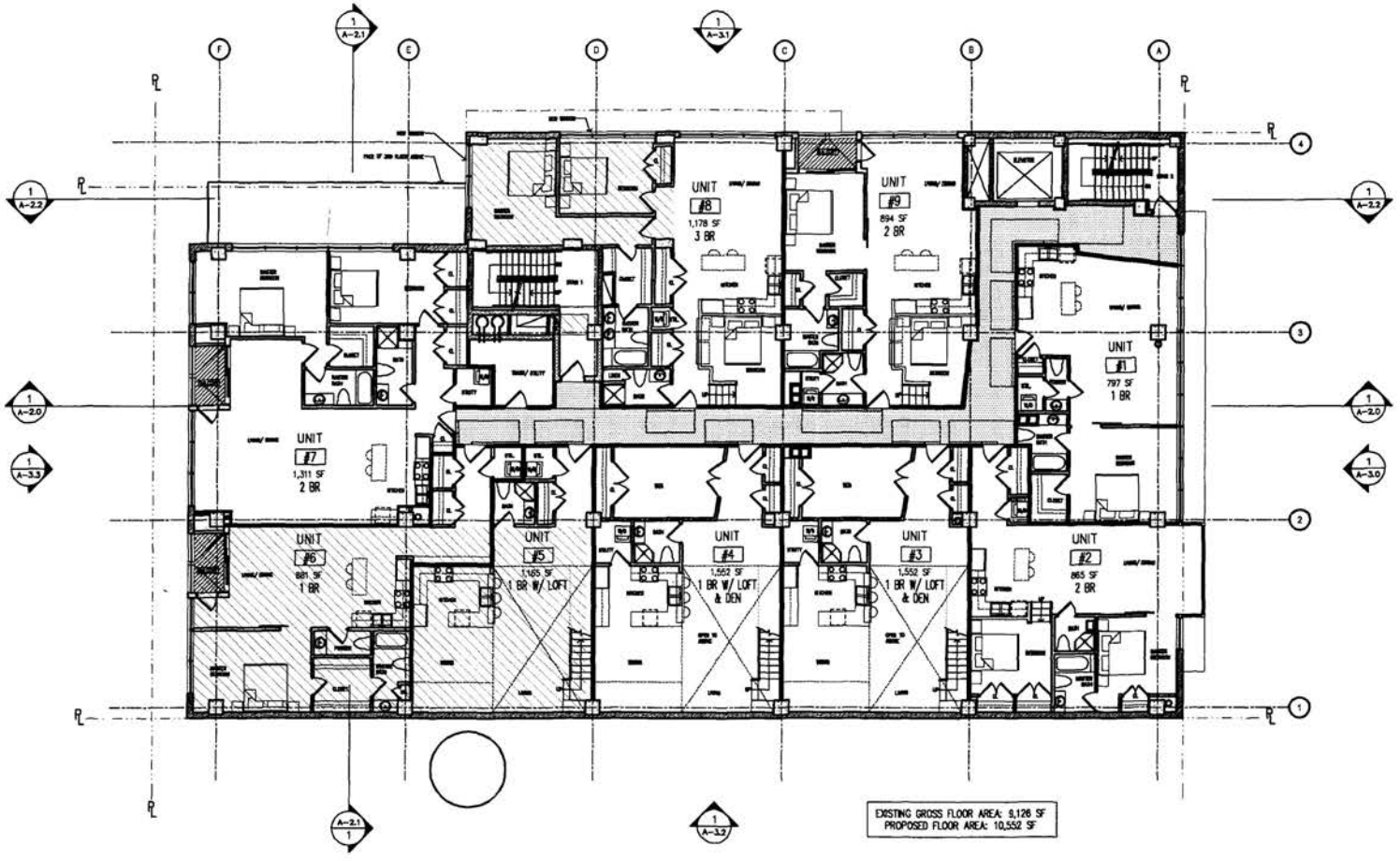
1	PROGRESS SET	12/23/03
2	PRESENTATION SET	12/29/03
3	FOR OWNER REVIEW	01/10/04
4	FOR OWNER REVIEW	02/04/04
5	CHECK SET	02/10/04
6	FOR OWNER REVIEW	02/17/04
7	CHECK SET	03/01/04
8	PROGRESS SET	04/05/04
9	PROGRESS SET	04/29/04
10	ISSUED FOR PERMIT	05/10/04
11	DCA SUBMISSION	05/17/04
12	DCA SUBMISSION	07/13/04

DATE:	07/13/04
PROJECT NO:	2003-022
DRAWN BY:	JWPY
CHECKED BY:	BB

Bonstra Architects PC
1710 Connecticut Ave. Suite 400
Washington, DC 20009
202 588 8379 fax 202 588 8123
www.bonstra.com

FIRST FLOOR PLAN

A-1.1



1 / A-1.2

SECOND FLOOR PLAN

1/16" = 1'-0"

© 2004 - Bonstra Architects PC

701 LAMONT, LLC
1110 KANSAS AVENUE, NW
WASHINGTON, DC 20011
(202) 722-4002 (202) 722-4006

701 LAMONT STREET LOFTS

Washington, DC 20010

REVISIONS

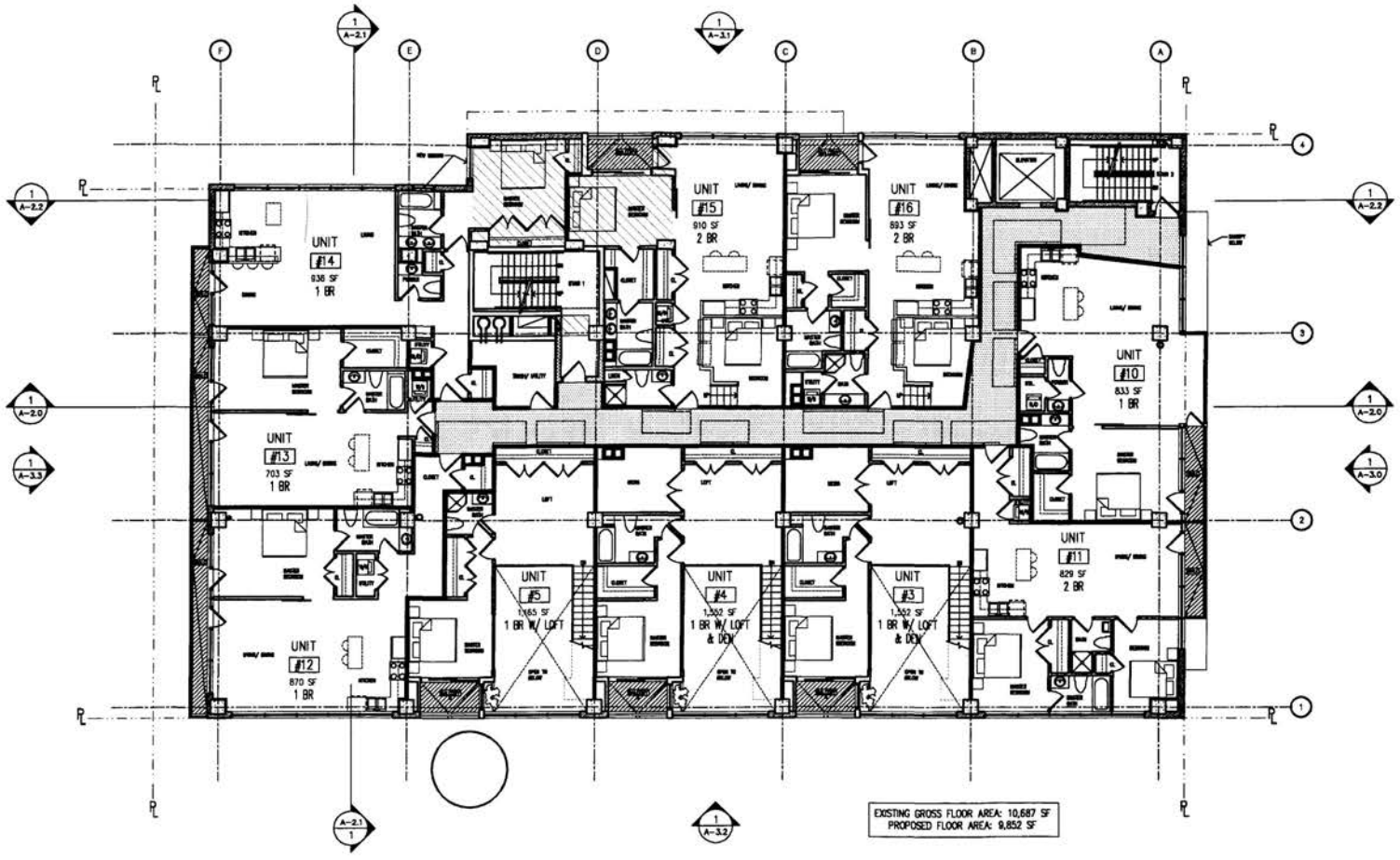
1	PROGRESS SET	10/25/03
2	PRESENTATION SET	12/29/03
3	FOR OWNER REVIEW	01/19/04
4	FOR OWNER REVIEW	02/04/04
5	CHECK SET	02/19/04
6	FOR OWNER REVIEW	02/27/04
8	CHECK SET	03/01/04
9	PROGRESS SET	04/08/04
10	PROGRESS SET	04/26/04
11	ISSUED FOR PERMIT	05/19/04
12	BZA SUBMISSION	05/19/04
13	BZA SUBMISSION	07/13/04

DATE:	07/13/04
PROJECT NO:	2003-022
DRAWN BY:	JMPY
CHECKED BY:	BB

Bonstra Architects PC
1710 Connecticut Ave. Suite 600
Washington, DC 20009
202.986.9575 fax. 202.986.9135
www.bonstra.com

SECOND FLOOR PLAN

A-1.2



THIRD FLOOR PLAN

1/A-1.3

1/16" = 1'-0"

© 2004 - Bonstra Architects PC

701 LAMONT, LLC
4115 KANSAS AVENUE, NW
WASHINGTON, DC 20011
(202) 722-8802 f (202) 722-8838

701 LAMONT STREET LOFTS

Washington, DC 20010

REVISIONS

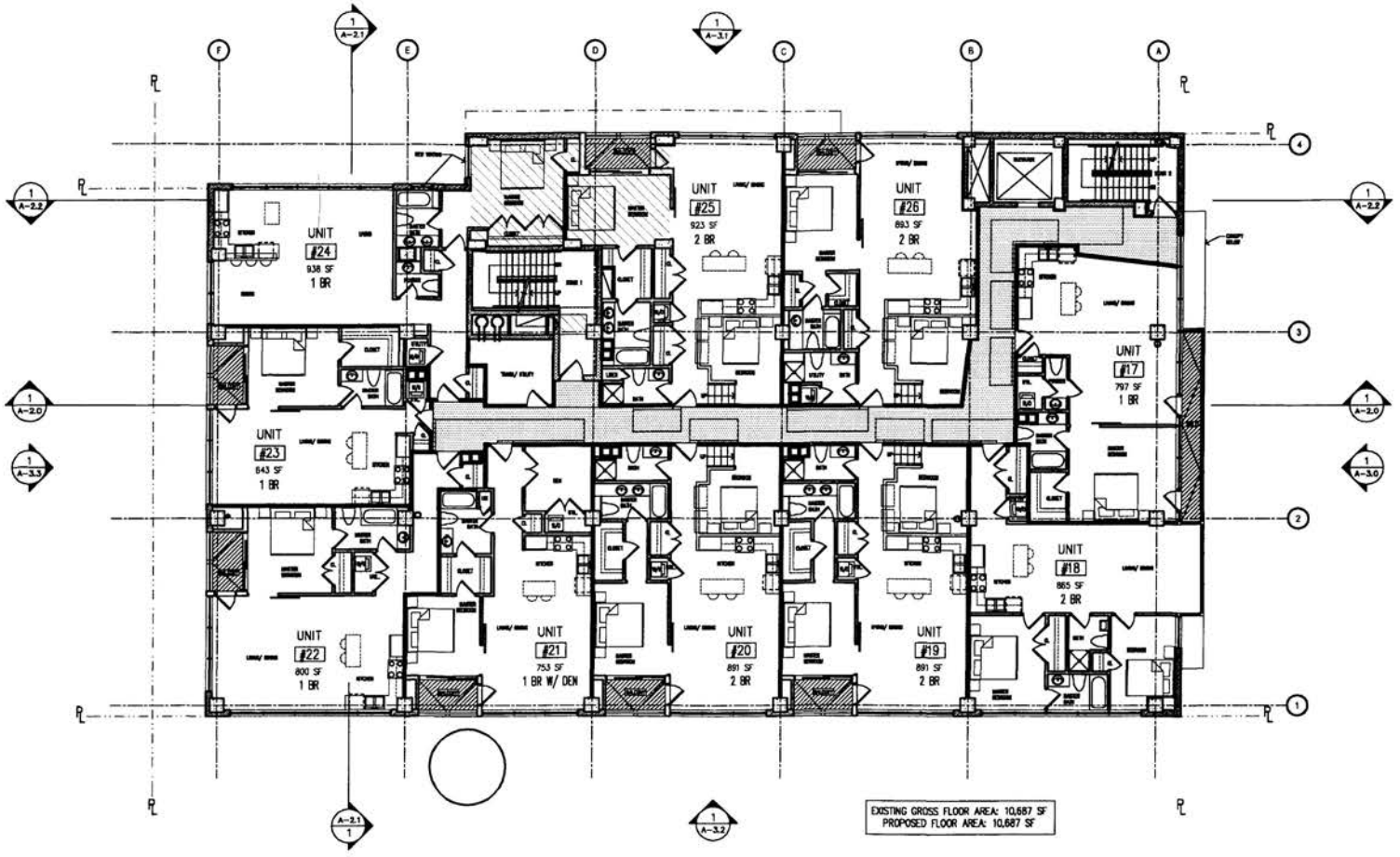
1	PROGRESS SET	12/29/03
2	PRESENTATION SET	1/23/03
3	FOR OWNER REVIEW	2/19/04
4	FOR OWNER REVIEW	02/24/04
5	CHECK SET	03/19/04
6	FOR OWNER REVIEW	03/31/04
7	CHECK SET	05/01/04
8	PROGRESS SET	04/28/04
9	PROGRESS SET	04/28/04
10	ISSUED FOR PERMIT	05/19/04
11	BZA SUBMISSION	05/17/04
12	BZA SUBMISSION	07/13/04

DATE:	07/13/04
PROJECT NO.	2003.022
DRAWN BY:	JPP
CHECKED BY:	BS

Bonstra Architects PC
1710 Connecticut Ave. Suite 400
Washington, DC 20009
202.588.8973 fax 202.588.8122
www.bonstra.com

THIRD FLOOR PLAN

A-1.3



FOURTH FLOOR PLAN

1/16" = 1'-0"

© 2004 - Bonstra Architects PC

701 LAMONT, LLC
4110 KANSAS AVENUE, NW
WASHINGTON, DC 20011
(202) 722-5002 1(202) 722-5508

701 LAMONT STREET LOFTS

Washington, DC 20010

REVISIONS

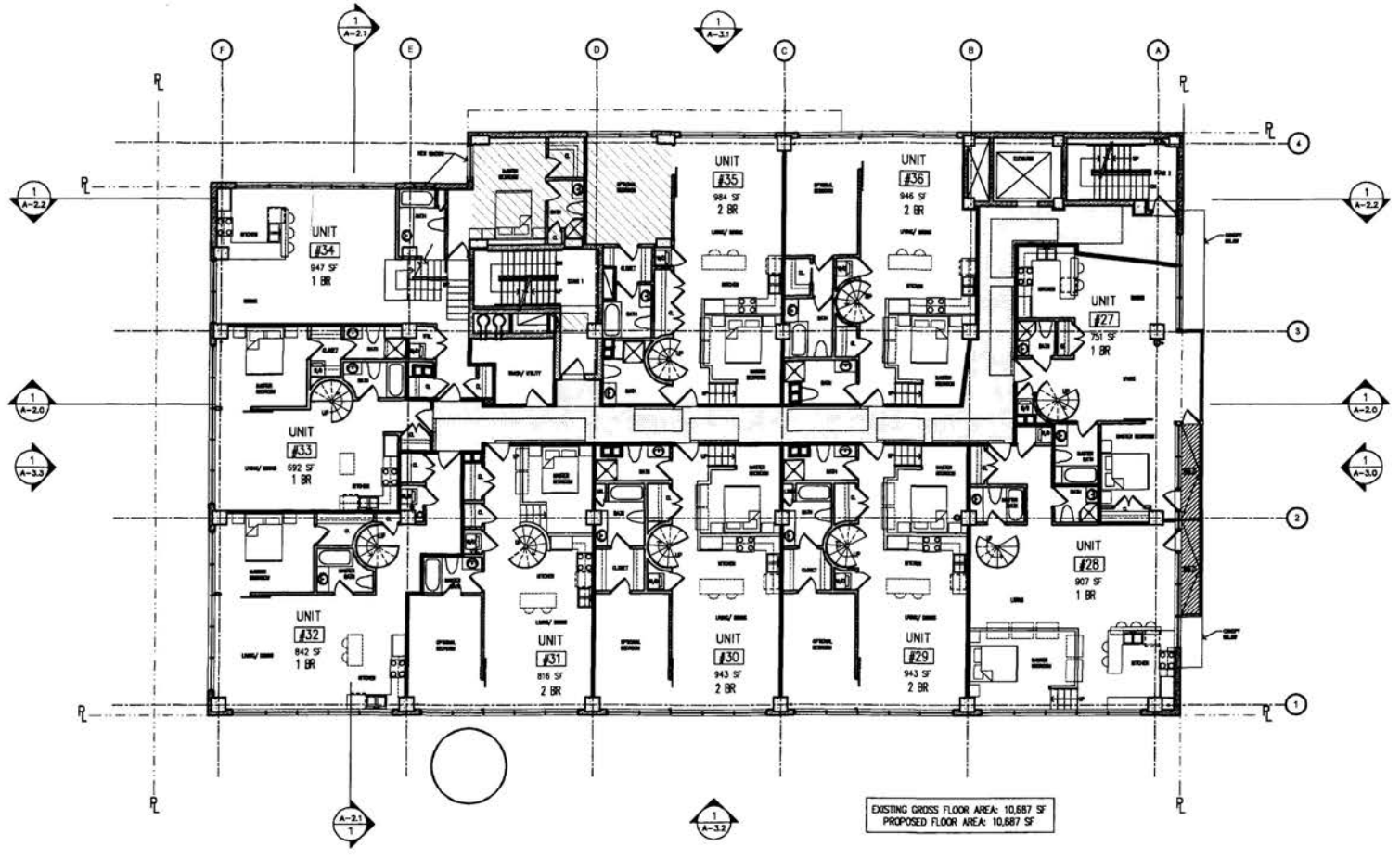
1	PROGRESS SET	10/22/03
2	PRESENTATION SET	12/29/03
3	FOR OWNER REVIEW	01/16/04
4	FOR OWNER REVIEW	02/04/04
5	CHECK SET	02/10/04
6	FOR OWNER REVIEW	02/17/04
7	CHECK SET	03/01/04
8	PROGRESS SET	04/06/04
9	PROGRESS SET	04/26/04
10	SUBJECT FOR PERMIT	05/19/04
11	DZA SUBMISSION	05/17/04
12	DZA SUBMISSION	07/13/04

DATE:	07/13/04
PROJECT NO:	2002-022
DRAWN BY:	JPPY
CHECKED BY:	BB

Bonstra Architects PC
1710 Connecticut Ave, Suite 400
Washington, DC 20009
202.588.9870 Fax 202.588.8122
www.bonstra.com

FOURTH FLOOR PLAN

A-1.4



FIFTH FLOOR PLAN

1/16" = 1'-0"

© 2004 - Bonstra Architects PC

701 LAMONT, LLC
1110 KANSAS AVENUE, NW
WASHINGTON, DC 20011
(202) 722-0002 f: (202) 722-0008

701 LAMONT STREET LOFTS

Washington, DC 20010

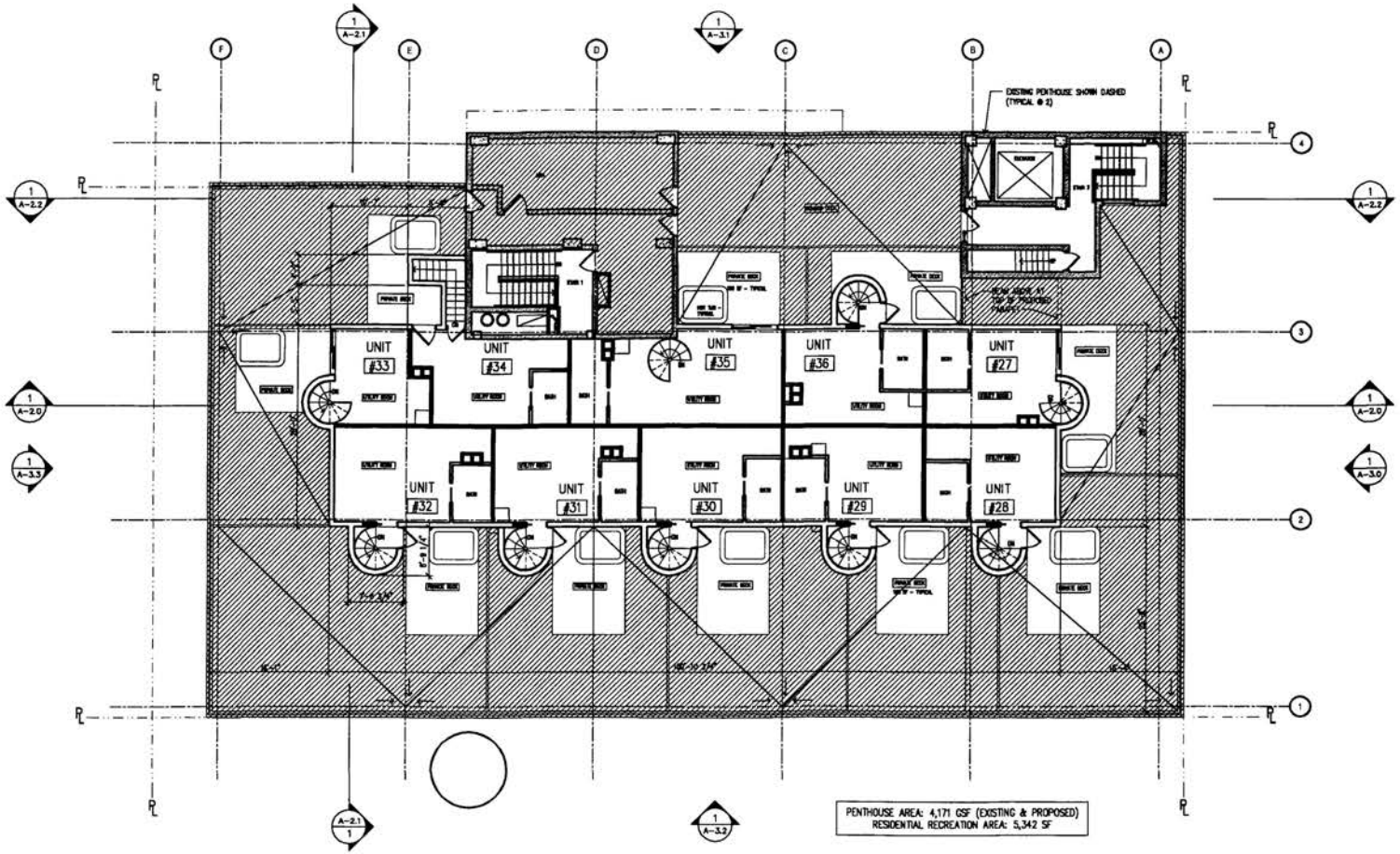
REVISIONS	
1 PROGRESS SET	10/23/03
2 PRESENTATION SET	10/29/03
3 FOR OWNER REVIEW	01/16/04
4 FOR OWNER REVIEW	02/04/04
5 CHECK SET	02/13/04
6 FOR OWNER REVIEW	03/17/04
8 CHECK SET	03/31/04
9 PROGRESS SET	04/08/04
9 PROGRESS SET	04/26/04
10 SOLICIT FOR PERMIT	05/17/04
11 ZOA SUBMISSION	05/17/04
12 ZOA SUBMISSION	07/13/04

DATE:	07/13/04
PROJECT NO:	2003-022
DRAWN BY:	JP/PV
CHECKED BY:	BB

Bonstra Architects PC
1710 Connecticut Ave, Suite 400
Washington, DC 20009
202 588 8873 fax 202 588 8122
www.bonstra.com

FIFTH FLOOR PLAN

A-1.5



ROOF PLAN / MECH. PENTHOUSE PLAN

1/A-1.6

1/16" = 1'-0"

© 2004 - Bonstra Architects PC

701 LAMONT, LLC
4118 KANSAS AVENUE, NW
WASHINGTON, DC 20011
(202) 722-8602 (202) 722-8598

701 LAMONT STREET LOFTS

Washington, DC 20010

REVISIONS

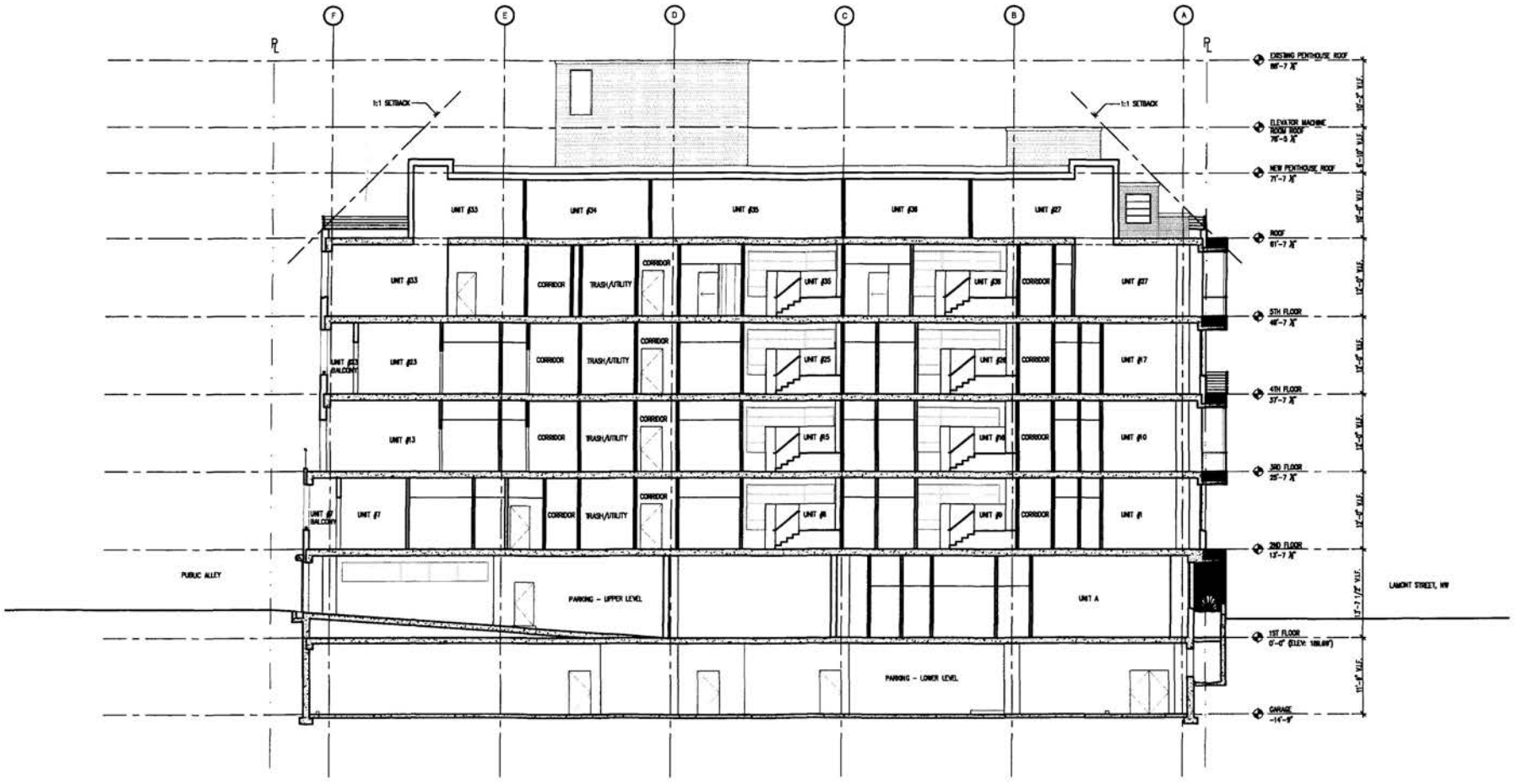
1	PROGRESS SET	10/23/03
2	PRESENTATION SET	12/29/03
3	FOR OWNER REVIEW	01/16/04
4	FOR OWNER REVIEW	02/04/04
5	CHECK SET	02/10/04
5.1	FOR OWNER REVIEW	03/17/04
6	CHECK SET	03/31/04
7	PROGRESS SET	04/08/04
8	PROGRESS SET	04/26/04
10	ISSUED FOR PERMIT	05/10/04
11	BZA SUBMISSION	05/17/04
12	BZA SUBMISSION	07/13/04

DATE:	07/13/04
PROJECT NO:	2003.022
DRAWN BY:	JWP
CHECKED BY:	BB

Bonstra Architects PC
1710 Connecticut Ave. Suite 400
Washington, DC 20009
202 328 6370 fax 202 328 6122
www.bonstra.com

ROOF PLAN /MECHANICAL PENTHOUSE PLAN

A-1.6



1
A-2.0

BUILDING SECTION - NORTH/SOUTH

1/16" = 1'-0"

FACING EAST

© 2004 - Bonstra Architects PC

701 LAMONT, LLC
4110 KANSAS AVENUE, NW
WASHINGTON, DC 20011
(202) 722-0002 (202) 722-0506

701 LAMONT STREET LOFTS

Washington, DC 20010

REVISIONS

1	PROGRESS SET	10/23/03
2	PRESENTATION SET	10/29/03
3	FOR OWNER REVIEW	02/19/04
4	FOR OWNER REVIEW	03/04/04
5	CHECK SET	03/19/04
6	FOR OWNER REVIEW	03/31/04
7	CHECK SET	03/31/04
8	PROGRESS SET	04/08/04
9	PROGRESS SET	04/26/04
10	ISSUED FOR PERMIT	05/19/04
11	BZA SUBMISSION	05/31/04
12	BZA SUBMISSION	07/13/04

DATE:	07/13/04
PROJECT NO:	2003-022
DRAWN BY:	PP/PT
CHECKED BY:	BB

Bonstra Architects PC
1710 Connecticut Ave. Suite 400
Washington, DC 20009
202 986 9873 fax 202 986 9122
www.bonstra.com

BUILDING SECTION

A-2.0

E

THERE IS NO DOCUMENT FOR THIS EXHIBIT

F

THERE IS NO DOCUMENT FOR THIS EXHIBIT