ShawPittman LLP

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ALLISON C. PRINCE
(202) 663-8853
allison.prince@shawpittman.com

October 12, 2004

By Hand Delivery

Mr. Geoffrey Griffis
Chairperson
District of Columbia Board of Zoning Adjustment
441 4th Street, NW, Room 210
Washington, DC 20001

Re: St. Paul's Parish – BZA Application No. 17220
Pre-Hearing Statement of the Applicant

Dear Mr. Griffis:

Enclosed please find the pre-hearing statement of St. Paul's Parish, the applicant in the above-mentioned BZA application. The applicant looks forward to presenting its case to the Board at the public hearing on October 26, 2004.

Respectfully submitted,

Allison C. Prince/ADH
Allison C. Prince

Ashleigh D. Horne
Ashleigh D. Horne

Enclosures

cc: ANC 2A
Maxine Brown-Roberts, OP

BZA
Case No. 17220
Exhibit No. 26

Document #: 1432192 v.1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17220
EXHIBIT NO. 26

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT
Case Number 17220

ST. PAUL'S PARISH

K Street Washington, D.C.

STATEMENT OF THE APPLICANT

October 12, 2004

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE
DISTRICT OF COLUMBIA

APPLICATION OF
ST. PAUL'S PARISH

BZA Application No. 17220
ANC 2A

STATEMENT OF THE APPLICANT

This is an application of St. Paul's Parish ("**Applicant**" or "**St. Paul's**") for minor area variance relief to allow the alteration and expansion of an existing church located at 2430 K Street, N.W. and adjacent row houses located at 2424-26 K Street, N.W. and 2422 K Street, N.W. St. Paul's Parish has been located in the Foggy Bottom neighborhood since 1866 and has been located at 2430 K Street, N.W. for over fifty years. St. Paul's is active in community outreach activities and provides numerous services to the District's indigent residents.

I.

Nature of Relief Sought

The church building is located at 2430 K Street, N.W. on Lot 169 in Square 28. The church owns two adjacent row houses having addresses of 2424-26 and 2422 K Street, N.W. The 2424-2426 K Street row house appears to be two separate row houses, but is actually one building. That row house is located on Lot 169 in Square 28, on the same lot as the church. The 2422 K Street row house is located on Lot 828 in Square 28 (the row houses, together with the church building, the "**Property**"). The Applicant plans to subdivide Lots 169 and 828 into a single record lot prior to obtaining a building permit.

The Property is located in the R-3 Zone District, within the Foggy Bottom Overlay. It also is located within the Foggy Bottom Historic District. The FB/R-3 Zone District permits church use as a matter-of-right. St. Paul's requests variance relief from the Board of Zoning

Adjustment ("**BZA**" or "**Board**") to permit upgrades and an expansion to its outdated facilities. The necessary zoning relief has been self-certified as shown on the attached Exhibit A. The Applicant requests relief from the requirements of (1) §§ 403.2 and 2001.3 regarding lot occupancy, (2) § 405.8 regarding an addition to a building with a side yard of less than eight feet, (3) § 406.1 regarding the minimum width and area of a closed court, and (4) §1523.1 regarding expansion of an existing building in the FB Overlay District. The Applicant's satisfaction of the standards for granting area variance relief is discussed in detail in Section IV of this statement.

The Applicant also requests latitude to amend the plans for the project in the event the Historic Preservation Review Board requires changes prior to issuing its final approval of the building permits.

II.

Jurisdiction of the Board

The Board has jurisdiction to grant the relief requested pursuant to §3103 of the Zoning Regulations.

III.

Background

A. St. Paul's Episcopal Church

St. Paul's Parish was founded in 1866 with the building of its first church at 917 23rd Street (Washington Circle), where the congregation worshipped until the end of World War II. In connection with the construction of a new hospital for the George Washington University, the government took the original property by eminent domain, and the old building was closed at the end of 1944. The church purchased the current property on K Street and engaged the architect Philip H. Frohman to design a new building. The first service was held in the partly completed edifice in June of 1948.

B. Description of the Property and Surrounding Area

The Property is located on K Street, N.W. between 24th and 25th Streets. It has frontage on K Street to the north and abuts a public alley to the south. A four-foot public alley separates a portion of Lots 169 and 828. To the east, the Property abuts a three-story brick row house, which in turn abuts the nine-story Circle Arms apartment building. To the west, the Property abuts the rear yards of a series of row houses fronting on 25th Street. St. Paul's also owns Lot 846, which is located across the public alley to the south and which is used as parking for the church. The surrounding area is characterized by large apartment and condominium buildings, dormitories for The George Washington University, and row houses.

The Property is improved with a church building, which was constructed in 1948, ("**Church**"), two two-story brick row houses which actually constitute a single building ("**2424/26 Row House**"), and a three-story brick row house ("**2422 Row House**"). The Church also includes a three-story 1957 addition known as the Pillsbury wing, which provides classroom facilities, office facilities, and a social hall and kitchen. The 2424/26 Row House abuts the Church and is separated from it by a slate courtyard and small landscaped area. The 2422 Row House abuts the 2424/26 Row House. To the west, the Church is separated from the rear yards of a series of row houses by a grass lawn and concrete terrace.

C. Description of the Project

St. Paul's is requesting permission to construct an addition to its existing building in order to enhance and modernize its facilities and to renovate its existing facilities ("**Project**"). The addition and renovations will address program needs that have arisen in the fifty-six years since St. Paul's constructed its original building.

As shown on the plans attached as Exhibit B, St. Paul's will retain the Church and the 2422 Row House and the façade of the 2424/26 Row House. It plans to fill in the slate courtyard separating the Church from the 2424/26 Row House with an aesthetically appropriate addition. This addition will house the new narthex (a porch or interior vestibule) and will feature a skylight. The skylight will not be visible from the street. The addition also will provide handicapped access to the building from K Street. St. Paul's also plans to construct a small addition at the rear of the 2422 Row House, which will feature offices and work areas. The new addition will complement the existing office and work space available at the 2422 Row House. The rear of the 2422 Row House and addition will feature a handicapped-accessible entrance and three handicapped parking spaces. The renovation of 2424/26 will address the increasingly important musical functions and needs of the church and will provide offices and rehearsal rooms. St. Paul's plans to maintain the existing grass and landscaping located to the west of the Church. Artist renderings of the Project also are attached as Exhibit B. Since the artist renderings were created, however, St. Paul's has modified the plans to add a canopy over the rear, handicapped accessible entrance. The rear canopy is depicted in the plans but is not depicted in the rendering of the rear elevation.

The Applicant has been planning to renovate its facilities for several years. In 2001, St. the Paul's obtained the approval of the Historic Preservation Review Board to renovate the church building and the 2424/2426 Row House. St. Paul's purchased the 2422 Row House in August of 2002, and has redesigned the Project to incorporate that property.

D. Areas of Necessary Relief

The Project requires minor area variance relief. The Project will result in a lot occupancy of 65%. Under § 403.2 of the Zoning Regulations, the permitted lot occupancy in the FB/R-3 Zone District is 60%. Thus, the Project requires area variance relief for lot occupancy.

Also, as a result of the configuration of the existing historic buildings and the facilities needs of the church, the rear entrance creates a court that does not conform to the width requirements of § 406.1. The width of the court as provided in the Project is 3.3 feet deep and 5.5 feet wide. Under § 406.1 a closed court must be at least 15 feet wide and 350 square feet in area.

In addition, the Project contemplates an addition to a nonconforming structure. The 2422 Row House is nonconforming because it has an inadequate side yard of 4.5 feet. Under § 405.9 no side yard is required in an R-3 Zone District for a church or row house. However, § 405.6 requires that, if a side yard is provided, it shall be at least 3 inches wide per foot of height of building but not less than 8 feet. In its existing condition, the 2422 Row House does not meet the 8 foot minimum side yard requirement. Section 405.8 allows the construction of an addition to a building existing on or before May 12, 1958, which provides a side yard of less than 8 feet but with a minimum of 5 feet. The 2422 row house provides a side yard of 4.5 feet. The Project does not meet the requirement of § 405.8 because it extends the existing 4.5 foot side yard.

Further, the Project does not meet the requirements of § 2001.3 because it will be an addition to a nonconforming structure that creates a new nonconformity. The Church and 2422 Row House do not conform to the rear yard and side yard requirements of the Zoning Regulations. Under, § 2001.3, an addition may be made to those structures as long as the addition or enlargement conforms to the use and structure requirements, neither increases or

extends any existing, nonconforming aspect of the structure or creates any new nonconformity of structure and addition combined. The addition will extend the nonconforming side yard and create a new nonconformity with regard to lot occupancy.

Finally, because the Property is located in the Foggy Bottom Overlay District and requires area variance relief, it automatically requires a variance from § 1523.1. That section requires all additions in the Overlay to conform to the requirements of the R-3 Zone District.

E. HPRB Review

The Applicant has submitted the Project to the Historic Preservation Review Board ("**HPRB**") for Conceptual Design Review. HPRB considered the Project, including the proposed subdivision of Lots 169 and 828, on its Consent Calendar during its meeting on September 23, 2004. As shown in the Staff Report and Recommendation attached as Exhibit C, the HPRB recommends approval of the Project in concept and delegation to staff of the approval of the necessary permits. The Applicant requests that the Board grant it the latitude to make any adjustments that HPRB may require prior to granting final approval of the Project.

IV.

The Application Meets the Requirements for Area Variance Relief under § 3103.2 of the Zoning Regulations

The burden of proof for an area variance is well established. The Applicant must demonstrate that: (i) the property is affected by an exceptional or extraordinary situation or condition; (ii) that the strict application of the Zoning Regulations will result in a practical difficulty to the Applicant; and (iii) that the granting of the variance will not cause substantial detriment to the public good or substantially impair the intent, purpose or integrity of the zone plan. *See, e.g., Gilmartin v. D.C. Board of Zoning Adjustment*, 579 A.2d 1164, 1167 (D.C.

1990). In examining the first two elements, the BZA may apply a more flexible standard for determining difficulty when a public service or nonprofit entity is the Applicant. *See National Black Child Development Institute v. D.C. Board of Zoning Adjustment*, 483 A.2d 687, 690 (D.C. 1984); *Monaco v. D.C. Board of Zoning Adjustment,* 407 A.2d 1091, 1098 (D.C. 1979), The D.C. Court of Appeals has applied the more flexible standard to area variances as well as use variances. *See Draude v. D.C. Board of Zoning Adjustment,* 582 A.2d 949, 956 (D.C. 1990). As set forth below, the Applicant meets the three-part test for the requested area variances.

A. The 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." *Id.* at 293-294. Indeed, the Court repeatedly has rejected the idea that the exceptional situation and undue hardship justifying a use variance must arise from the physical aspects of the land. *See National Black Child Development*, 483 A.2d at 690; *Monaco v. D.C. Board of Zoning Adjustment*, 407 A.2d 1091, 1097 (D.C. 1979). The BZA instead may "weigh more fully the equities in an individual case." *National Black Child Development*, 483 A.2d at 690. It is not necessary that the uniqueness arise from a single situation or condition. Rather, it may arise from a "confluence of factors." *Gilmartin*, 579 A.2d at 116. The Court of Appeals also has held that changing economic conditions and changing program needs of an organization may be contribute to uniqueness. *See Clerics of St. Viator*, 320 A.2d at 284.

Here, the Property is affected by several factors that, together, create an exceptional situation or condition. One factor is that the Property is improved with historic buildings that are

devoted to church use. The existing buildings on the Property are nonconforming and were constructed well before the Zoning Regulations became effective. The Church provides a nonconforming rear yard, and the 2422 Row House has an existing nonconforming side yard. In addition, the Property is located in close proximity to large-scale apartment and dormitory buildings and is situated on a busy portion of K Street that provides access to the Whitehurst freeway and Rock Creek Parkway. St. Paul's also is unique because it provides significant public services to the Foggy Bottom neighborhood and District as a whole.

Moreover, the Church has changing program needs that are unique to the neighborhood. The music program has become increasingly important at St. Paul's. The Church sponsors a Parish Choir, Girls Choir, and Choir of Men and Boys. The facilities at St. Paul's currently are inadequate for the Church's music program. In addition, St. Paul's has greatly expanded its Missions. St. Paul's is involved in Grate Patrol, in which volunteers prepare and serve meals to almost 200 neighbors every Saturday and Sunday morning. St. Paul's also participates in the Salvation Army Grate Patrol. During the winter St. Paul's, on a rotating basis with other churches in the area, provides overnight shelter and food to ten homeless guests.

B. Strict Application of the Zoning Regulations Would Result in Practical Difficulty to St. Paul's

To satisfy the second element for an area variance standard, the Applicant must demonstrate "practical difficulty." The D.C. Court of Appeals has established a two part test for determining whether an applicant has met its burden of proof. The applicant must demonstrate that "compliance with the area restriction would be unnecessarily burdensome" and that the practical difficulty is "unique to the particular property." *Gilmartin,* 579 A.2d at 1170. The Court of Appeals has held that 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." *Id.* at 1171.

"Increased expense and inconvenience to applicants for a variance are among the proper factors for [the] BZA's consideration." *Id.* Some other factors that the BZA may consider are "the weight of the burden of strict compliance," "the severity of the variance(s) requested," and "the effect the proposed variance(s) would have on the overall zone plan." *Id.* The BZA also may consider the needs of a public service organization that "has inadequate facilities and applies for a variance to expand into an adjacent area in common ownership ...." *Draude*, 582 A.2d at 956.

It would be unduly burdensome for St. Paul's to comply with the Zoning Regulations. In designing the Project the architects faced significant difficulty in satisfying the Building Code requirements while providing adequate facilities for St. Paul's and retaining the historic character of the existing buildings. St. Paul's existing facilities are inadequate for its requirements, and it needs the requested variances to properly update them. As set forth above, St. Paul's has added a number of programs since its building was constructed in 1948. St. Paul's currently is very active in providing food to the homeless and needy of the District. Thus, St. Paul's needs space for a larger and more modern kitchen and offices for volunteers. Further, St. Paul's renowned music program does not have a sufficient practice room or sufficient office space.

As the D.C. Court of Appeals held in *Gilmartin*, the Board may consider the extent of the variances requested in determining whether the applicant meets the burden of proving practical difficulty. Here, St. Paul's is requesting only very minor variance relief. The resulting lot occupancy will be only 5% more than permitted as a matter-of-right. The court created by the new addition will affect only a vestibule, a kitchen and a stairwell, and will not adversely affect the adequacy of the light and air in those spaces. Finally, the extension of the 4.5 foot side yard is only 6 inches less that what would be permitted as a matter-of-right.

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 variance relief advances the intent and goals of the Zone Plan for this area as defined in the Foggy Bottom Overlay District ("FB") of the Zoning Regulations, 11 DCMR 1521 et seq., as well as the goals of the Comprehensive Plan.

Some of the goals that the FB Overlay was established to accomplish include the following:

1) Require a scale of development consistent with the moderate density category of the Comprehensive Plan and the characteristics of the low scale harmony of rhythmic townhouses of a purely residential neighborhood that formed the basis on which the area was designated a historic district. (See 11 DCMR § 1521.3(a)).

2) Protect the integrity of the historic district, its small scale, and open spaces, require compatibility of any development with the purposes of the Historic Landmark and Historic District Protection Act, and preclude demolitions or partial demolitions that would lead to an increase in height and floor area ratio inappropriate to the area. (See 11 DCMR § 1521.3(b)).

3) Enhance the special human scale streetscape by maintaining the public space in front of the buildings as landscaped green spaces and limiting future curb cuts. (See 11 DCMR § 1521.3 (e)).

The Project fully satisfies the intent and letter of the FB Overlay requirements and the Comprehensive Plan. As shown in Exhibit B, the Project has been carefully designed to remain compatible with the design and height of existing housing adjacent to and near the Property. This will retain the human scale streetscape and low scale harmony of rhythmic townhouses. The Project also furthers the goals of protecting open space, because the landscaped green space on the west side of the Property will remain. The proposed addition at the rear of the 2422 Row House will have little effect on the amount of open space available in the Foggy Bottom Overlay because that area is visible only from the public alley abutting the rear of the Property and has a small footprint. The proposed minor additions will not change the scope or character of St.

Paul's operations on the Property. Further, the Project requires only minor variance relief. Accordingly, it will not cause substantial detriment to the Zone Plan or the public good.

V.

Community Support for the Project

The Applicant presented the Project to ANC 2A at its regularly scheduled meeting held on September 14, 2004. As set forth in the ANC's letter dated September 16, 2004, and filed in the record as Exhibit 24, the Commission voted unanimously to approve the application. In addition, William C. Lipnick, one of the owners of the St. James Hotel, located at 950 24th Street, N.W., submitted a letter in support for the Project. His letter is filed in the record as Exhibit 23.

VI.

Exhibits in Support of Application

A. BZA Form 135, Self Certification
B. Revised Plans and Artist Renderings for the Project
C. HPRB Staff Report and Recommendation
D. Zoning Map & Sanborn Atlas Excerpts
E. Building Plat
F. Authorization Letter from Property Owner
G. Photographs of the Property
H. BZA Form 120, Application
I. Outlines of Testimony of Witnesses

VII.

Conclusion

For all of the above reasons, St. Paul's respectfully requests approval of the subject application.

Respectfully submitted,



Allison C. Prince



Ashleigh Horne

October 12, 2004

Document #: 1437070 v.1

A

Form 135 — Side 1
(Revised 03/15/02)

Case No.

ZONING SELF-CERTIFICATION FORM

Project Address(es)*	Square(s)*	Lot No(s)*	Zoning Districts*	ANC(s)/Single Member District(s)*
2422, 2424, 2430 K Street, N.W.	28	169, 828	FB/R-3	2A

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought*	☐	§3103.2 - Use Variance	☑	§3103.2 - Area Variance	☐	§3104.1-Special Exception
Pursuant to Subsections			403.2, 405.8, 406.1,1523.1, 2001.3			

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

1. the agent is duly licensed to practice law or architecture in the District of Columbia;
2. the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
3. the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the Board of Zoning Adjustment.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

Owners Signature		Owner's Name	St. Paul's Parish
Agent Signature	Richard Hayden	Agent Name	Richard Hayden

Date*	07/16/2004	DC Bar No.		or	Architect Registration No.	ARC 2329

OFFICE OF ZONING DETERMINATION
(DCMR Title 11 §3113.2)

Based upon review of the application and self-certification, this application is

☐ Accepted for filing.

☐ Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.

☐ Rejected for failure to comply with the provisions of

- ☐ DCMR Title 11 §3113.2; or
- ☐ DCMR Title 11 Zoning Regulations.

Explanation

Signature:		Date	

Jerrily R. Kress, FAIA – Director
District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov

Form 135 — Side 2

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not

be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front **and** back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	23,049	4,000	N/A	23,049	N/A
Lot Width (ft. to the tenth)	167	40	N/A	167	+ 127
Lot Occupancy (building area/lot	56%	N/A	60%	65%	+ 5%
Floor Area Ratio (floor area/lot area)	.88	N/A	N/A	1.03	N/A
Parking Spaces (number)	N/A	N/A	N/A	N/A	N/A
Loading Berths (number and size	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Rear Yard (ft. to the tenth)	71.0 feet	20 feet	N/A	57.4 feet	N/A
Side Yard (ft. to the tenth)	4.5 feet	5.0 feet	N/A	4.5 feet	.5 feet
Court, Open (width by depth	N/A	N/A	N/A	N/A	N/A
Court, Closed (width by depth	N/A	15 feet	N/A	3.3 x 5.5 feet	- 9.5 feet
Height (ft. to the tenth)	49.0	N/A	60.0 feet	49.0 feet	N/A

Form 135 — Side 1
(Revised 03/15/02)

Case No.

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The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

Owners Signature*		Owner's Name	St. Paul's Parish
Agent Signature	Richard Hayden	Agent Name	Richard Hayden

Date*	07/16/2004	DC Bar No.		or	Architect Registration No.	ARC 2329

OFFICE OF ZONING DETERMINATION
(DCMR Title 11 §3113.2)

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Explanation

Signature: _____ Date _____

Jerrily R. Kress, FAIA – Director
District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov

Form 135 — Side 2

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Loading Berths (number and size	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Rear Yard (ft. to the tenth)	71.0 feet	20 feet	N/A	57.4 feet	N/A
Side Yard (ft. to the tenth)	4.5 feet	5.0 feet	N/A	4.5 feet	.5 feet
Court, Open (width by depth	N/A	N/A	N/A	N/A	N/A
Court, Closed (width by depth	N/A	15 feet	N/A	3.3 x 5.5 feet	- 9.5 feet
Height (ft. to the tenth)	49.0	N/A	60.0 feet	49.0 feet	N/A

B



PROPOSED ADDITION
K STREET ENTRANCE
ST. PAUL'S PARISH



PROPOSED ADDITION
SNOW'S COURT ENTRANCE
ST. PAUL'S PARISH


ST. PAUL'S CHURCH



ST. PAUL'S PARISH NARTHEX ADDITION AND RENOVATION

2422 - 2430 K STREET, NW
WASHINGTON, DC 20037



ZONING REVIEW

ORINGALLY SUBMITTED JULY 9, 2004; REVISED SEPTEMBER 30, 2004

ST. PAUL'S PARISH

SWANKE HAYDEN CONNELL ARCHITECTS

Swanke Hayden Connell Ltd.
Swanke Hayden Connell & Partners, LLP
1000 10th Street, NW, Suite 1000, Washington, D.C. 20005
Phone 202 789 1200, Fax 202 789 1422

Client
St. Paul's Parish
2430 K St. NW, Washington, DC 20037

Structural Engineer
Thornton Tomasetti-Cutts-LLC
2000 L St. NW, Washington, DC 20006

MEP Engineer
Affinited Engineers, Inc.
5802 Research Park Blvd. Madison, WI 53719
5515 Security Lane, Rockville, MD 20852

Civil Engineer
A. Morton Thomas Associates, Inc.
12730 Twinbrook Pkwy, Rockville, MD 20852

Wiskin Consultant

Name
Address
Acoustical Consultant

Name
Address
Construction Manager

Name
Address

No.	Date	Revision
1	9/30/04	

Key Plan

Job Title
St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title
COVER SHEET

Issue Date
JULY 9, 2004

Scale

Drawn By: ST
Checked By:

Project No.
6297A

Drawing No.
T-001

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1 REVISED PLAN - 9/30/2004

DRAWING LIST

CIVIL
- C-01 EXISTING CONDITIONS PLAN
- C-02 DEMOLITION PLAN
- C-04 SITE IMPROVEMENTS PLAN

ARCHITECTURAL
- T-001 COVER SHEET
- T-002 NOTES, LEGENDS,DWG.LIST, SCHEDULES, ABBREVIATIONS
- AD-01 BASEMENT LEVEL DEMOLITION PLAN
- AD-02 FIRST FLOOR DEMOLITION PLAN
- AD-03 SECOND FLOOR DEMOLITION PLAN
- AD-04 THIRD FLOOR DEMOLITION PLAN
- AD-05 ROOF LEVEL DEMOLITION PLAN
- A-100 BASMENT LEVEL CONSTRUCTION PLAN
- A-101 FIRST FLOOR CONSTRUCTION PLAN
- A-102 SECOND FLOOR CONSTRUCTION PLAN
- A-103 THIRD FLOOR CONSTRUCTION PLAN
- A-104 ROOF LEVEL CONSTRUCTION PLAN
- A-200 ELEVATIONS
- A-201 SECTIONS

CONTRACTOR NOTES

1. ALL DRYWALL CONSTRUCTION, FURRING, & SHEATHING SHALL CONFORM TO STANDARD DETAILS AS NOTED ON DRAWINGS.
2. DRYWALL JOINTS SHALL BE TAPED, SPACKLED & POLISHED TO A LEVEL FINISH FLUSH WITH FACE OF BOARD SURFACE.
3. EXTERIOR CORNERS SHALL RECEIVE METAL CORNER BEADS.
4. FULL HEIGHT GYPSUM BOARD SHEETS SHALL BE USED THROUGHOUT FOR FULL HEIGHT CONSTRUCTION.
5. EXISTING TAPED JOINTS, CORNERS, DIMPLES, OR SCREW HEADS SHALL BE FINISHED SMOOTH & LEVEL WITH ADJACENT BOARD SURFACE.
6. WHERE NEW DRYWALL CONSTRUCTION MEETS EXISTING DRYWALL CORNER CONDITION, G.C. SHALL REMOVE EXISTING CORNER BEAD AND INSTALL NEW DRYWALL FLUSH WITH EXISTING DRYWALL.
7. GENERAL CONTRACTOR TO PAINT ALL NEW DRYWALL CONSTRUCTION.
8. WHERE NEW DRYWALL CONSTRUCTION MEETS EXISTING DRYWALL CONTRACTOR SHALL PAINT TO LIMITS AS SHOWN ON CONSTRUCTION DRAWING.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY DIMENSIONS AND FIELD CONDITIONS, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN CONTRACT DOCUMENTS, AND OBTAIN CLARIFICATION BEFORE PROCEEDING WITH WORK AFFECTED BY THE DISCREPANCIES.
2. FOLLOW FIGURED DIMENSIONS, AND DO NOT SCALE CONTRACT DRAWINGS.
3. -
4. WHERE WORK EXTENDS TO CEILING, COORDINATE LOCATION OF ADJACENT CEILING REGISTERS, DIFFUSERS AND LIGHTING FIXTURES.
5. PROVIDE TEMPORARY MARKERS FOR LINES AND LEVELS FOR USE BY ALL TRADES.
6. THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH CONTRACT SPECIFICATIONS.
7. ARCHITECTURAL DRAWINGS SHALL GOVERN OVER ENGINEERING DRAWINGS ONLY FOR LOCATIONS OF LIGHTING FIXTURES, ELECTRIC AND TELEPHONE OUTLETS, DATA OUTLETS, CEILING DIFFUSERS, ETC.
8. -

REMOVAL NOTES

1. CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY NEATLY AND IN A SYSTEMATIC MANNER.
2. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
3. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE KEPT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.
4. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS THE PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
5. ABATEMENT OF HAZARDOUS MATERIALS SHALL BE PERFORMED IN ACCORDANCE WITH PROPER REQUIREMENTS AND STANDARDS.

ARCHITECTURAL LEGEND

SYMBOL	DESCRIPTION
OFFICE 1-101 A	ROOM NAME
	ROOM FINISH TYPE
	ROOM NUMBER
1	DOOR SYMBOL
A 1/A501	ELEVATION LETTER/DR SECTION NUMBER
	DRAWING NUMBER WHERE SHOWN
	DRAWING NUMBER WHERE SHOWN
A 1/A501	DETAIL
X/X0	FOUR WAY ELEVATION ID
	SHEET NUMBER
TOP OF SLAB 0'-3"	ELEVATION MARK
A1	COLUMN NUMBER
	CENTER LINE OF COLUMN
R	DOOR NUMBER
W	WINDOW NUMBER
	CENTER LINE
	PARTITION TYPE
	NEW DRYWALL PARTITION
	BASE BUILDING CONSTRUCTION TO REMAIN
	EXISTING CONSTRCUTION/SITEWORK TO BE REMOVED
	EXISTING DOOR TO REMAIN
R	NEW OR RELOCATED DOOR
	EXISTING DOOR TO BE REMOVED
P-01	WALL FINISH
	MATERIAL BREAK
	NEW CONSTRUCTION

BUILDING AREA CALCULATIONS

	Square Footage			
	Existing	Demolition	New	Total
Third Floor	972	0	800	1,772
Second Floor	6,219	1,749	2,557	7,027
First Floor	12,927	2,112	4,240	15,055
F.A.R. Total	20,119	3,861	7,597	23,855
Basement	6,314	429	2,513	8,398
Total Building Area	26,433	4,290	10,110	32,253

ZONING DATA

Location

Address	2424 – 2440 & 2422 K Street, NW Washington, DC
Square	28
Lots	169 (formerly 822 & 867) & 828
Lot Area	23,049
Public Alley	Between Lots 169 & 828

Regulation

Applicable Code	District of Columbia Municipal Regulations (DCMR) Title 11 Zoning
Zone District	FB/R-3 Foggy Bottom

Allowable Factors	Regulation: Standard	Unit	Notes	Reference	Project: Proposed	Notes
Matter of Right Uses	Church with accessory uses			320.3 & 201.1	Church	
Height in Feet	60	Ft		400.6	49.0	
Height in Stories	3			400.1	3	Existing
FAR	Not Prescribed			402.4	1.03	
Maximum Building Area	Not Prescribed	Sq Ft		402.4	23,715	
Penthouse	0.37			411.7	None	
Minimum Lot Area	4,000	Sq Ft		401.3	23,049	Combined Lots
Minimum Lot Width	40	Ft		401.3	187	
Lot Occupancy	60	%	Lot 23,049 sf	403.2	65%	Grnd floor area 15,055sf
Front Yard	Not Prescribed				Not Provided	
Side Yard	8	Ft	Min. if provided (not required)	405.6	4.5	Existing
Rear Yard	20	Ft		404.1	57.4	
Parking	1/10	Fixed Seat		2100.5		
Loading	>30,000	Sq Ft		2200.5		
Historic Preservation	Overlay District		Existing conditions technically contribute to District.	1521.1, 1521.3	Contributing conditions preserved	
Change in Use	Converting from residential to church			1523.1	Lot 828 consolidation	
Nonconforming Structure	Lot Occupancy			2001.3	Exceeds by 5%	

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1 REVISED PLAN - 9/30/2004

SWANKE HAYDEN CONNELL ARCHITECTS

Swanke Hayden Connell Ltd
Swanke Hayden Connell & Partners, LLP
1920 L St., NW, Suite 1000, Washington, D.C. 20006
Phone 202 789 1200, Fax 202 789 1432

Client
St. Paul's Parish
2430 K St., NW Washington, DC 20037

Structural Engineer
Thornton Tomasetti-Cutts LLC
2000 L St., NW Washington, DC 20008

MEP Engineer
M-Squad Engineers Inc.
5607 Nesbon Park Blvd., Madison, WI 53719
5515 Security Lane, Rockville, MD 20852

Civil Engineer
A. Morton Thomas Associates, Inc.
12730 Twinbrook Pkwy., Rockville, MD 20852

Kitchen Consultant
Name
Address
Associate Consultant
Name
Address
Construction Manager
Name
Address

No.	Date	Revision
1	9/30/04	

Key Plan

Job Title

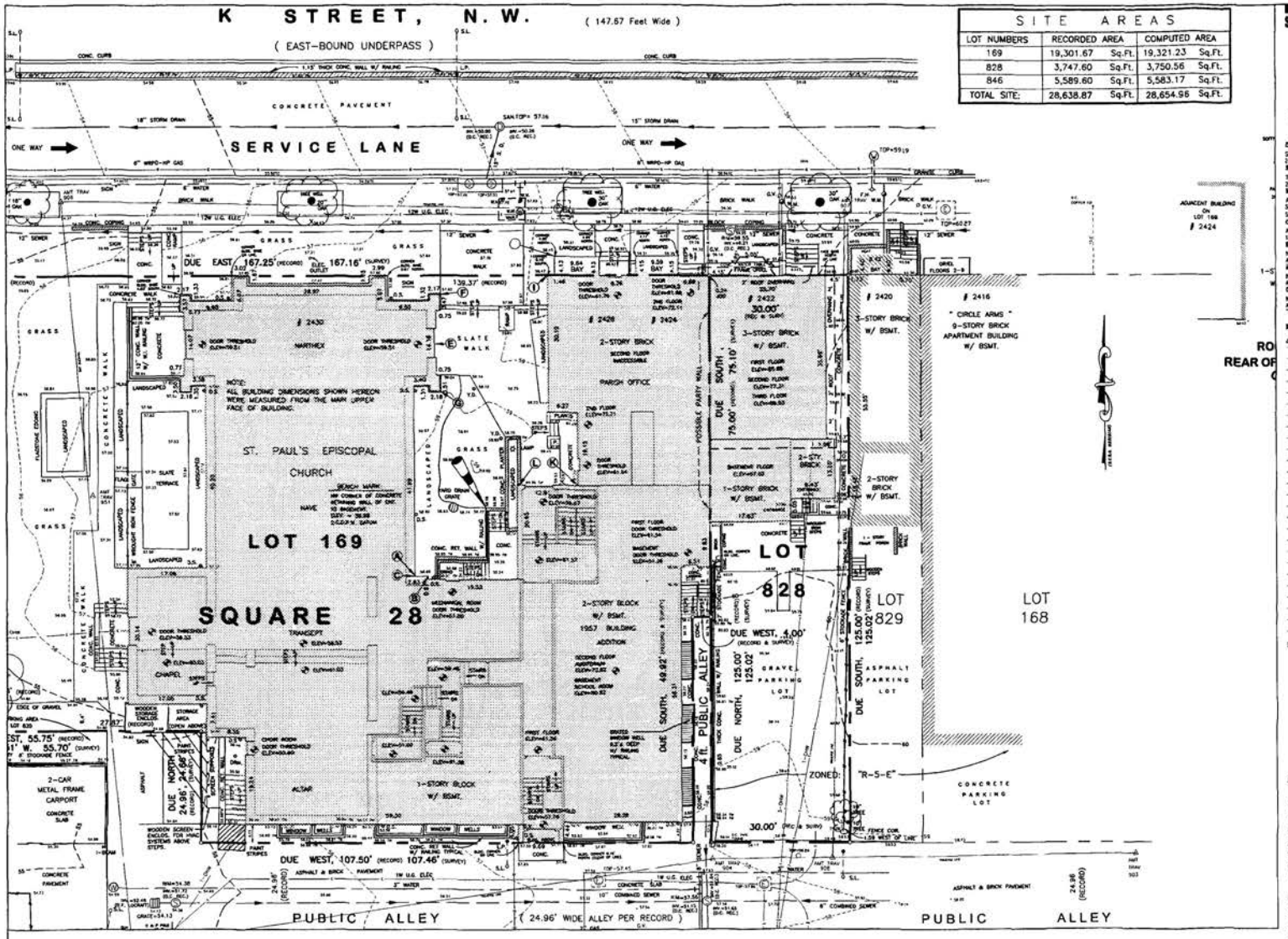
St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title

DWG. LIST, ZONING DATA SCHEDULES, ABBREVIATIONS

Issue Date: JULY 9, 2004
Scale:
Issued:
Drawn By: ST
Checked By: -
Project No.: 6297A
Drawing No.: **T-002**

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SITE AREAS				
LOT NUMBERS	RECORDED AREA		COMPUTED AREA	
169	19,301.67	Sq.Ft.	19,321.23	Sq.Ft.
828	3,747.60	Sq.Ft.	3,750.56	Sq.Ft.
846	5,589.60	Sq.Ft.	5,583.17	Sq.Ft.
TOTAL SITE:	28,638.87	Sq.Ft.	28,654.96	Sq.Ft.

FOOTPRINT OF EXISTING STRUCTURES

1 REVISED PLAN - 9/30/2004

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SWANKE HAYDEN CONNELL ARCHITECTS

Swanke Hayden Connell Ltd
Swanke Hayden Connell & Partners, LLP
1030 15th Street, NW, Suite 1000, Washington, D.C. 20005
Phone 202 789 1200, Fax 202 789 1420

Client
St. Paul's Parish
2430 K St. NW, Washington, DC 20037

Structural Engineer
Thornton Tomasetti-Cafritz LLC
20001 S. NW, Washington, DC 20008

MEP Engineer
Affiliated Engineers, Inc.
5802 Research Park Blvd., Madison, WI 53719
5515 Security Lane, Rockville, MD 20852

Civil Engineer
A. Morton Thomas Associates, Inc.
12730 Twinbrook Pkwy., Rockville, MD 20852

Historic Consultant
Name
Address

Acoustic Consultant
Name
Address

Construction Manager
Name
Address

No.	Date	Revision
1	9/30/04	

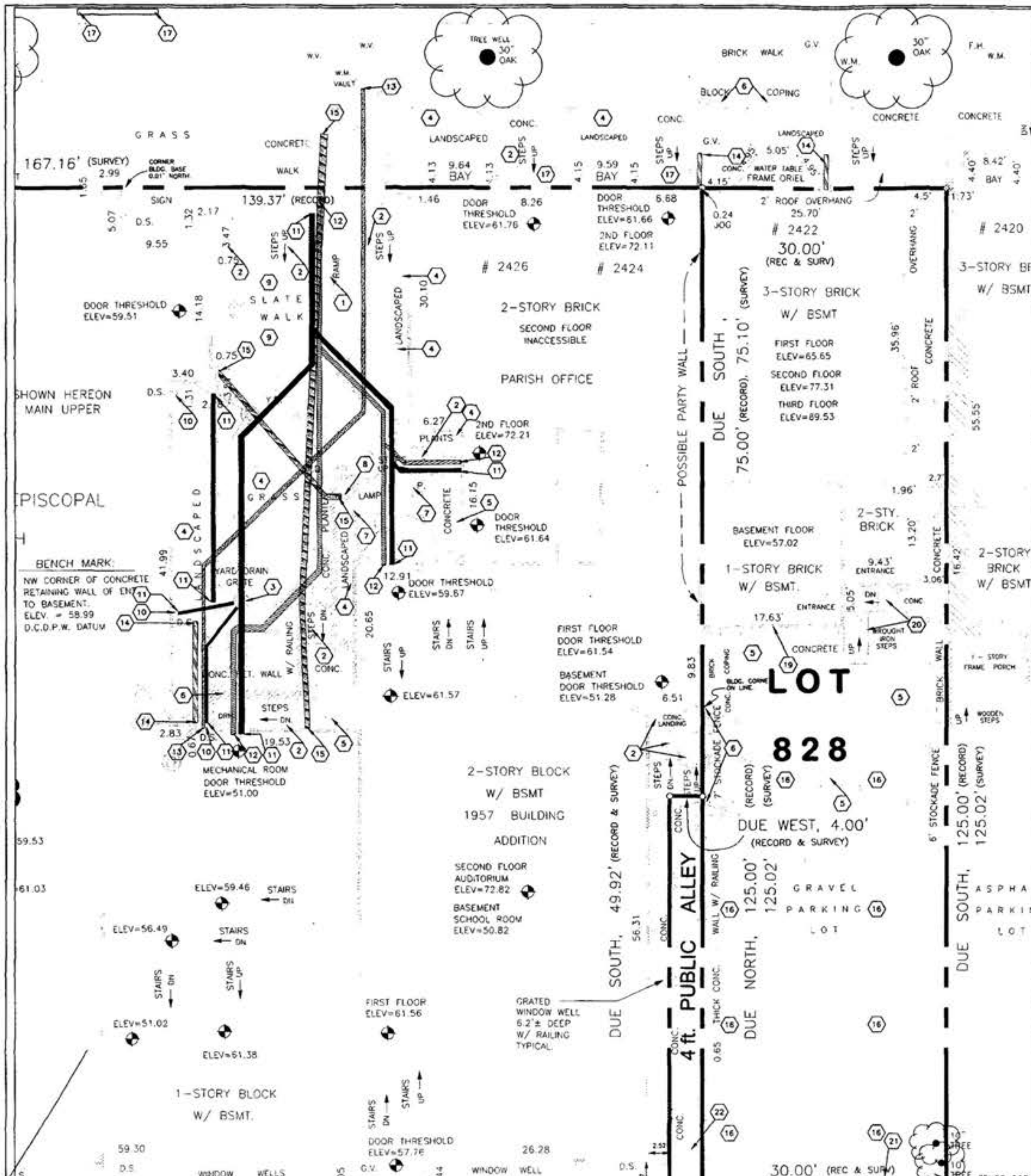
Key Plan

Job Title
St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title
EXISTING CONDITIONS PLAN
ZONING

Issue Date: JULY 9, 2004
Scale: 1" = 50'
Drawn By: AMT
Checked By:
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Drawing No.: C-01

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DEMOLITION LEGEND:

1. REMOVE PEDESTRIAN RAMP
2. REMOVE CONCRETE STEPS
3. REMOVE STORM DRAIN GRATE AND STRUCTURE
4. REMOVE LANDSCAPING
5. REMOVE CONCRETE WALK
6. REMOVE RETAINING WALL AND RAILING
7. REMOVE CONCRETE PLANTER
8. REMOVE EXTERIOR LIGHTING
9. REMOVE SLATE WALK
10. REMOVE ROOF DOWNSPOUT
11. LIMIT OF REMOVAL OF STORM DRAIN PIPE
12. LIMIT OF REMOVAL OF SANITARY PIPE. PIPE TO BE CAPPED.
13. LIMIT OF REMOVAL OF WATER LINE PIPE
14. LIMIT OF REMOVAL OF GAS LINE
15. LIMIT OF REMOVAL OF UNDERGROUND ELECTRIC
16. REMOVE EXISTING GRASS/WEEDS/ROOTS AND ALL DEBRIS THROUGHOUT ENTIRE PARKING LOT
17. REMOVE STOOPS/CONCRETE ENTRANCE
18. REMOVE CONCRETE CURB AND GUTTER
19. REMOVE 1 STORY BRICK W/ BASEMENT ALONG WITH ALL ASSOCIATED FEATURES
20. REMOVE 2 STORY BRICK REAR STRUCTURE ALONG WITH IRON STEPS
21. EXISTING UNDERGROUND ELECTRIC TO BE FIELD-VERIFIED LEADING TO #2422. CUT AND CAP 5' OUTSIDE REAR OF #2422.
22. EXISTING SANITARY LINE TO BE FIELD-VERIFIED LEADING TO #2422. CUT AND CAP 5' OUTSIDE REAR OF #2422.

EXISTING STORM DRAIN TO BE REMOVED
EXISTING UNDERGROUND GAS TO BE REMOVED
EXISTING UNDERGROUND ELECTRIC TO BE REMOVED
EXISTING WATER LINE TO BE REMOVED
EXISTING SANITARY TO BE REMOVED

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL PROVIDE REQUIRED SIGNAGE AND FLAGMEN ALONG ALL PUBLIC STREETS ADJACENT TO THE SITE, TO ASSURE THE SAFETY OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC. ALL TRAFFIC CONTROL MUST BE IN ACCORDANCE WITH THE MOST CURRENT MUTCD REQUIREMENTS AND WITH THE MOST CURRENT DISTRICT OF COLUMBIA WORK ZONE TRAFFIC CONTROL STANDARDS AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH THE MOST CURRENT APPLICABLE EPA AND OSHA REGULATIONS AND MUST COMPLY WITH THE MOST CURRENT FEDERAL, CITY AND/OR LOCAL REGULATIONS AND CODES APPLICABLE TO SAID WORK.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK WITH REPRESENTATIVE UTILITY COMPANIES AND IMPLEMENTING REQUIRED UTILITY-RELATED WORK, ACCORDINGLY.
4. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER TO OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
5. DISCONNECTION OF SERVICES AND SYSTEMS FEEDING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS AND THE REQUIREMENTS OF UTILITY PURVEYORS HAVING JURISDICTION. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL UTILITY PURVEYORS, PAYING ALL FEE'S AND OBTAINING REQUIRED PERMITS.
6. WHERE CONTRACTOR IS REQUIRED TO REMOVE MATERIALS ON EXISTING UTILITY SYSTEMS, HE SHALL ENSURE THAT EXISTING CONDITIONS HAVE BEEN IDENTIFIED AND IF IT'S DETERMINED TO BE DIFFERENT THAN WHAT IS SHOWN ON PLANS, CONTACT THE OWNER/OR HIS REPRESENTATIVE PRIOR TO COMMENCING WORK.
7. WHERE NEW WORK IS TO BE DONE, CARE SHALL BE TAKEN TO PROTECT ALL EXISTING ADJACENT SURFACES AND AREAS FROM DAMAGE. ANY AREAS DAMAGED DURING CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
8. CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH ACCEPTABLE MATERIAL, AS SPECIFIED IN THE CONTRACT DOCUMENTS.
9. THE DEMOLITION CONTRACTOR SHALL SHEET/SHORE AND BRACE ANY AND ALL UNSTABLE STRUCTURES EXPOSED BY THE DEMOLITION WORK AND/OR RESULTING FROM THE DEMOLITION WORK.
10. EXERCISE PARTICULAR CARE TO PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES. ACTIVE LINES ENCOUNTERED DURING DEMOLITION SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER OR HIS REPRESENTATIVE.
11. IN THE EVENT THAT, DURING DEMOLITION OR CONSTRUCTION ACTIVITIES THE CONTRACTOR ENCOUNTERS ANY EXISTING UTILITIES/STRUCTURES NOT SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER FOR DIRECTIONS.
12. CONTRACTOR SHALL NOTIFY THE OWNER / ARCHITECT IF ANY INTERRUPTION OF SERVICE IS TO OCCUR DURING DEMOLITION.

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SWANKE HAYDEN CONNELL ARCHITECTS

Swanke Hayden Connell Ltd
Swanke Hayden Connell & Partners, LLP
1030 15th Street, NW, Suite 1000, Washington, D.C. 20005
Phone 202 789 1200, Fax 202 789 1432

Client: St. Paul's Parish, 2430 K St., NW, Washington, DC 20037
Structural Engineer: Thornton Tomasetti-Cutts LLC, 2000 L St., NW, Washington, DC 20036
MEP Engineer: Affiliated Engineers, Inc., 5802 Research Park Blvd., Madison, WI 53719; 5515 Security Lane, Rockville, MD 20852
Civil Engineer: A. Morton Thomas Associates, Inc., 12750 Twinbrook Pkwy., Rockville, MD 20852

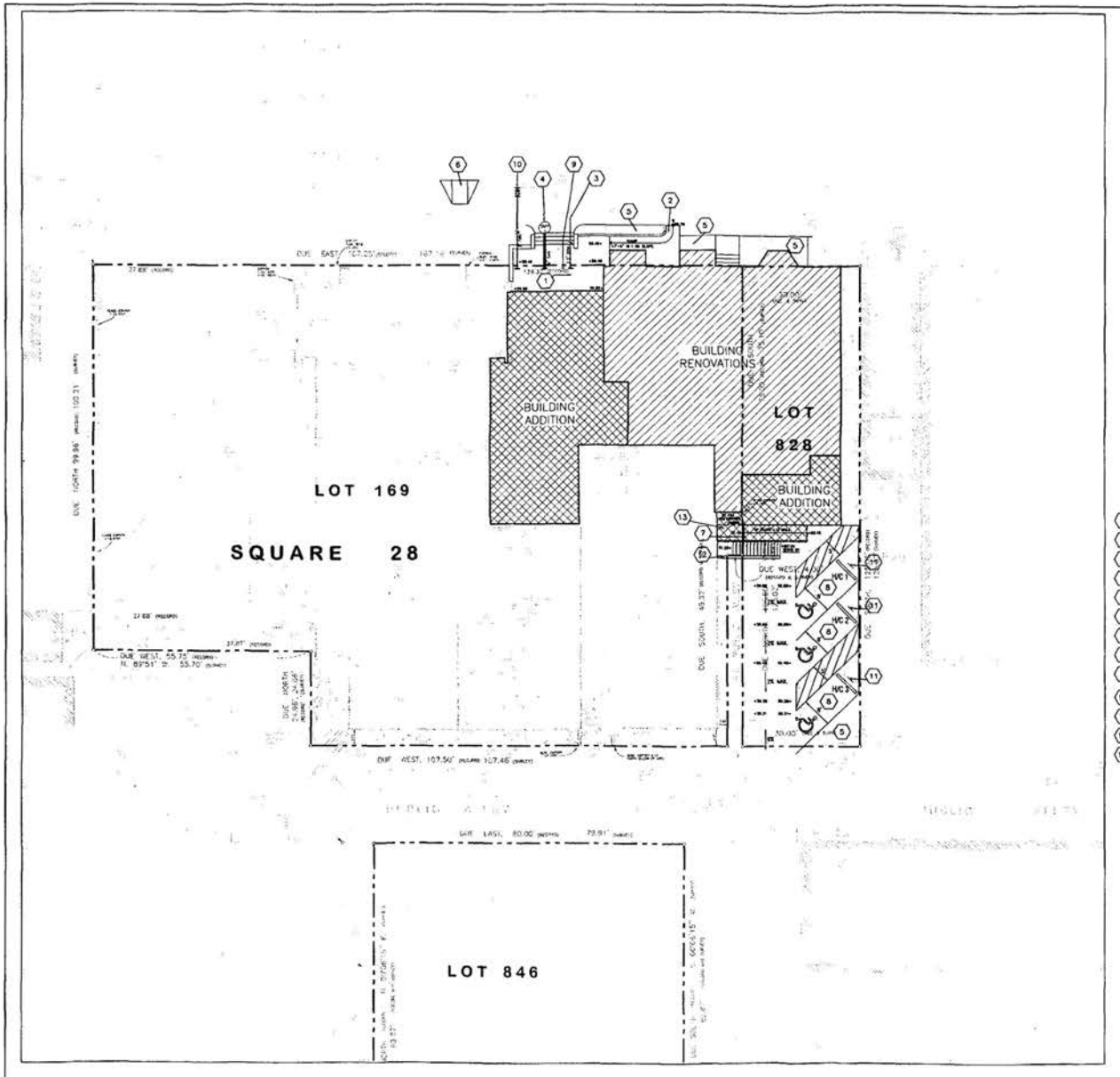
△ 9/30/04

Job Title

St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title: SITE DEMOLITION PLAN
ZONING

Issue Date	Scale
JULY 9, 2004	1" = 10'
Drawn By	AMT
Project No.	6297A
Drawing No.	C-02



1 SITE IMPROVEMENTS PLAN
SCALE: 1"=10'

LEGEND:

- PROPOSED BUILDING RENOVATION
- PROPOSED BUILDING ADDITION
- CURB AND GUTTER
- 2.5" DOM. — 2.5" DOMESTIC WATER LINE
- 3" FIRE — 3" FIRE WATER LINE
- 8" SAN — SANITARY PIPE
- STORM DRAIN PIPE
- UNDERGROUND ELECTRIC

KEYED NOTES:

1. NEW CONCRETE STEPS
2. NEW CONCRETE RAMP
3. NEW 2.5" DOMESTIC DUCTILE IRON WATER PIPE TO CONNECT INTO EXISTING WATER METER
4. NEW SANITARY PIPE
5. NEW LANDSCAPING PLANTER AREA
6. NEW ADA HANDICAP RAMP (SEE DETAIL SHEET)
7. NEW CONCRETE ADA HANDICAP RAMP
8. NEW HANDICAP PARKING (8' WIDE / 5' LOADING)
9. NEW UNDERGROUND ELECTRIC TO TIE INTO EXISTING ELECTRIC
10. NEW 3" FIRE LINE TO TAP INTO EXISTING 6" WATER MAIN WITH 6"X6" TS&V WITH 6" REDUCER
11. NEW HANDICAP PARKING SIGN (SEE DETAIL)
12. NEW CONCRETE RETAINING WALL
13. NEW ENTRANCE ROOF CANOPY

GRAPHIC SCALE

1 REVISED PLAN - 9/30/2004

NOTICE

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SWANKE HAYDEN CONNELL ARCHITECTS

Swanke Hayden Connell Ltd.
Swanke Hayden Connell & Partners, LLP
1000 15th Street, NW, Suite 1000, Washington, D.C. 20005
Phone 202 789 1200, Fax 202 789 1432

Client
St. Paul's Parish
2430 K St., NW, Washington, DC 20037

Structural Engineer
Thornton Tomasetti-Cafritz LLC
2000 L St., NW, Washington, DC 20036

MEP Engineer
M-Squared Engineers, Inc.
5802 Research Park Blvd., Madison WI 53719
5515 Security Lane, Rockville, MD 20852

Civil Engineer
A. Morton Thomas Associates, Inc.
12750 Twinbrook Pkwy., Rockville, MD 20852

Blueboi Consultant
Name
Address

Acoustic Consultant
Name
Address

Construction Manager
Name
Address

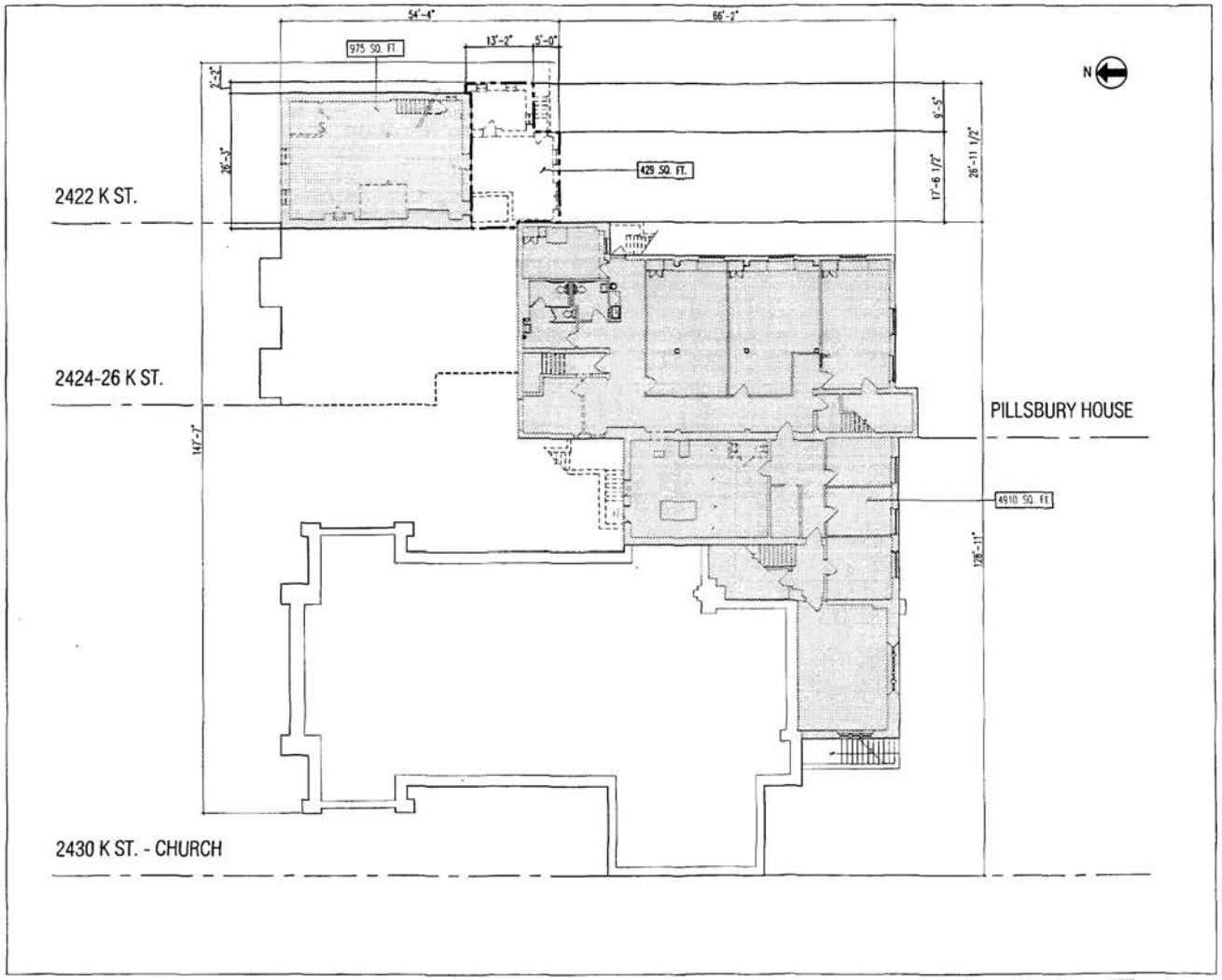
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Drawing No.: **C-04**



⚠ REVISED PLAN - 9/30/2004

LEGEND

AREA OF DEMOLITION

EXISTING BUILDING FOOTPRINT TO REMAIN

NOTICE

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SWANKE HAYDEN CONNELL ARCHITECTS

Swanke Hayden Connell Ltd
Swanke Hayden Connell & Partners, LLP
1920 18th Street, NW, Suite 1000, Washington, D.C. 20009
Phone 202 709 1200, Fax 202 709 1432

Owner
St. Paul's Parish
2430 K St., NW Washington, DC 20037

Structural Engineer
Thornton Tomasetti-Cotta-GSC
2000 L St. NW, Washington, DC 20009

MEP Engineer
Affiliated Engineers Inc.
5802 Research Park Blvd., Madison, WI 53719
5515 Security Lane, Rockville, MD 20852

Civil Engineer
A. Morton Thomas Associates, Inc.
12730 Twinbrook Pkwy., Rockville, MD 20852

Blidgs Consultant
Name
Address

Acoustics Consultant
Name
Address

Construction Manager
Name
Address

No.	Date	Revisions
⚠	9/30/04	

Key Plan



Job Title

St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title
BASEMENT LEVEL
DEMOLITION PLAN - ZONING

Issue Date
JULY 9, 2004

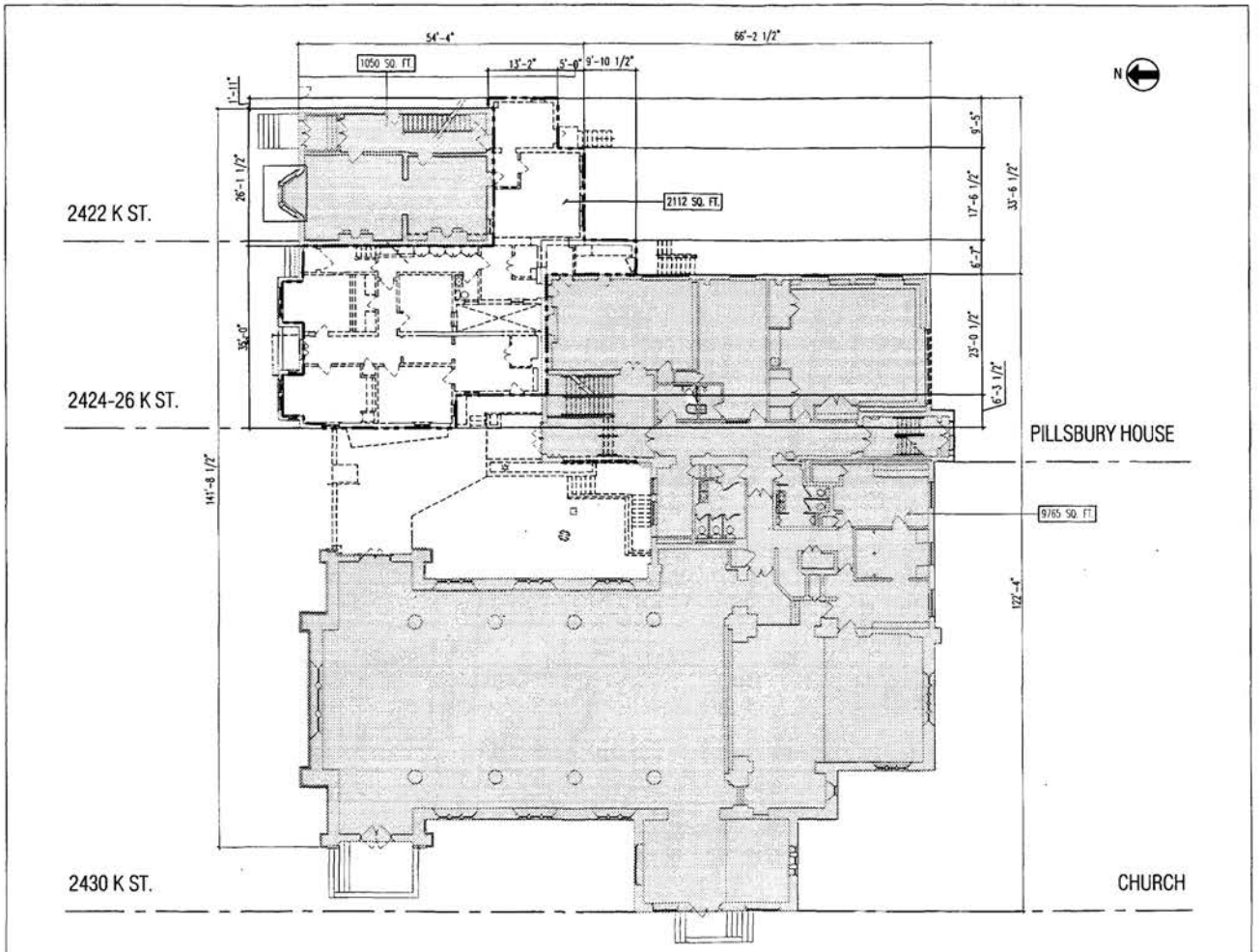
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Drawn By
ST

Checked By

Project No.
6297A

Drawing No.
AD-01



1 REVISED PLAN - 9/30/2004

LEGEND

AREA OF DEMOLITION

EXISTING BUILDING FOOTPRINT TO REMAIN

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SWANKE HAYDEN CONNELL ARCHITECTS

Swanke Hayden Connell Ltd.
Swanke Hayden Connell & Partners, LLP
1920 19th Street, NW, Suite 1000, Washington, D.C. 20009
Phone 202 759 1200, Fax 202 759 1432

Client
St. Paul's Parish
2430 K St. NW, Washington, DC 20037
Architectural Engineer
Thornton Tomasetti-Cofb-CLC
2000 L St. NW, Washington, DC 20009
MEP Engineer
ABKJoint Engineers, Inc.
5802 Research Park Blvd., Madison, WI 53719
5515 Security Lane, Rockville, MD 20852
Civil Engineer
A. Morton Thomas Associates, Inc.
13750 Twinbrook Pkwy., Rockville, MD 20852
Kitchen Consultant
Name
Address
Acoustic Consultant
Name
Address
Construction Manager
Name
Address

No.	Date	Revision
1	9/30/04	

Key Plan



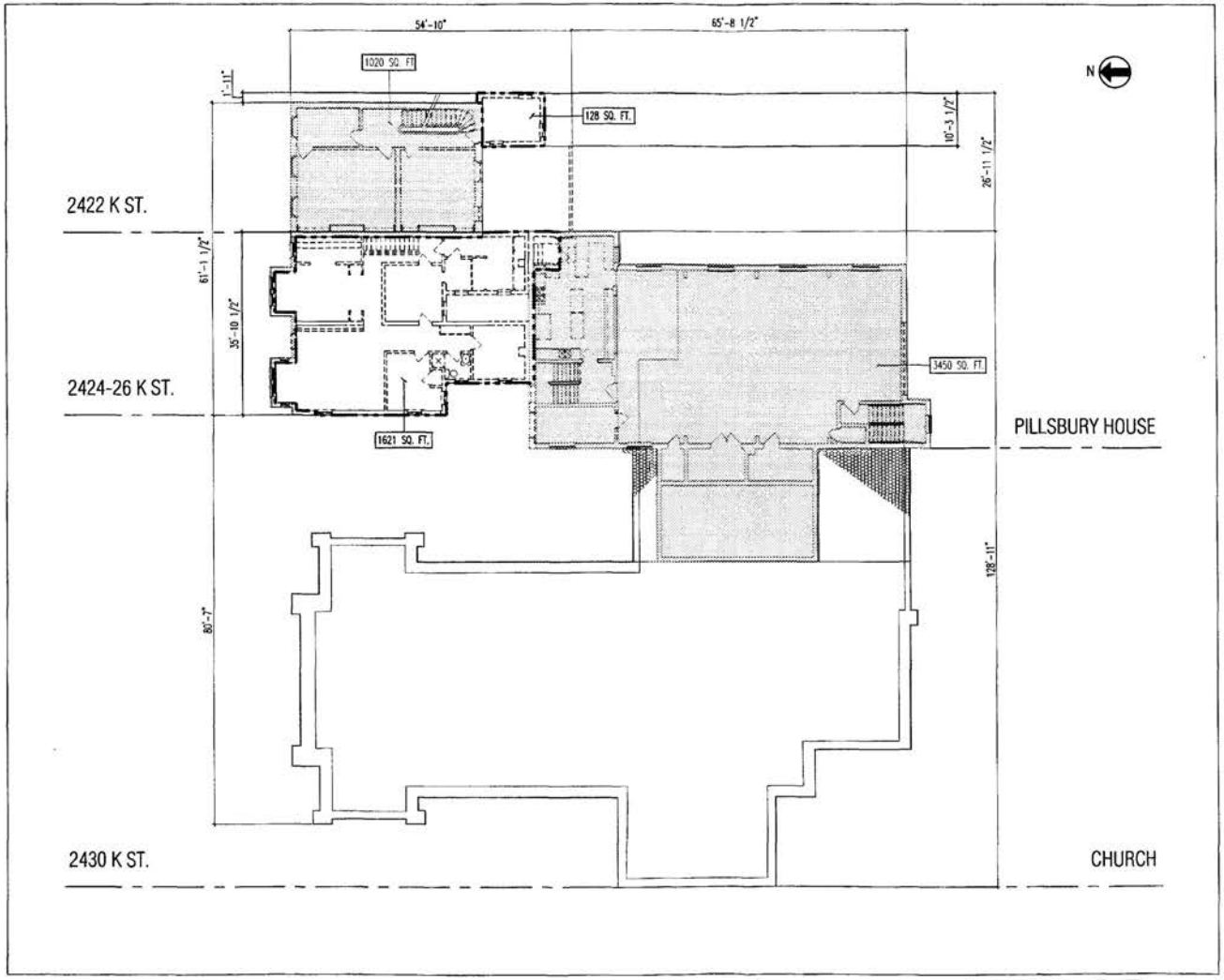
Job Title

St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title
FIRST FLOOR
DEMOLITION PLAN - ZONING

Issue Date: JULY 9, 2004
Scale: 1/8" = 1'-0"
Drawn By: ST
Checked By: CHKD. BY
Project No.: PROJECT NO
Drawing No.: **AD-02**

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REVISED PLAN - 9/30/2004

AREA OF DEMOLITION

EXISTING BUILDING FOOTPRINT TO REMAIN

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Swanke Hayden Connell LLP
Swanke Hayden Connell & Partners, LLP
1920 15th Street, NW, Suite 1500, Washington, D.C. 20009
Phone 202 789 1200, Fax 202 789 1432

Client
St. Paul's Parish
2430 K St., NW Washington, DC 20037
Structural Engineer
Thornton Tomasetti-Cutts-ELC
2200 L St., NW, Washington, DC 20008
MEP Engineer
Affiliated Engineers, Inc.
5802 Research Park Blvd., Madison, WI 53719
5515 Security Lane, Rockville, MD 20852
Civil Engineer
A. Morton Thomas Associates, Inc.
12730 Twinbrook Pkwy., Rockville, MD 20852
Historic Consultant
Name
Address
Acoustic Consultant
Name
Address
Construction Manager
Name
Address

No.	Date	Revision
1	9/2004	

Key Plan



Job Title

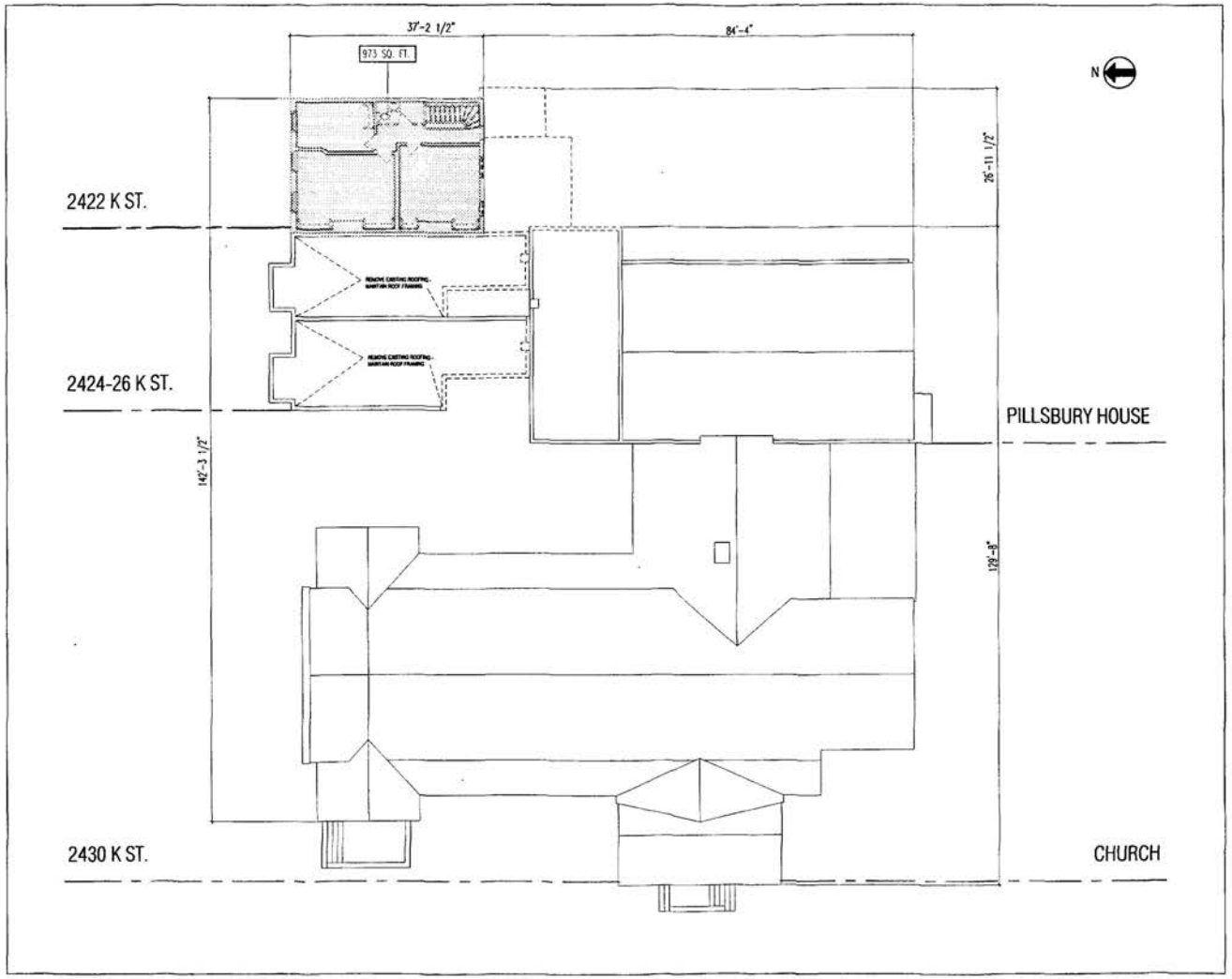
St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title
SECOND FLOOR
DEMOLITION PLAN- ZONING

Issue Date	Scale
JULY 9, 2004	1/8" = 1'-0"
Seal	Drawn By / Checked By
	ST / CHKD BY
	Project No.
	6297A
	Drawing No.

AD-03

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LEGEND

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Swanke Hayden Connell Ltd
Swanke Hayden Connell & Partners, LLP
1030 15th Street, NW, Suite 1008, Washington, D.C. 20005
Phone 202 789 1200, Fax 202 789 1432

Client
St. Paul's Parish
2430 K St., NW, Washington, DC 20037

Structural Engineer
Thornton Tomasetti-Cutts LLC
2600 L St. NW, Washington, DC 20006

MEP Engineer
Affiliated Engineers, Inc.
5802 Research Park Blvd., Madison, WI 53719
5515 Security Lane, Rockville, MD 20852

Civil Engineer
A. Morton Thomas Associates, Inc.
12730 Twinbrook Pkwy., Rockville, MD 20852

Kitchen Consultant
Name
Address

Acoustics Consultant
Name
Address

Construction Manager
Name
Address

No.	Date	Revisions
1	9/30/04	

Key Plan

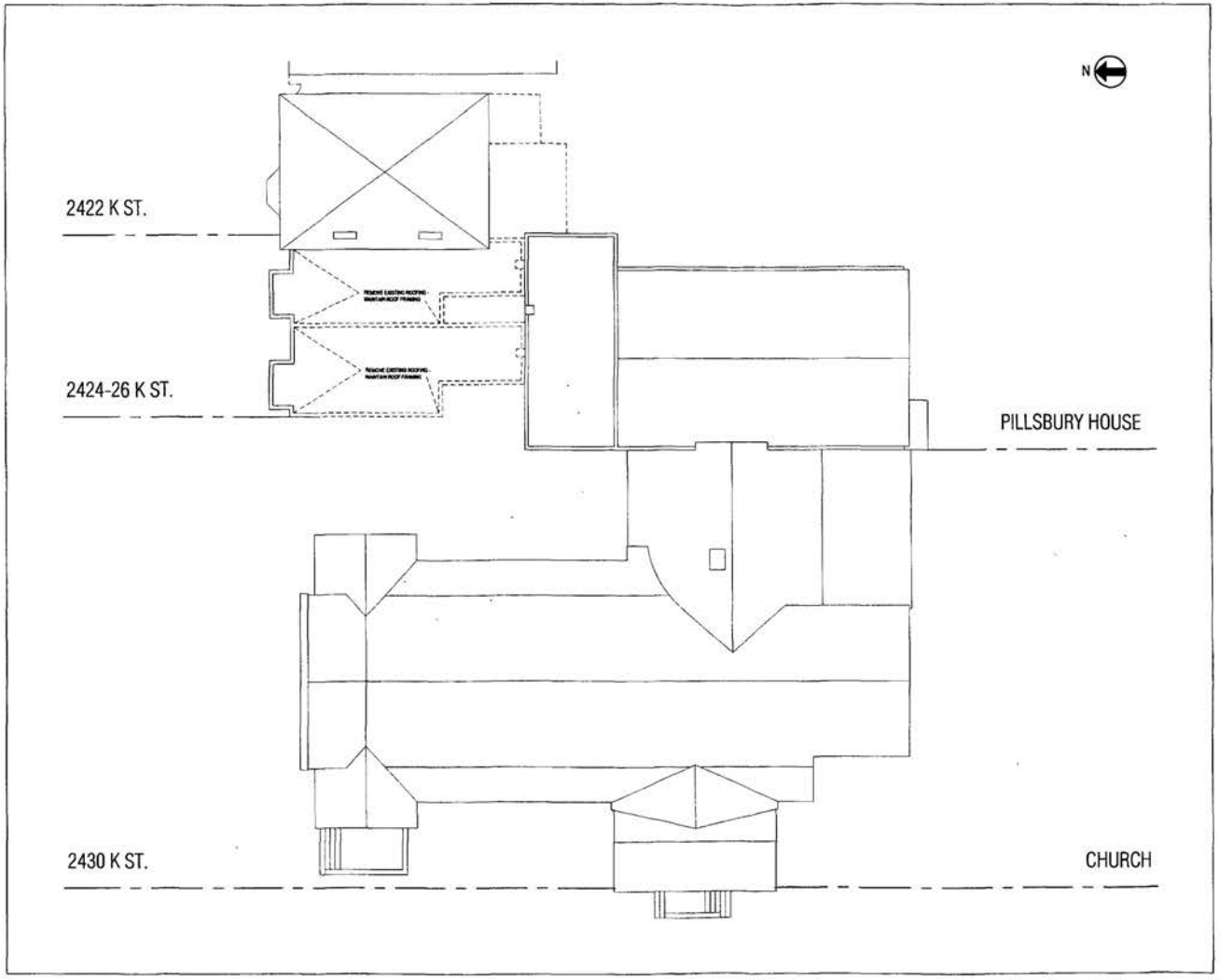


Job Title

St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title
THIRD FLOOR
DEMOLITION PLAN - ZONING

Issue Date: JULY 9, 2004
Scale: 1/8" = 1'-0"
Drawn By: ST
Checked By: CHKD BY
Project No.: 6297A
Drawing No.: **AD-04**



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Swanke Hayden Connell Ltd
Swanke Hayden Connell & Partners, LLP
1020 15th Street, NW, Suite 1000, Washington, D.C. 20005
Phone 202 789 1200, Fax 202 789 1432

Client
St. Paul's Parish
2430 K St. NW, Washington, DC 20037
Structural Engineer
Transtech Tornsanti-Cats LLC
2000 L St. NW, Washington, DC 20036
MEP Engineer
ARFluid Engineers, Inc.
5802 Research Park Blvd. Madison, WI 53719
5515 Security Lane Rockville, MD 20852
Civil Engineer
A. Morton Thomas Associates, Inc.
12750 Twinbrook Pkwy., Rockville, MD 20852
Historic Consultant
Name
Address
Acoustic Consultant
Name
Address
Construction Manager
Name
Address

No.	Date	Revisions
1	9/30/04	

Key Plan

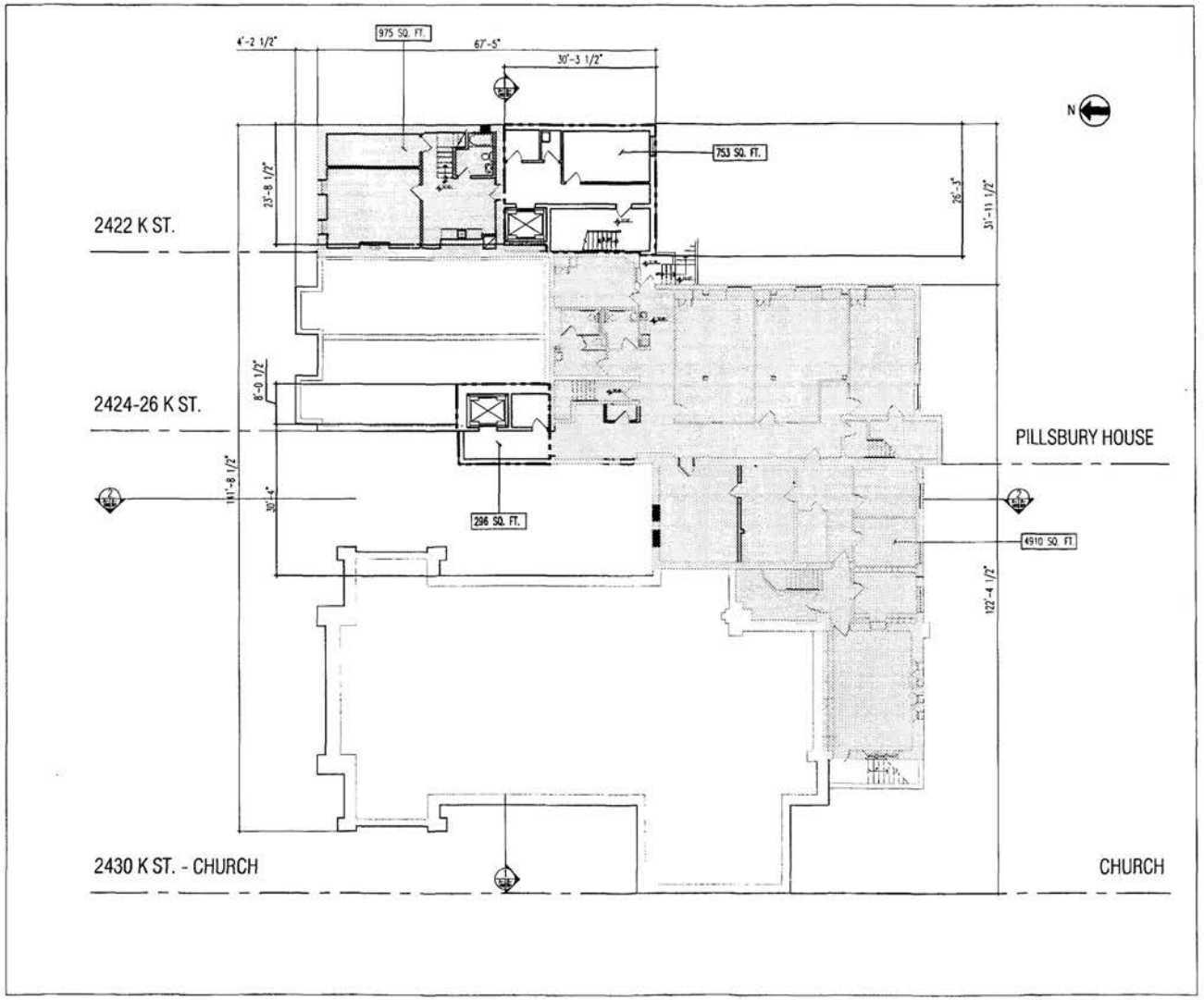


St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title
ROOF
DEMOLITION PLAN - ZONING

Issue Date: JULY 9, 2004
Scale: 1/8" = 1'-0"
Drawn By: BRWN BY
Checked By: CHKD BY
Project No.: 6297A
Drawing No.: AD-05

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LEGEND

AREA OF NEW WORK

EXISTING BUILDING FOOTPRINT TO REMAIN

FLOOR ELEVATION

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Shanke Hayden Connell Ltd
Shanke Hayden Connell & Partners, LLP
1030 15th Street, NW, Suite 1000, Washington, D.C. 20005
Phone 202 789 1900, Fax 202 789 1432

Client
St. Paul's Parish
2430 K St. NW Washington, DC 20037

Structural Engineer
Thornton Tomasetti Cots LLC
2001 S. St. NW, Washington, DC 20008

MEP Engineer
Affiliated Engineers, Inc
5901 Research Park Blvd Madison, WI 53719
5101 Security Lane, Rockville, MD 20852

Civil Engineer
A. Morton Thomas Associates, Inc
12750 Twinbrook Pkwy, Rockville, MD 20852

Kitchen Consultant
Name
Address

Acoustic Consultant
Name
Address

Construction Manager
Name
Address

No.	Date	Remarks
1	9/30/04	

Key Plan

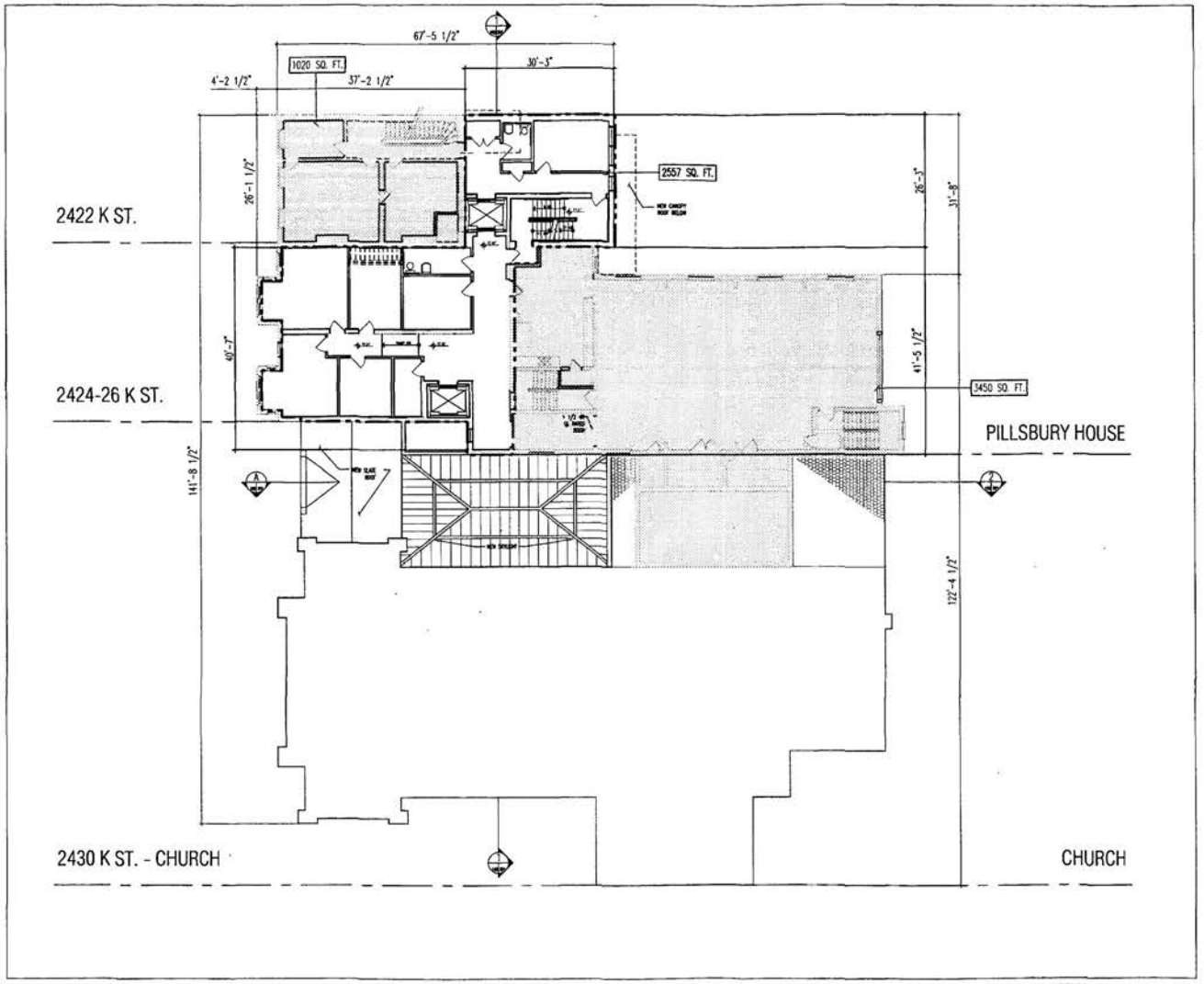


Job Title

St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title
BASEMENT LEVEL
CONSTRUCTION PLAN- ZONING

Issue Date: JULY 9, 2004
Scale: 1/8" = 1'-0"
Drawn By: ST
Checked By: -
Project No.: 6297A
Drawing No.: A-100



1 REVISED PLAN - 9/30/2004

LEGEND

AREA OF NEW WORK

EXISTING BUILDING FOOTPRINT TO REMAIN

FLOOR ELEVATION

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Swanke Hayden Connell Ltd
Swanke Hayden Connell & Partners, LLP
1920 15th Street, NW, Suite 1100, Washington, D.C. 20005
Phone 202 789 1200, Fax 202 789 1432

Owner
St. Paul's Parish
2430 K St., NW, Washington, DC 20037

Architect Registered

Thomas Sangster-Cella LLC
2800 L St., NW, Washington, DC 20008

MEP Registered

Affiliated Engineers, Inc.
1802 Research Park Blvd., Madison WI 53719
5515 Security Lane, Rockville MD 20852

Civil Registered

A. Morton Thomas Associates, Inc
12730 Twinbrook Pkwy., Rockville, MD 20852

Wireless Consultant

Name
Address
Wireless Consultant

Name
Address
Construction Manager

Name
Address

No.	Date	Revisions
1	9/30/04	

Key Plan



Job Title

St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title
SECOND FLOOR
CONSTRUCTION PLAN - ZONING

Status Date
JULY 9, 2004

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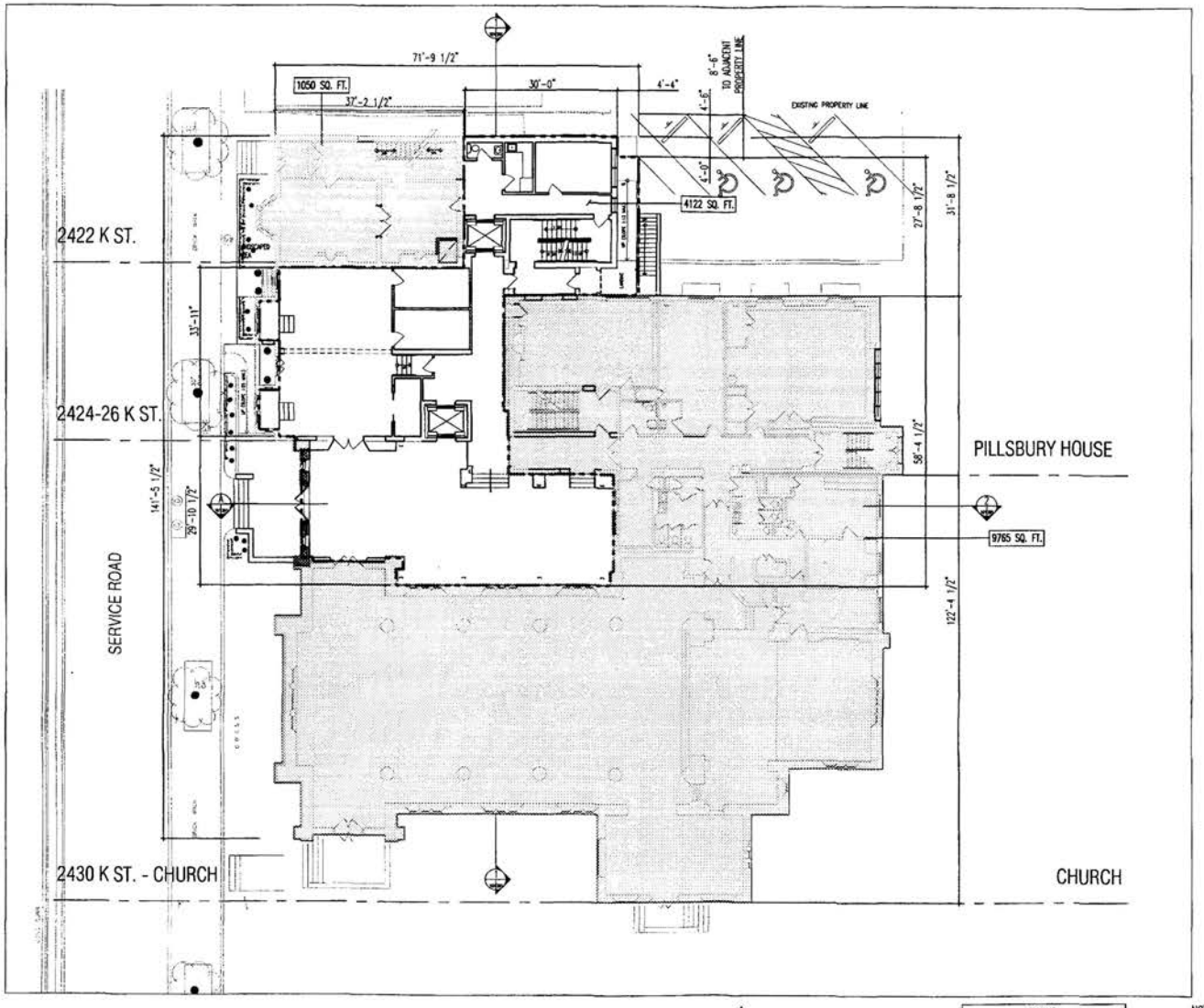
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Project No.
6297A

Drawing No.
A-102

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LEGEND

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EXISTING BUILDING FOOTPRINT TO REMAIN

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Swanke Hayden Connell Ltd
Swanke Hayden Connell & Partners, LLP
1330 15th Street, NW, Suite 1000, Washington, D.C. 20005
Phone 202 789 1200, Fax 202 789 1432

Client
St. Paul's Parish
2430 K St. NW Washington, DC 20037

Structural Engineer
Thornton Tomasetti-Cafritz LLC
2000 L St. NW, Washington, DC 20036

MEP Engineer
Affiliated Engineers, Inc.
9801 Research Park Blvd. Madison, WI 53719
5515 Security Lane, Rockville, MD 20852

Civil Engineer
A. Morton Thomas Associates, Inc.
12730 Twinbrook Pkwy, Rockville, MD 20852

Kitchen Consultant
Name
Address

Acoustic Consultant
Name
Address

Construction Manager
Name
Address

No.	Date	Revision
1	9/30/04	

Key Plan



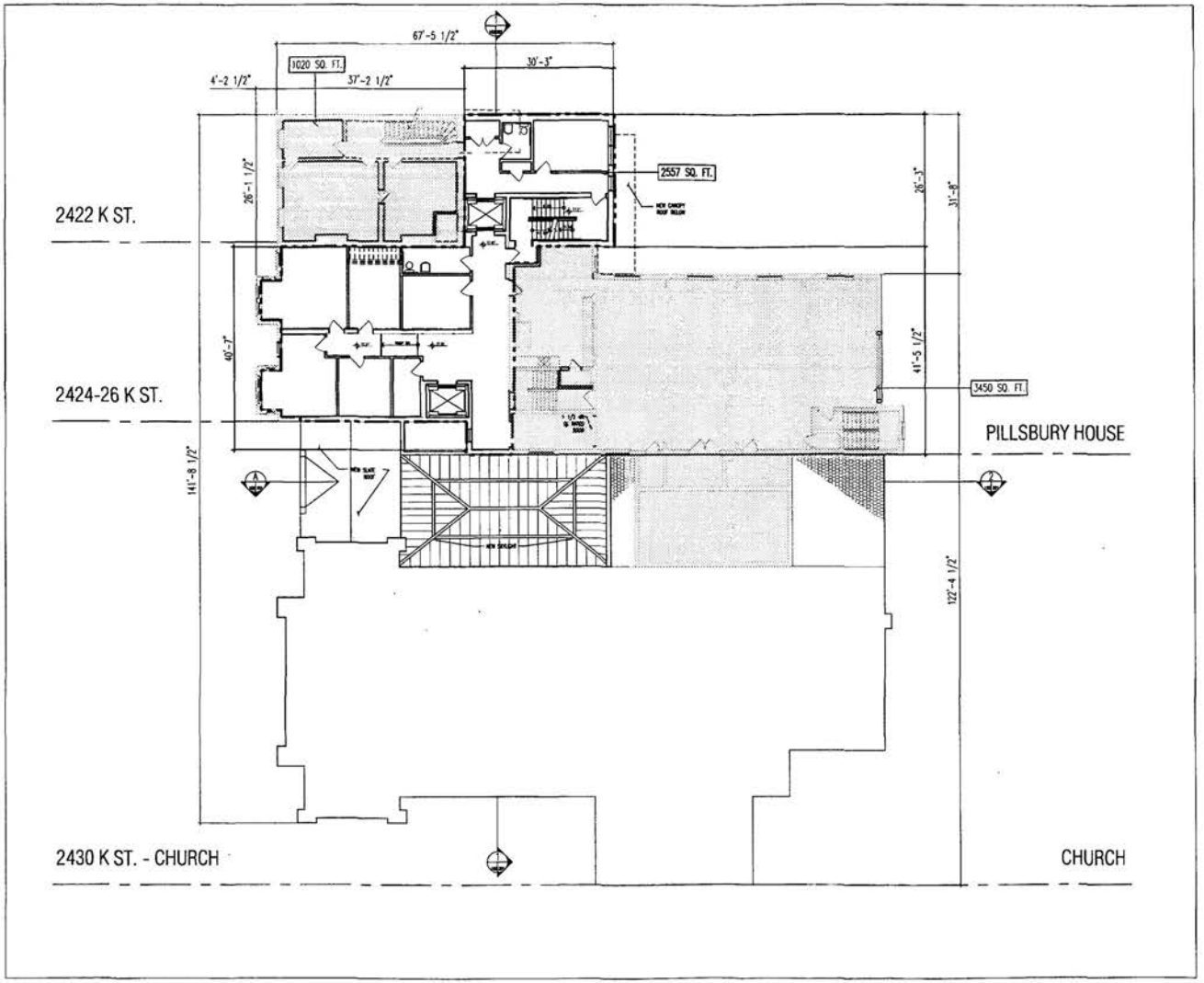
Architect

St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title
FIRST FLOOR CONSTRUCTION PLAN

Issue Date: JULY 9, 2004
Scale: 1/8" = 1'-0"
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Checked By:
Project No.: 6297A
Drawing No.: A-101

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LEGEND

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Smith Hayden Connell & Partners, LLP
1200 15th Street, NW, Suite 1000, Washington, D.C. 20005
Phone 202 789 1200, Fax 202 789 1432

Client
St. Paul's Parish
2430 K St., NW, Washington, DC 20037

Architect Engineer

Thomas Sarocchi-Cotts LLC
2000 L St., NW, Washington, DC 20036

MEP Engineer

Affiliated Engineers, Inc.
5802 Research Park Blvd., Madison, WI 53719
5315 Security Lane, Rockville, MD 20852

Civil Engineer

A. Morton Thomas Associates, Inc.
12730 Twinbrook Pkwy., Rockville, MD 20852

Historic Consultant

Name
Address
Acoustic Consultant

Name
Address
Construction Manager

Name
Address

No.	Date	Remarks
1	9/30/04	

Key Plan



Job Title

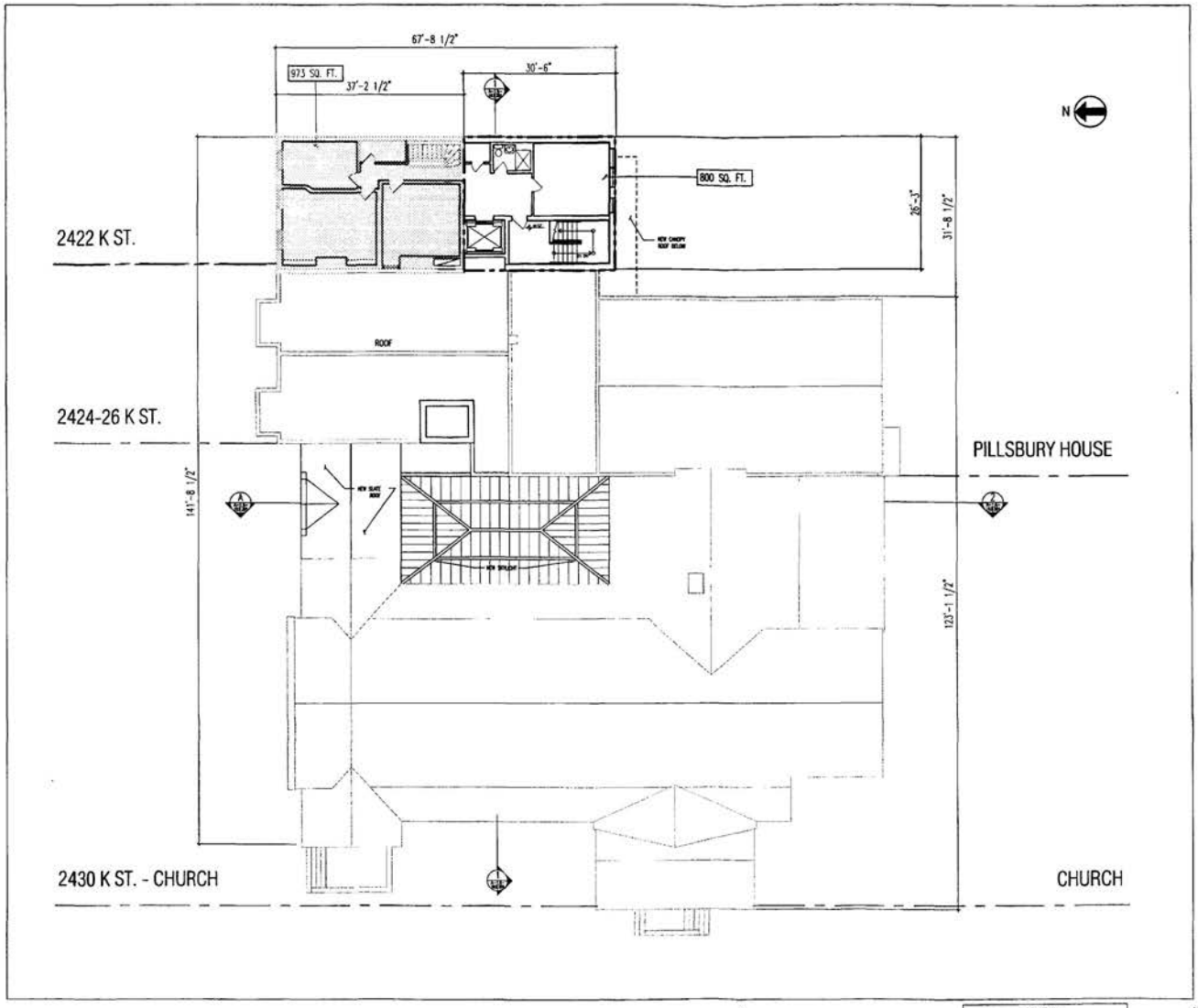
St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title

SECOND FLOOR
CONSTRUCTION PLAN - ZONING

Issue Date	Scale
JULY 9, 2004	1/8" = 1'-0"
Drawn By	Checked By
ST	-
Project No.	
6297A	
Drawing No.	

A-102



1 REVISED PLAN - 9/30/2004

LEGEND

AREA OF NEW WORK

EXISTING BUILDING FOOTPRINT TO REMAIN

FLOOR ELEVATION

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Swanke Hayden Connell Ltd
Swanke Hayden Connell & Partners, LLP
1920 L St., NW, Suite 1000, Washington, D.C. 20005
Phone 202 789 1200, Fax 202 789 1432

Client
St. Paul's Parish
2430 K St., NW, Washington, DC 20037

Structural Engineer
Thornton Tomasetti-Cole LLC
2000 L St., NW, Washington, DC 20008

MEP Engineer
Affiliated Engineers, Inc.
5802 Research Park Blvd., Madison, WI 53719
5565 Sterrett Land, Rockville, MD 20852

Civil Engineer
A. Morton Thomas Associates, Inc
12750 Twinbrook Pkwy., Rockville, MD 20852

Interior Consultant
Name
Address

Landscape Consultant
Name
Address

Construction Manager
Name
Address

No.	Date	Description
1	9/30/04	

Key Plan



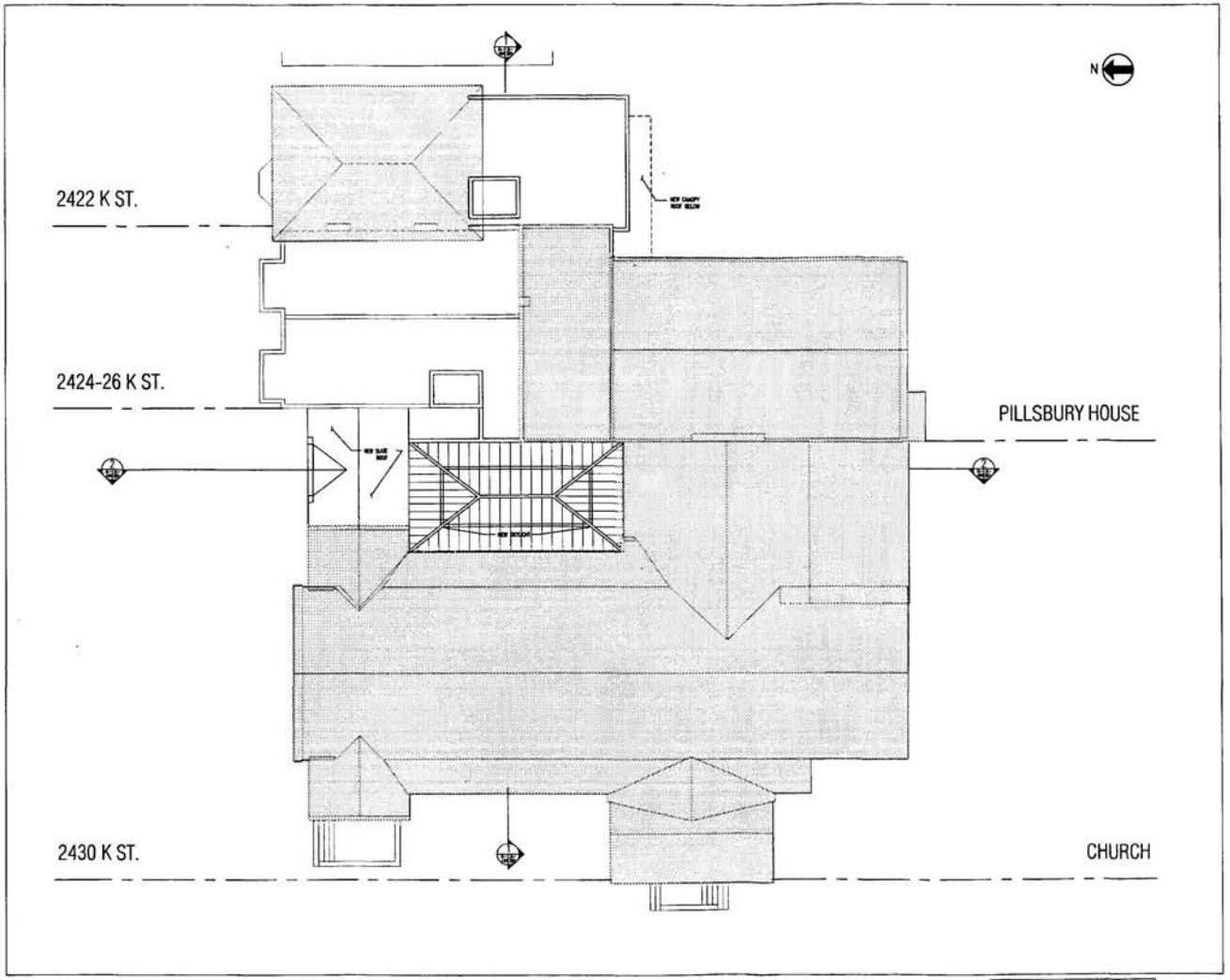
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St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title
THIRD FLOOR
CONSTRUCTION PLAN - ZONING

Issue Date: JULY 9, 2004
Scale: 1/8" = 1'-0"
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Drawn By: ST
Checked By
Project No.: 6297A
Drawing No.: A-103

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LEGEND

NEW CONSTRUCTION

EXISTING BUILDING N.I.C.

99.45' FLOOR ELEVATION

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Swanke Hayden Connell Ltd.
Swanke Hayden Connell & Partners, LLP
1030 15th Street, NW, Suite 1000, Washington, D.C. 20005
Phone 202 789 1200, Fax 202 789 1452

Client:
St. Paul's Parish
2430 K St., NW, Washington, DC 20037

Structural Engineer
Thornton Tomasetti-Cotto LLC
2000 L St., N.W. Washington, DC 20008

MEP Engineer
Affiliated Engineers, Inc.
5802 Research Park Blvd., Madison, WI 53719
5515 Security Lane, Rockville, MD 20852

Civil Engineer
A. Morton Thomas Associates, Inc.
12750 Twinbrook Pkwy., Rockville, MD 20852

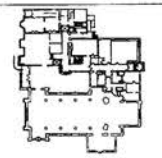
Efficient Consultant
Name
Address

Acoustic Consultant
Name
Address

Construction Manager
Name
Address

No.	Date	Revision
⚠1	9/30/04	

Key Plan



St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title
ROOF LEVEL
CONSTRUCTION PLAN - ZONING

Issue Date: JULY 9 , 2004
Scale: 1/8" = 1'-0"
Drawn By: ST
Checked By: CHKD BY
Project No.: 6297A
Drawing No.: A-104

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FRONT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

NOT TO SCALE

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Swanke Hayden Connell Ltd
Swanke Hayden Connell & Partners, LLP
1020 15th Street, NW, Suite 1000, Washington, D.C. 20005
Phone 202 789 1200, Fax 202 789 1432

Client
St. Paul's Parish
2430 K St. NW, Washington DC 20037

Structural Engineer
Delmore Sorrentino Cohn LLC
2000 L St. NW, Washington, DC 20036

MEP Engineer
Allahyari Engineers, Inc.
5802 Research Park Blvd., Madison, WI 53719
5315 Security Lane, Rockville, MD 20852

Civil Engineer
A. Morton Thomas Associates, Inc.
12730 Twinbrook Pkwy, Rockville, MD 20852

Kitchen Consultant
Name
Address

Acoustical Consultant
Name
Address

Preservation Manager
Name
Address

No.	Date	Revision
1	9/30/04	

Key Plan

Architect

St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title
ELEVATIONS
ZONING

Status Date
JULY 9, 2004

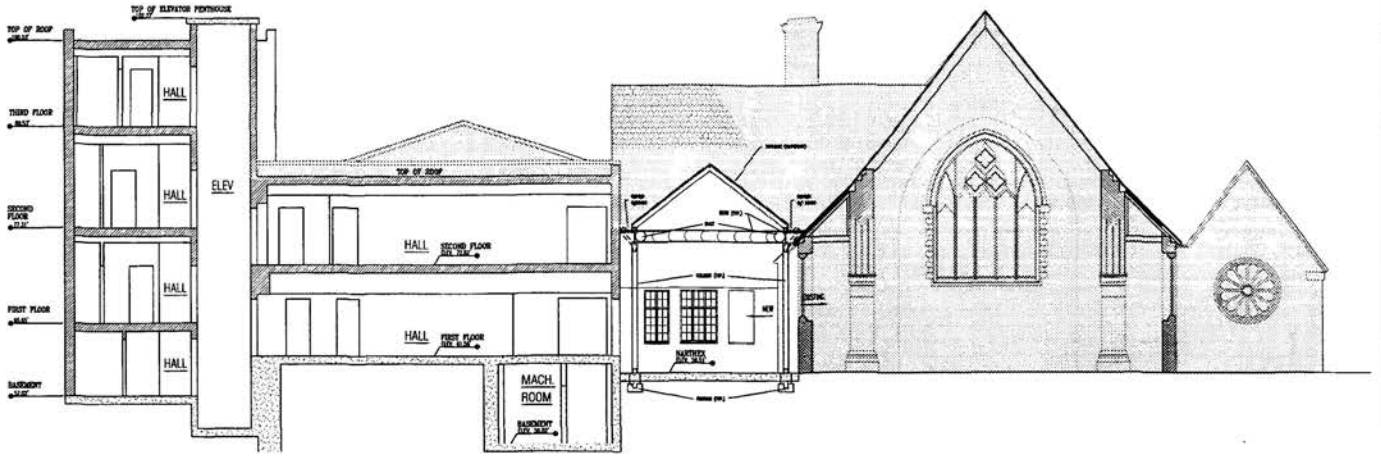
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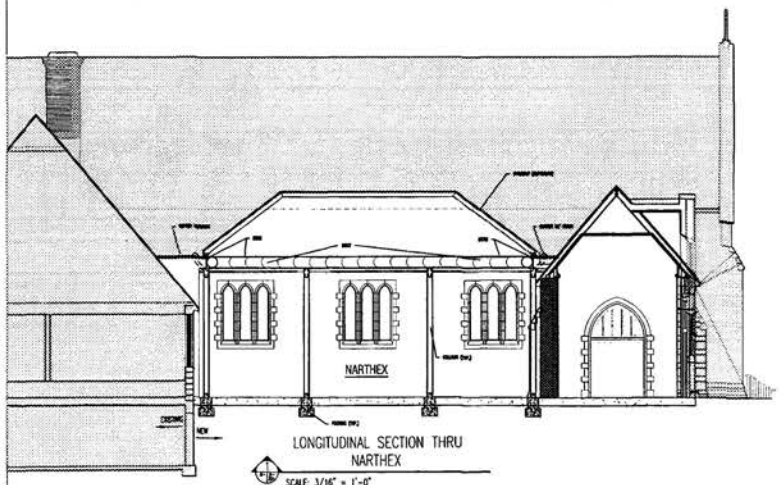
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Drawing No.
A-200

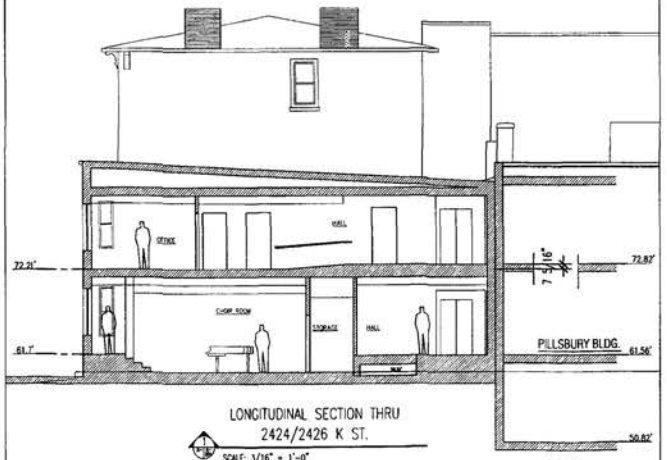
© 2004 Swanke Hayden Connell Architects



TRANSVERSE SECTION A-A
SCALE: 3/16" = 1'-0"



LONGITUDINAL SECTION THRU
NARTHEX
SCALE: 3/16" = 1'-0"



LONGITUDINAL SECTION THRU
2424/2426 K ST.
SCALE: 3/16" = 1'-0"

NOTICE

© 2004 Swanke Hayden Connell Architects

1 REVISED PLAN - 9/30/2004

SWANKE HAYDEN CONNELL ARCHITECTS

Swanke Hayden Connell Ltd
Swanke Hayden Connell & Partners, LLP
1920 L St., NW, Suite 1000, Washington, D.C. 20036
Phone 202 789 1200, Fax 202 789 1432

Client
St. Paul's Parish
2430 K St., NW, Washington, DC 20037

Structural Engineer
Thornton Tomasetti-Cotts LLC
2000 L St., NW, Washington, DC 20008

MEP Engineer
Affiliated Engineers, Inc.
5802 Research Park Blvd., Madison, WI 53719
5015 Sargent Lane, Rockville, MD 20852

Civil Engineer
A. Morton Thomas Associates, Inc.
12750 Twinbrook Pkwy., Rockville, MD 20852

Kitchen Consultant
Name
Address

Acoustic Consultant
Name
Address

Construction Manager
Name
Address

No.	Date	Revision
1	9/30/04	

Key Plan

Job Title
St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title
SECTIONS
CONSTRUCTION PLAN - ZONING

Issue Date: JULY 9, 2004
Scale: 3/16" = 1'-0"
Drawn By
Checked By
Project No.: ST
Drawing No.: 6297A

A-201

C

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Landmark/District:	**Foggy Bottom Historic District**	( ) Agenda
Address:	**2422-2430 K Street, NW**	(x) Consent
Meeting Date:	**September 23, 2004**	(x) Subdivision
Case Number:	**04-346**	(x) Additions
Date Received:	**June 25, 2004**	(x) Alteration
Staff Reviewer:	**Tim Dennée**	(x) Concept

The applicant, architects Swanke Hayden Connell Architects, agent for owner St. Paul's Episcopal Church, requests the Board's conceptual review of an addition to the east side of the church, as well as a rear addition to the former residence at 2422 K Street, some structural demolition, and alterations in public space and to the facades of 2424 and 2426 K Street. There is also a request for a subdivision to consolidate the existing lots in order to accomplish the connection of the buildings and their overall conformance with zoning.

St. Paul's Church was constructed in 1949 according to a design by Philip Froman. For many years, the church has also owned and used two late nineteenth-century rowhouses to the east (2424 and 2426 K Street) for administrative purposes. Recently, the parish has added another historic former residence, 2422 K Street, to the complex.

Presumably for cost reasons, the church was never completed. This is particularly evident in the unfinished state of the west entry. Froman executed several studies for the church design, and these remain in the parish's collection. While there are significant differences between each treatment, each "finishes" both the east and west sides of the K Street façade of the church. Germane to the present case is the completion of the east side, namely the infill of the gap between the church and the rowhouses.

This addition is the most conspicuous aspect of the present project. The proposal is for a stone-faced, cross-gable narthex or lobby for the church which will also serve as the connection to the rest of the complex. In April 2001, the Board approved a similar proposal. To be constructed of stone similar to that of the existing building, it would have Gothic-arched openings and a small rose window. The front elevation will be the only exposed wall; the others would abut portions of the church or the house next door. In order to achieve ADA access and maintain a consistent floor level within, there would be a few steps in front and a side-loaded ramp running from the higher grade on the east and tucked unobtrusively behind planting.

A second aspect of the project is the construction of an addition at the rear of the Italianate house at 2422. As the building is now to accommodate office space, the three-

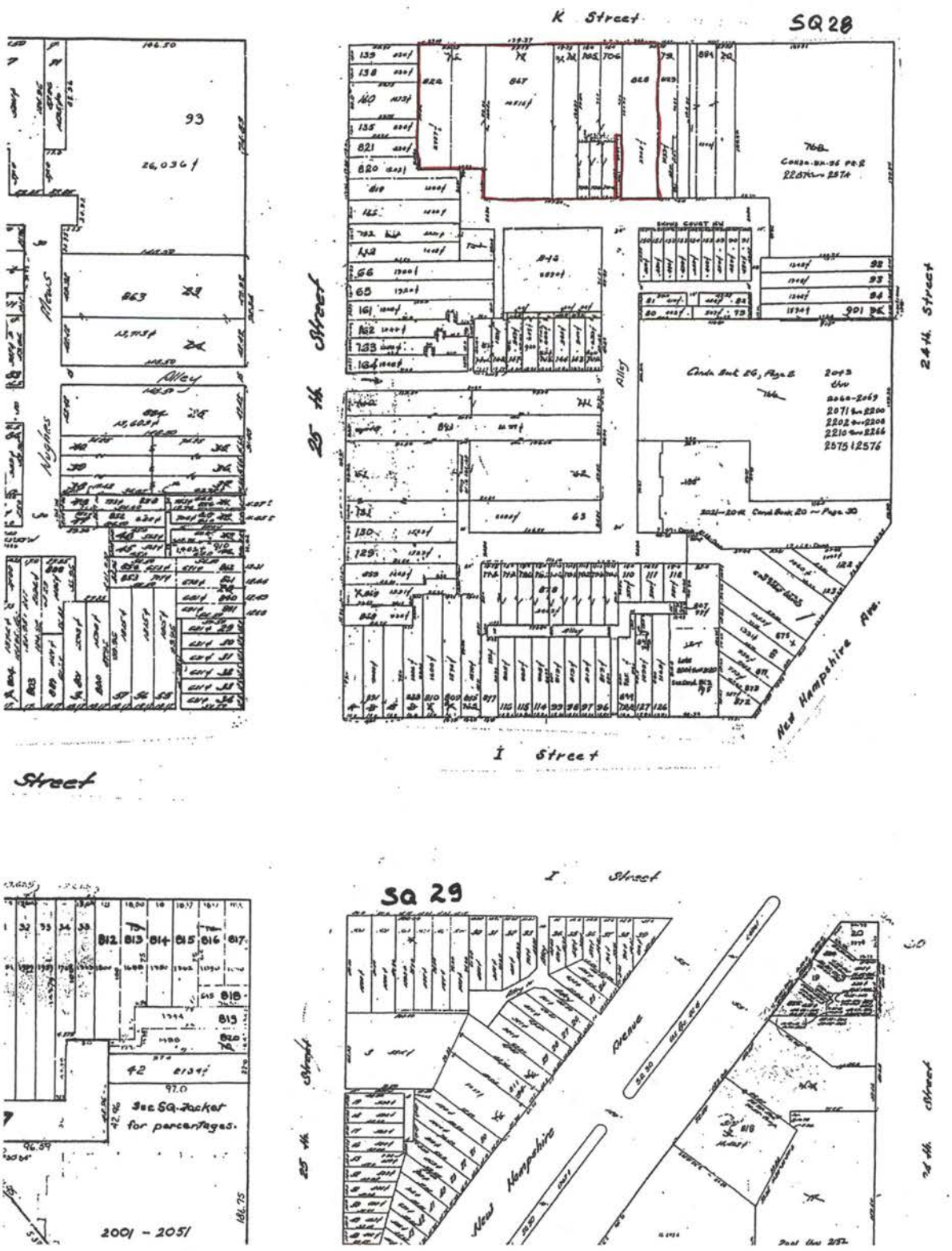
story brick-faced addition would include a second egress stair and offices. It would not be visible from K Street, but rather from the historic Snow's Court. Nonetheless, the immediate context is the existing, rather utilitarian, institutional-looking Pillsbury Wing of the church complex. The addition would require the demolition of early twentieth-century kitchen and bathroom additions, but they are not of a size and character to suggest that their demolition in the interest of the new program would be inconsistent with the Board's common practice. The interior spaces and structure of the main block would be preserved.

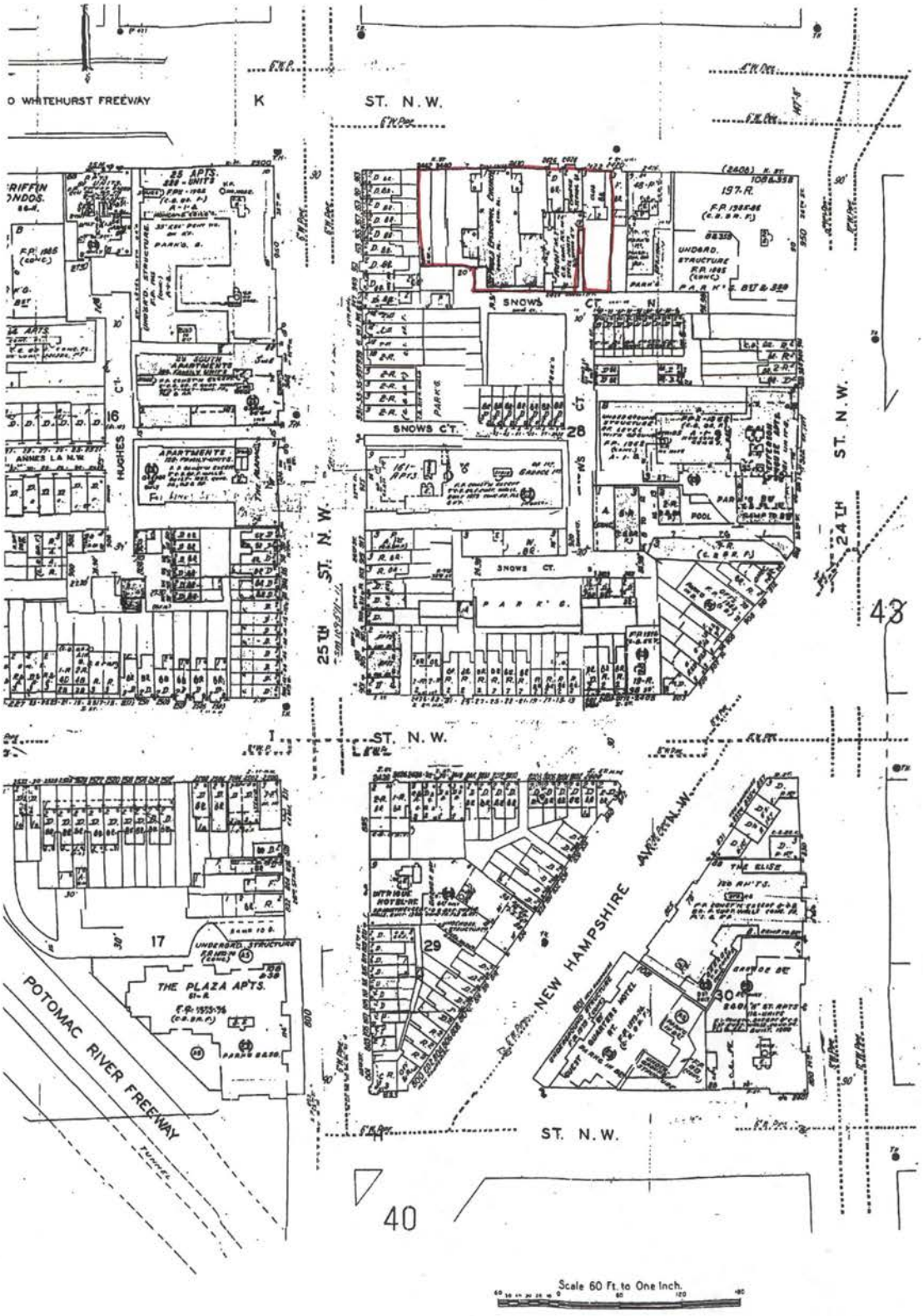
Similarly, there is significant demolition within and at the rear of the 2424-2426 rowhouses in order to accommodate a choir room and passages between buildings. The second floors of these buildings would be largely retained, but there would be demolition of flooring, of portions of party walls and rear walls and of the bearing walls separating the stair halls from the front parlors. This should be looked at in light of a couple other considerations. First, within the scope of the entire project, the demolition is relatively small. Second, while the structures are still probably contributing because they are mostly intact, their projecting bays appear to have been reconstructed—and not accurately—during the mid twentieth century, damaging their character and integrity. Third, the amount of demolition has been reduced substantially from the initial concept.[1] Finally, the applicant has agreed to undertake some restorative alterations to the fronts, replicating a pair of missing original doors (at the entrance of 2424) and removing a through-wall air-conditioning unit and restoring a window opening (on the second floor of 2426).

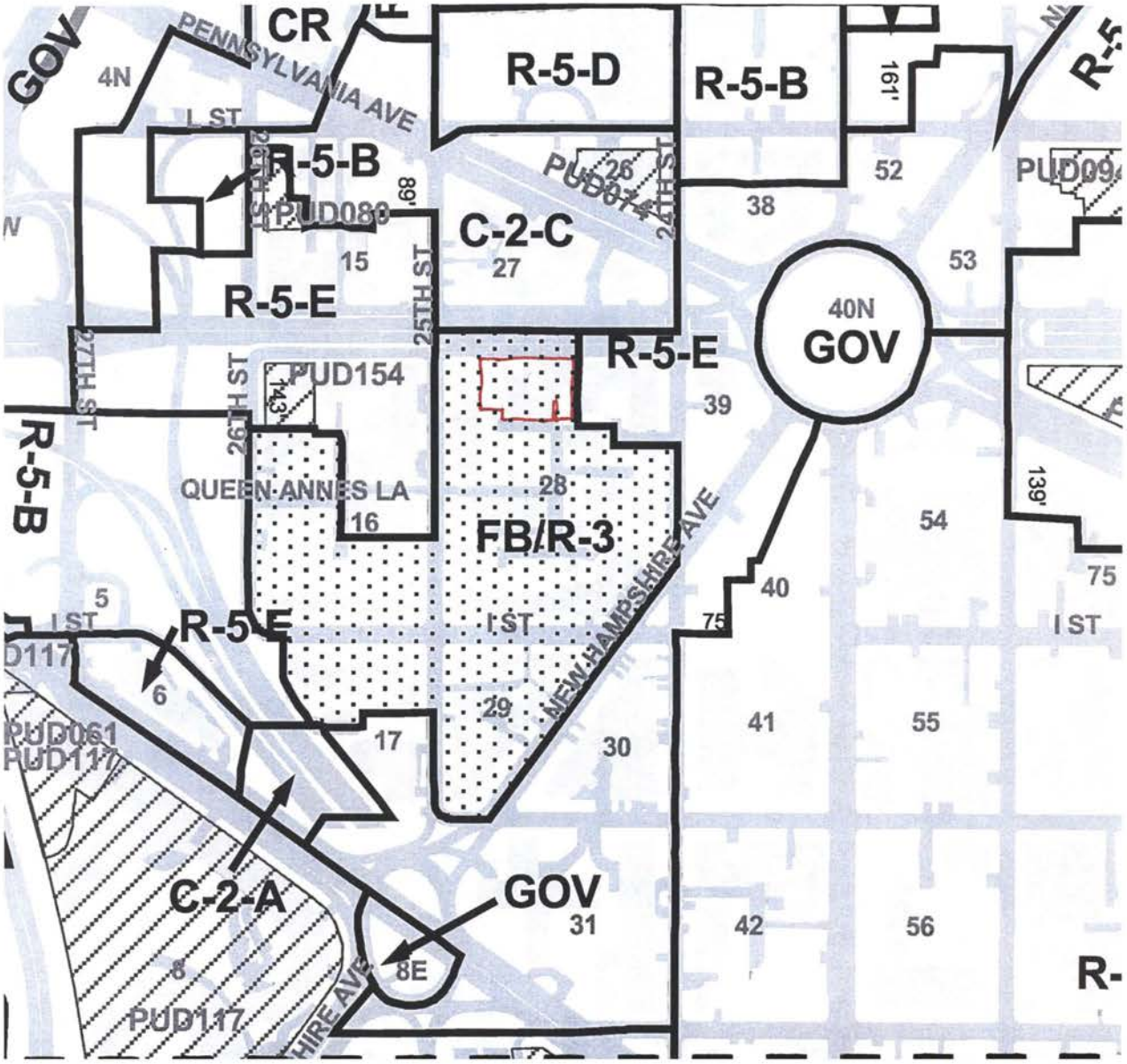
The staff recommends that the Board approve the project in concept and delegate to staff approval of the necessary permits (including selection of the stone, etc. for the church addition), with the understanding that permit application for all aspects of the project will take place at the same time.

[1] And reference in the plans to demolition of the roofs of 2424 and 2426 K Street applies only to a replacement of the roofing and *not* to destruction of the roof structure, and it will be corrected.

D


K Street
SQ 28
25th Street
24th Street
I Street
New Hampshire Ave.
Alley
Street
SQ 29
See SQ. Jacket for percentages.
2001 - 2051
New Hampshire
Ave.


O WHITEHURST FREEWAY
K ST. N.W.
SNOWS CT. N
SNOWS CT.
SNOWS CT.
PARK'G.
POOL
25TH ST. N.W.
24TH ST. N.W.
HUGHES CT.
16
28
43
I ST. N.W.
17
29
30
NEW HAMPSHIRE AVE. N.W.
THE PLAZA APTS.
POTOMAC RIVER FREEWAY
ST. N.W.
40
Scale 60 Ft. to One Inch.


GOV
CR
PENNSYLVANIA AVE
4N
I ST
R-5-B
PUD080
15
R-5-E
27TH ST
26TH ST
25TH ST
R-5-D
R-5-B
C-2-C
27
24TH ST
PUD074
26
38
52
161'
PUD094
53
40N
GOV
R-5-E
PUD154
143
39
QUEEN ANNES LA
16
28
FB/R-3
54
139'
75
40
NEW HAMPSHIRE AVE
5
I ST
R-5-E
D117
6
29
41
55
PUD061
PUD117
17
30
C-2-A
GOV
31
42
56
8
8E
PUD117
HIRE AVE
R-

E

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., July 7, 2004

Plat for Building Permit of SQUARE 28 LOTS 169 & 828

Scale: 1 inch = 30 feet Recorded in Book 192 Page 146 (LOT 169)
Microfilm (LOT 828)

Receipt No. 12929

Furnished to: SHAW PITMANN

Surveyor, D.C.

By: L.M.A.

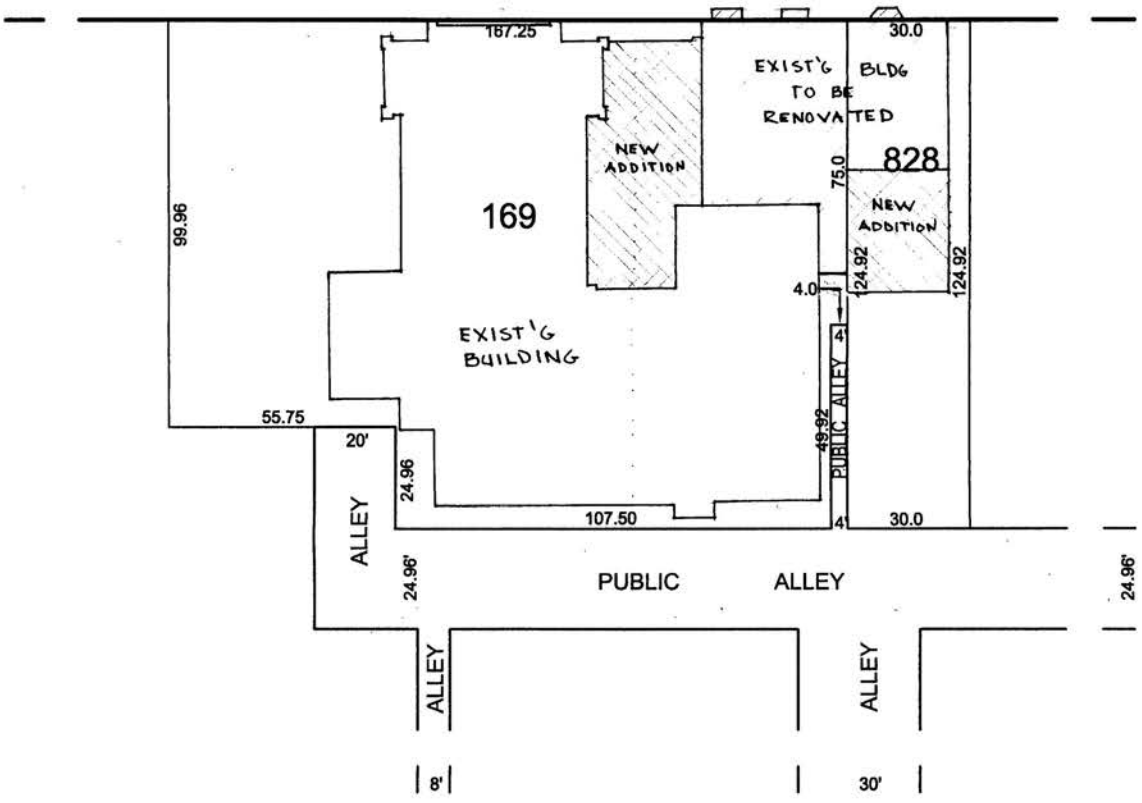
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that 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: _____

_____
(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.

K STREET, N.W.



SO-12929(2004)

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., July 7, 2004

Plat for Building Permit of SQUARE 28 LOTS 169 & 828

Scale: 1 inch = 30 feet Recorded in Book 192 Page 146 (LOT 169)
Microfilm (LOT 828)

Receipt No. 12929

Furnished to: SHAW PITMANN

Surveyor, D.C.

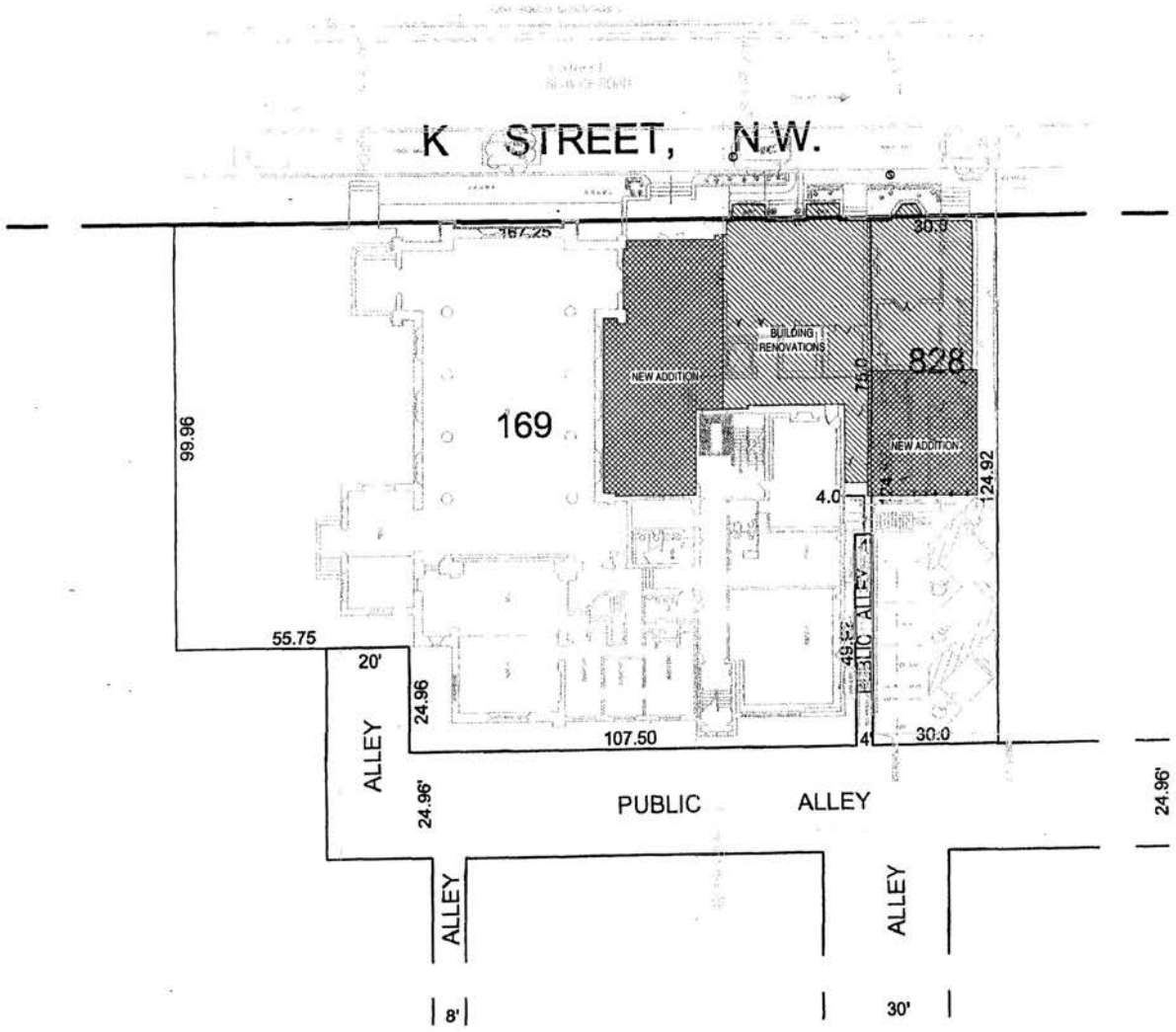
By: L.M.A.

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.)

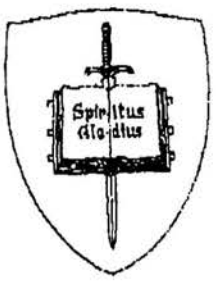
Date: _____

_____
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels is in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



F



ST. PAUL'S PARISH
THE REVEREND ANDREW L. SLOANE RECTOR

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

Re: BZA Application
2430 K Street, NW (Square 28, Lots 169 and 828)

Honorable Members of the Board:

This is to authorize the law firm of Shaw Pittman, LLP to represent us in all proceedings before the Board of Zoning Adjustment concerning the above-referenced application.

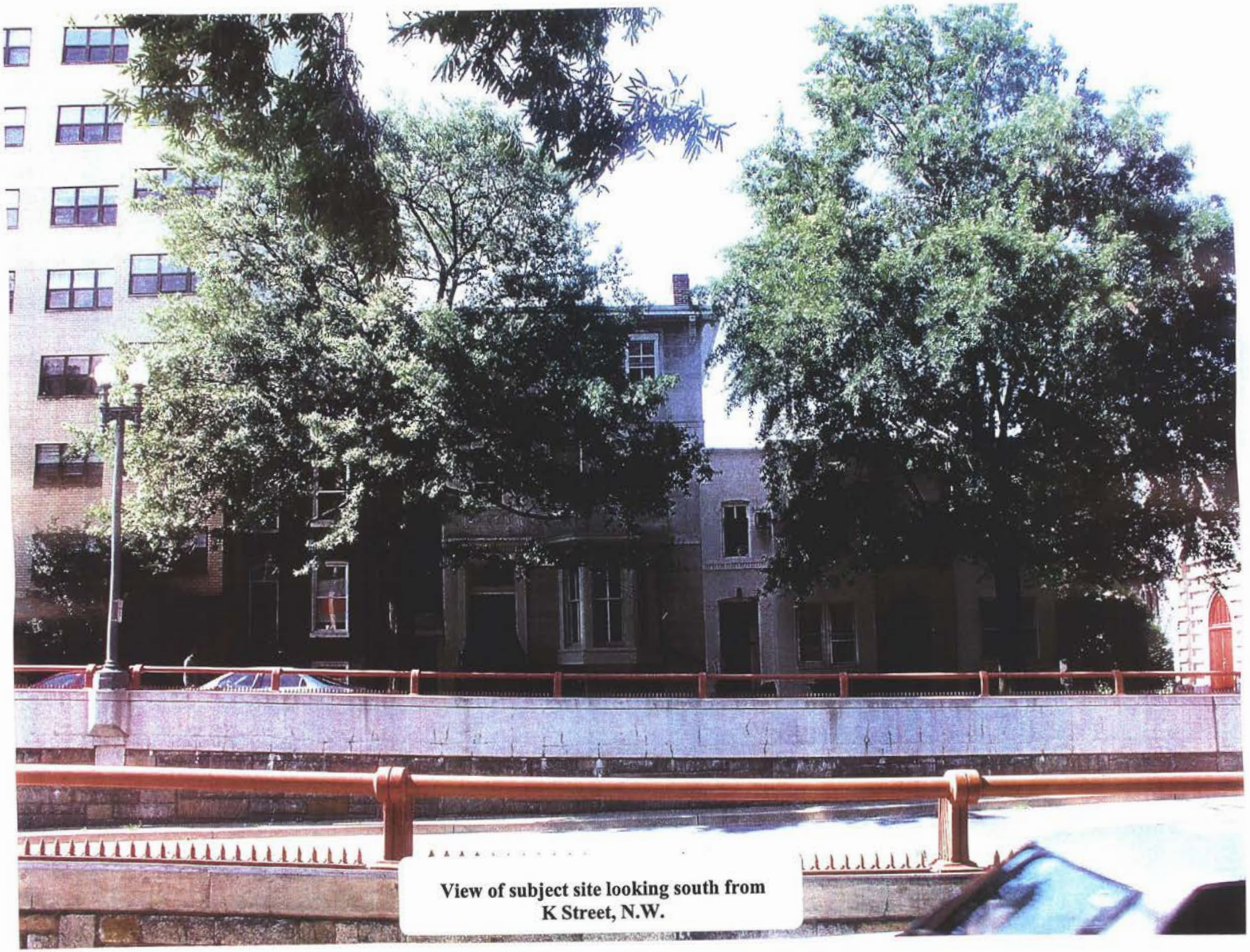
Sincerely,

ST. PAUL'S PROTESTANT EPISCOPAL CHURCH

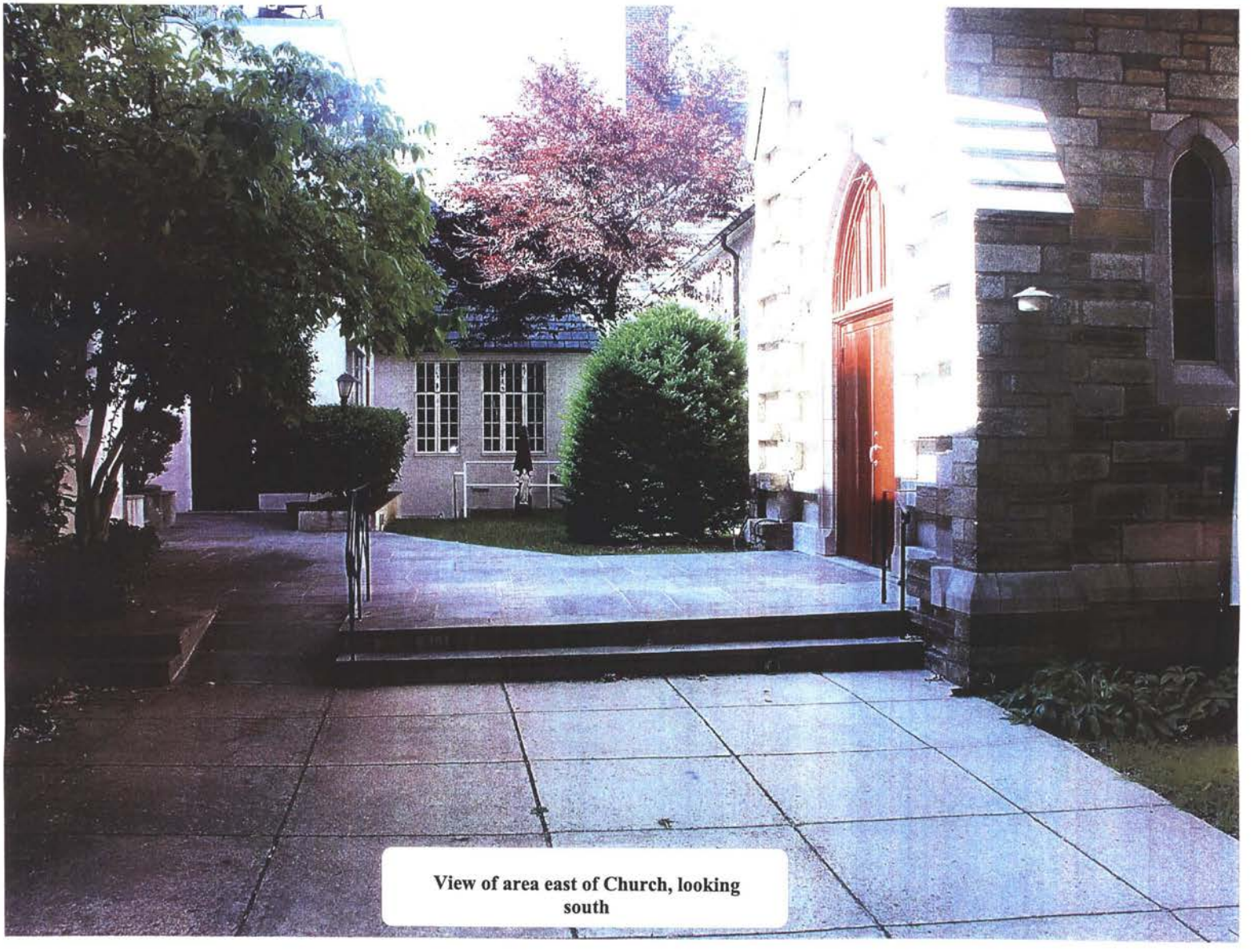
By: _____

2430 K STREET, NW · WASHINGTON, DC 20037-1797 · 202 337-2020 · FAX 202 337-7418 EMAIL info@spaulsdc.com

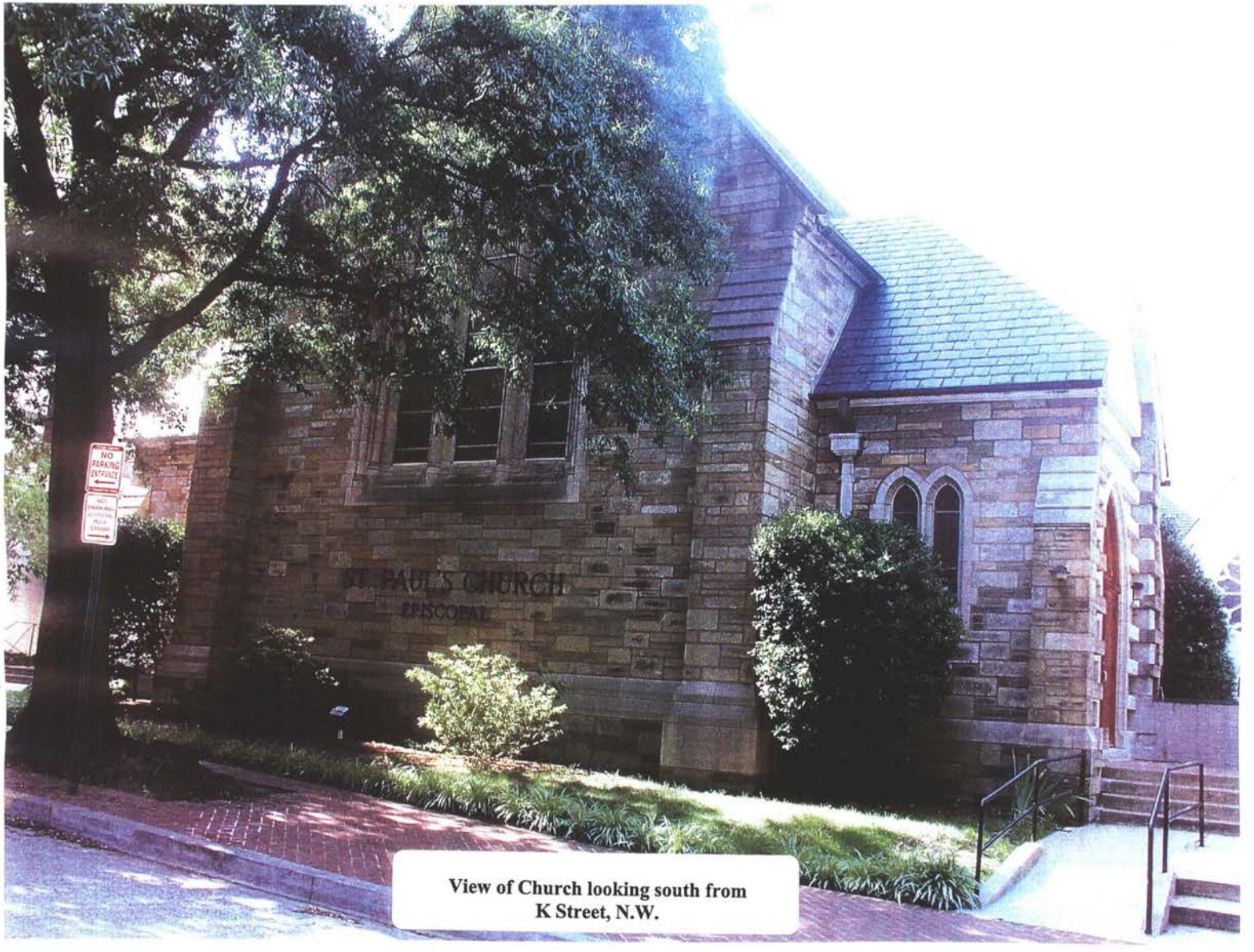
G



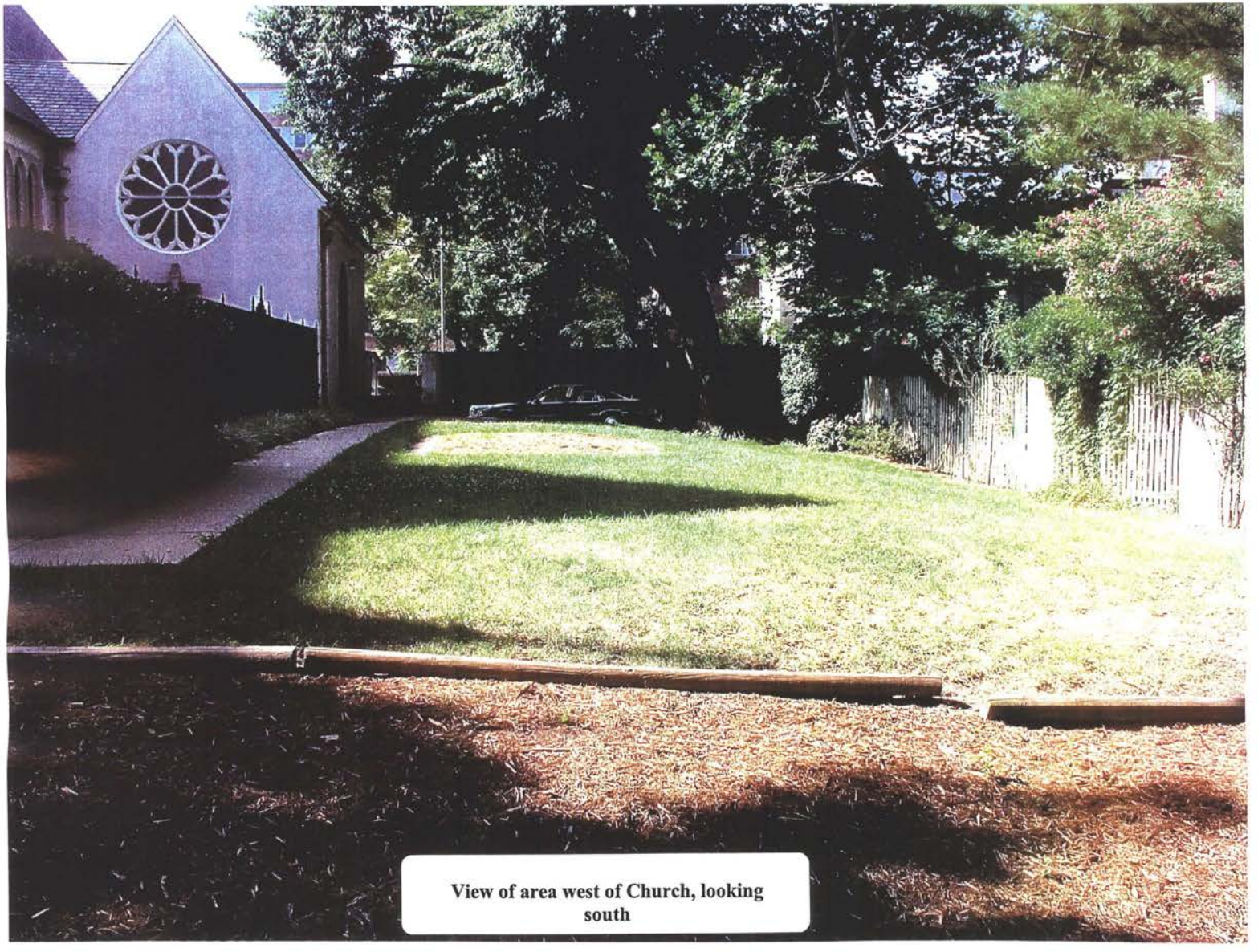
View of subject site looking south from K Street, N.W.



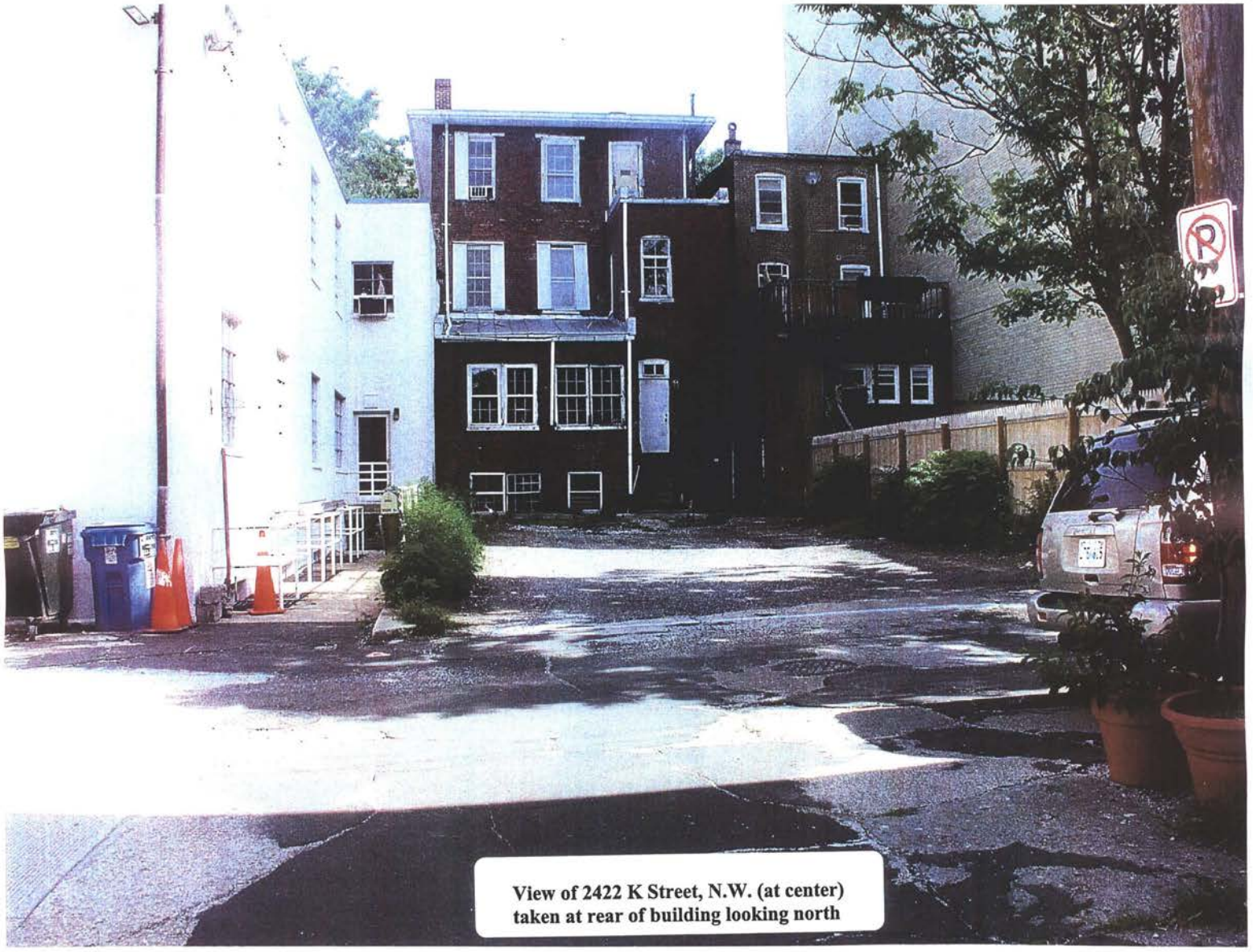
View of area east of Church, looking south



View of Church looking south from K Street, N.W.



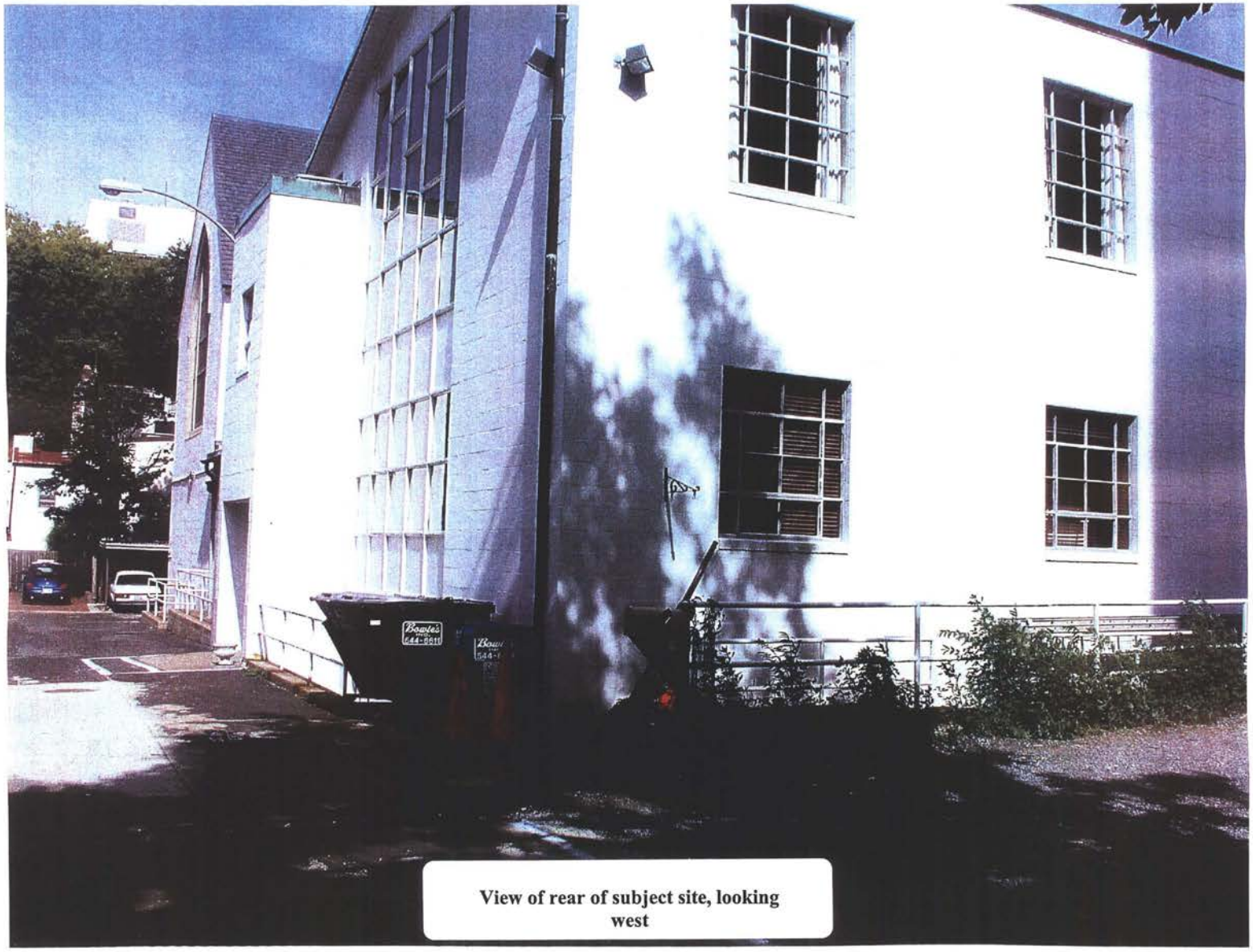
View of area west of Church, looking south



View of 2422 K Street, N.W. (at center)
taken at rear of building looking north



View of side yard of 2422 K Street, N.W., looking north



View of rear of subject site, looking west

H

Form 120 — Exhibit 1
(Revised 04/29/02)

Case No.

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

APPLICATION

Notice: Click Here for Application Form Instructions

Pursuant to Sections §3103.2 – Use Variance, §3103.2 – Area Variance and/or §3104.1 – Special Exception of Title 11 DCMR – Zoning Regulations an application is hereby made, the details of which are as follows:

Address(es)*	Square(s)*	Lot No(s)*	Zoning Districts*	Relief Being Sought*	Section No(s)*
2422, 2424, 2430 K Street, N.W.	28	169, 828	FB/R-3	Area Variance	403.2, 405.8, 406.1
					1523.1, 2001.3

Present Use of Property:*	church						
Proposed Use of Property:*	church						
Owner of Property:*	St. Paul's Parish			Telephone No.:*	(202)337-2020		
Address:*	2430 K Street, N.W.	City:*	Washington	State:*	DC	Zip:*	20037

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:*

Application of St. Paul's Parish for area variance relief from the lot occupancy requirements of sections 403.2 and 2001.3, the side yard requiremens of section 406.8, the court requirements of section 406.1, and the requirements of section 1523.1 regarding the expansion of an existing building in the Foggy Bottom Overlay District at premises 2422, 2424, and 2430 K Street, N.W. (Square 28, Lots 169 and 828).

Estimated Construction Cost:		Advisory Neighborhood Commission Single-Member District(s):*	2A03
Date:*	07/19/2004	Signature:	Allison C. Prince

* The Owner of the Property for which the application is made or his/her authorized agent. In the event an authorized agent files an application on the behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany the notice of application.

To be notified of hearing and decision:
(Owner or Authorized Agent*)

Name:*	Allison C. Prince, Shaw Pittman						
Address:*	2300 N Street, N.W.	City:*	Washington	State:*	DC	Zip:*	20037
Phone No.:*	(202)663-8000	Fax No.:	(202)663-8007	E-Mail:			

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

I

OUTLINE OF TESTIMONY OF REPRESENTATIVE OF THE APPLICANT

I. INTRODUCTION

- A. Brief History and Description of the Church
- B. Location and Description of the Area
- C. Description of the Site

II. THE CHURCH'S COMMUNITY OUTREACH

III. DESCRIPTION OF THE PROJECT

- A. Need for Renovations and Additional Facilities
- B. Purchase of Lot 828
- C. Description of the Project

IV. CONCLUSION

OUTLINE OF TESTIMONY OF REPRESENTATIVE OF THE ARCHITECT SWANKE HAYDEN CONNELL ARCHITECTS

I. INTRODUCTION

A. Representative of the Architect, Swanke Hayden Connell Architects

B. Experience in the District of Columbia

II. THE PROPERTIES AND SURROUNDING AREA

A. Lots 169 and 828 in Square 28

B. Relationship of the Properties to the Immediate Neighborhood

C. Description of the Surrounding Foggy Bottom Neighborhood

III. PROPOSED PROJECT

A. Current Deficiencies of the Existing Buildings

B. Upgrade of Interior of Existing Buildings

C. Plans for the Project

D. Need for Variances

E. HPRB Approval

IV. SATISFACTION OF AREA VARIANCE STANDARDS

A. Exceptional or Extraordinary Situation or Condition

B. Practical Difficulty

C. Granting the Variances Will Not Cause Substantial Detriment to the Public Good or Substantially Impair the Intent, Purpose or Integrity of the Zone Plan

V. CONCLUSION