Advisory Neighborhood Commission 7D

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District of Columbia Government

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May 16, 2005

Geoffrey Griffis, Chair
Board of Zoning Adjustment
District of Columbia Government
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: BZA Application No. 17304
Opposition to Zoning appeal for WMATA application for special exceptions to allow construction of an office building not meeting the parking requirements under section 2107, not meeting the roof structure setback requirements under subsection 411.11

Dear Chairman Griffis:

This letter is being sent in opposition to Application #17304 of Washington Metropolitan Area Transit Authority (WMATA) pursuant to 11 DCMR § 3104.1, for special exceptions to allow construction of an office building, not meeting the parking parking requirements under section 2107, not meeting the roof structure setback requirements under subsection 411.11, and providing accessory parking on adjacent residentially zoned property under section 214, in the C-3-A and R-2 Districts at premises 4500 Benning Road, N.E. (Square 5138, part of Lots 84-87 and 45th Street realignment and all of Lots 83, 126, 140, and 820, and in Square 5139, part of Lot 806). As chair of ANC 7D, and on behalf of the property owners immediately impacted by the construction proposed by Application #17304 and other residents of ANC 7D, I am formally alerting this body to the fact that the Application is improper and fails to comply with the rules of the Board of Zoning Adjustment, and therefore should be denied in accordance with the rules of the District of Columbia Zoning Regulations 11DCMR Zoning.

The instructions of the application filed by WMATA specifically state that "Any notice of application for action provided in the District of Columbia Zoning Regulations (11DCMR Zoning) that is not completed in accordance with the following instructions shall not be accepted." AND

"REQUIRED information to be submitted when making an application submission includes... F. The names and mailing addresses of the owners of all property within 200 feet, in all directions from all boundaries of the property involved in the application, and self-stick labels of the names and mailing addresses of the owners of the properties."

BZA
Case No. 17304
Exhibit No. 51

ANC 7D, Michele Tingling-Clemmons, Executive Administrator/Coordinator
4614 Central Avenue, NE, Washington, DC 20019; mirico5@aol.com; 202.397.2277

2005-2006 – Dorothy Y. Douglas, Chair; Sharita C. Slayton, Vice-Chair; Michael D. Creasey, Treasurer; Adrian Hasty, Secretary;
Raymon Murchison, Veronica Raglin, Christine Tolson, Commissioners

Board of Zoning Adjustment
District of Columbia
CASE NO. 17304
EXHIBIT NO. 51

The Exhibit Log for case 17304[redacted] Applicant WMATA received 2/10/[redacted] and initialed by Office of Zoning Staff (EB) shows that Exhibit #8 was submitted consisting of only two pages, twenty-five names (two of which are duplicates).

As the data below will attest, 18 property owners, the East of the River Neighborhood Health Center at 123 – 45th Street, NE, the day care center across 45th Street from 4500 Benning Road, NE, and at least one commercial establishment, the Industrial Bank of Washington, were not notified by the applicant as required, of the special exceptions. The Industrial Bank of Washington will be significantly impacted since Metro plan to reroute traffic through the accessway currently separating the bank from its parking lot as a thoroughfare for the proposed Kiss and Ride 'lot' in the alleyway bordering many of the homes held by owners conveniently not notified by the applicant. This pattern of withholding information was continued when the notices posted by Metro were selectively placed on only a portion of the property upon which the application is based.

Based on the above and the facts presented below, in accordance with its own rules, the Board of Zoning Adjustment is required to deny the application #17304.

The facts:

1. On February 18, 2005, the Applicant sent a copy of the packet of materials supporting its request for special exceptions in the Application #17304 to former ANC 7D chairperson Christine Tolson, despite the fact that on January 11, 2005, Dorothy Douglas had been chair of ANC 7D. Even after current Chair Dorothy Douglas had inquired about the materials from CSOSA at the ANC meeting on April 12, 2005, she never received either a response or materials from any of the parties at the meeting. As the result of the failure of the Applicant to properly notify the appropriate ANC representative, the ANC was unaware of the filing until the evening of April 12, 2005. Once learning of the filing, I submitted a request to postpone the April 19, 2005 hearing, a request that was denied **on the basis** that proper notice had not been given.

2. The applicant submitted as its exhibit #8, the requisite "Names and address [sic] of property owners" which consisted of 2 pages and 25 names of property owners and addresses presumably representing those within a 200-foot radius of the 4500 Benning Road, NE address. Yet, based on the data provided by the office of Maps and Titles, 941 North Capitol Street, NE, 4th Floor, the following 19 homeowners, the majority of whose properties directly abut the alley bordering the current Metro facility, some of whom purchased their homes from Metro, who were not on the applicant's list, and who were never notified **as is required** of the application for the zoning exception.

   The specific properties were not properly notified were:
   1. Ms. Stacey Bobb, 26 – 46th Street, NE; Square Suffix & Lot: 5138 0851
   2. V. R. Fountaine, 28 – 46th Street, NE; Square Suffix & Lot: 5138 0863
   3. Mr. William A. Knox, Jr., 32 – 46th Street, NE; Square Suffix & Lot 5138 0123
   4. Ms. Lillian Gary, 33 – 46th Street, NE; Square Suffix & Lot: 5138 0143
   5. Mr. Wyatt B. Webb, 34 – 46th Street, NE; Square Suffix & Lot 5138 0826
   6. Ms. Gloria M. Davis, 38 – 46th Street, NE; Square Suffix & Lot 5138 0121
   7. Ms. Donna Wright, 40 – 46th Street, NE; Square Suffix & Lot: 5138 0120

8. Rev. Andre N[redacted]andall, 42 – 46th Street, NE; Square Suffix & Lot: 5138 0142
9. M. H. Montague, 59 – 46th Street, NE; Square Suffix & Lot: 5138 0056
10. C. Lewis, 146 – 46th Street, NE; Square Suffix & Lot: 5138 0144
11. Dorothy Pettus, 150 – 46th Street, NE; Square Suffix & Lot: 5138 0837
12. Ms. Caroly Williams, 154 – 46th Street, NE; Square Suffix & Lot: 5138 0139
13. Ms. Wilfred A. Hale, 158 – 46th Street, NE; Square Suffix & Lot: 5138 0836
14. Mr. Gerald Summers, 160 – 46th Street, NE; Square Suffix & Lot: 5138 0822
15. Mr. Ernest L. McCamey, 166 – 46th Street, NE; Square Suffix & Lot: 5138 0109
16. Mr. Charles Hugee, 4575 Blaine Street, NE; Square Suffix & Lot: 5138 0138
17. Kevin A. Maloney, 15030 Moultrie Pointe Road, Orlando, FL 32828; Square Suffix & Lot: 5138 0817
18. Ms. Susan S. Lee, 147 Soft Wind Drive, Gaithersburg, MD 20878; Square Suffix & Lot: 5138 0865

3. The failure to meet the parking requirements under subsection 411.11 will exacerbate existing parking problems for property owners in the neighborhood. The applicant has failed to conduct any form of traffic study or present any substantive information that fully addresses this issue. ANC 7D supports residents' opposition to Application #17304 for this additional reason.

4. The exception requested by the applicant from the roof set back requirements, which adds an additional 18 feet six inches above the roof, effectively a penthouse structure, further functions to significantly block the light in this neighborhood of 2 – 3 story dwellings. ANC 7D supports residents' oppose Application #17304 for this reason as well.

5. The alleyway that is currently an accessway behind the unit block of homes on 46th Street, NE for trash pickup and access to the homes, is cited in the plans submitted on February 4, 2005 as part of the 4500 Benning Road BZA submission, has been identified to the ANC and constituents as the planned replacement space for Metro's Kiss and Ride lot that will be eliminated by the construction of the building. It is the ANC understanding that taking exclusive rights to an alley cannot be done without the approval of the City Council. This is therefore inadequate planning and a major inconvenience and safety issue for the residents and citizens of the neighborhood.

6. Metro's plans for their Kiss and Ride lot is inadequate based on practical knowledge of the current use of the alleyway. The alley serves as vehicle access for trash pickups by the District Department of Public Works; as an exit and entrance to both the Industrial Savings Bank and the East of the River Health Clinic; as a throughway to 45th and 46th Streets and 46th Place, NE by residents; and as a pedestrian walkway by many in the neighborhood. Additionally, the space is not sufficient for both waiting for passengers and passing by vehicles on any regular basis. Safety would be further compromised for ambulance, fire and other emergency vehicles.

7. ANC 7D further supports constituents' widespread opposition to Metro's application the CSOSA facility beyond Metro's failure to properly notify residents, and the poor building and lot design, but based on the facility itself and its intended use. The facility is

proposed to house a[redacted]t 100 parole officers and staff, to [redacted]come a focal and gathering point for ex-offenders in Ward 7 for drug testing, a drop-in center, some job training and other auxiliary services. This facility would be not only out of sync with the neighborhood – a 5-6 story building towering in a neighborhood of 2-3 story buildings – but a focal point to concentrate ex-offenders around the Metro station that is:

- less that 3 minutes from 3 elementary schools and 5 minutes from 2 middle schools;
- traffic and safety nighmares on Benning Road, an already extremely busy and gridlocked thoroughfare, none of which have been studied by WMATA;
- more air pollution and health problems in a community already underserved by health services and overburdened by asthma and other respiratory problems;
- significant additions to current trash problems, contributing to quality of life problems; and
- problems for our significant population of seniors and other residents, many of whom are already beset by panhandling, solicitation and property crimes, problems that will only be exacerbated by the considerable increase in foot traffic resulting from the proposed facility.

7. Since ANC7D became fully cognizant of the nature and extent of Metro's plans in April, we were alerted by homeowners of the presence of two large cranes in the alleyway abutting Benning Road Metro station behind 45th Street, NE. When we followed up on their concerns and alerted Ward 7 Councilmember Vincent Gray, the work stopped. We received a phone call one week later from Metro letting us know that in checking out the complaint Metro learned that their contractor had proceeded with work on the canopy over the station without proper permits, and that our inquiry had stopped the work until that could be corrected. We are concerned that this incident, much like Metro's failure to properly notify property owners about the plans for its proposed construction, not continue to be part of the pattern of relations with this community, and that the disrespect toward the citizens of our community that has already been demonstrated with regard to this application, process and plans not be allowed to continue.

Based on the facts cited above: the lack of required notice and consideration; the violation of the District of Columbia Zoning Regulations, and the threat to our residents' quality of life, we formally request that the Board of Zoning Adjustment deny the application #17304 request for approval of special exceptions due to the substantial violations and omissions contained in the application as cited above.

Please be advised that we anticipate submitting supplemental material to be appended to this submission within the next 48 hours.

Sincerely,

Dorothy Y. Douglas, Chair

Dorothy Y. Douglas, Chair
Advisory Neighborhood Commission 7D

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lcLean, VA 22102-3924

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27 46th Street, N.E.
Washington, D.C. 20019-4636

BZA
Case No. 17304
Exhibit No. 8

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Central Ave NE
Benning Road NE
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NE
apitol St
RADIUS = 1154.4'
Δ=8°19'45"
ARC 167.82'

12TH STREET ASSOC LLC
C/O JENCO FOUNDATION
2055 15TH ST N FL 2
ARLINGTON, VA 22201-2613

JOSEPH ISAAC
4600 CENTRAL AVE NE
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FERDINAND W TOLSON
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WASHINGTON, DC 20019-4635

WASHINGTON METROPOLITAN AREA TRANSIT AUTH
600 5TH ST NW
WASHINGTON, DC 20001-2610

STACEY BOBB
26 46TH ST NE
WASHINGTON, DC 20019-4635

Square Suffix and Lot: 5346 0011 * Lot Address: 4518 - 4528 BENNING RD
Owner: 12TH STREET ASSOC LLC * Owner's Address: 2055 15TH ST N FL 2 ARLINGTON, VA 22201-2613

Square Suffix and Lot: 5138 0042 * Lot Address: 4600 CENTRAL AV NE
Owner: JOSEPH ISAAC * Owner's Address: 4600 CENTRAL AVE NE WASHINGTON, DC 20019-5233

Square Suffix and Lot: 5138 0043 * Lot Address: 0025 46TH ST NE
Owner: JAMIKA M PHOENIX * Owner's Address: 25 46TH ST NE WASHINGTON, DC 20019-4636

Square Suffix and Lot: 5138 0044 * Lot Address: 0027 46TH ST NE
Owner: ERNEST W TOLSON * Owner's Address: 27 46TH ST NE WASHINGTON, DC 20019-4636

Square Suffix and Lot: 5138 0045 * Lot Address: 46TH ST NE
Owner: FERDINAND W TOLSON * Owner's Address: 27 46TH ST NE WASHINGTON, DC 20019-4636

Square Suffix and Lot: 5138 0046 * Lot Address: 0031 46TH ST NE
Owner: KEITH H SPINNER * Owner's Address: 908 LOWANDER LN SILVER SPRING, MD 20901-2836

Square Suffix and Lot: 5138 0050 * Lot Address: 46TH ST NE
Owner: DARYL A JOHNSON * Owner's Address: 49 46TH ST NE WASHINGTON, DC 20019-4636

Square Suffix and Lot: 5138 0078 * Lot Address: NE
Owner: DC HABITAT HUMANITY * Owner's Address: 843 UPSHUR ST NW WASHINGTON, DC 20011-5836

Square Suffix and Lot: 5138 0079 * Lot Address: 0020 46TH PL NE
Owner: FRANKLIN T MCDUFFIE * Owner's Address: 20 46TH PL NE WASHINGTON, DC 20019-4615

Square Suffix and Lot: 5138 0080 * Lot Address: NE
Owner: FRANKLIN T MCDUFFIE * Owner's Address: 20 46TH PL NE WASHINGTON, DC 20019-4615

Square Suffix and Lot: 5138 0081 * Lot Address: NE
Owner: FRANKLIN T MCDUFFIE * Owner's Address: 20 46TH PL NE WASHINGTON, DC 20019-4615

Square Suffix and Lot: 5138 0083 * Lot Address: 0020 46TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0084 * Lot Address: 4500 BENNING RD NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0085 * Lot Address: 45TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0086 * Lot Address: 45TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0087 * Lot Address: 45TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0120 * Lot Address: 0040 46TH ST NE
Owner: DONNA WRIGHT * Owner's Address: 40 46TH ST NE WASHINGTON, DC 20019-4635

Square Suffix and Lot: 5138 0121 * Lot Address: 0038 46TH ST NE
Owner: GLORIA M DAVIS * Owner's Address: 38 46TH ST NE WASHINGTON, DC 20019-4635

Square Suffix and Lot: 5138 0123 * Lot Address: 0032 46TH ST NE
Owner: WILLIAM A KNOX JR * Owner's Address: 32 46TH ST NE WASHINGTON, DC 20019-4635

Square Suffix and Lot: 5138 0829 * Lot Address: 45TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0140 * Lot Address: 0029 45TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0142 * Lot Address: 0042 46TH ST NE
Owner: ANDRE N RANDALL * Owner's Address: 42 46TH ST NE WASHINGTON, DC 20019-4635

Square Suffix and Lot: 5138 0143 * Lot Address: 0033 46TH ST NE
Owner: LILLIAN GARY * Owner's Address: 33 46TH ST NE WASHINGTON, DC 20019-4636

Square Suffix and Lot: 5138 0144 * Lot Address: 0146 46TH ST NE
Owner: C LEWIS * Owner's Address: 146 46TH ST NE WASHINGTON, DC 20019-4637

Square Suffix and Lot: 5138 0817 * Lot Address: 4609 CENTRAL AV NE
Owner: KEVIN A MALONEY * Owner's Address: 15030 MOULTRIE POINTE RD ORLANDO, FL 32828-6656

Square Suffix and Lot: 5138 0818 * Lot Address: 4607 CENTRAL AV NE
Owner: KEVIN A MALONEY * Owner's Address: 15030 MOULTRIE POINTE RD ORLANDO, FL 32828-6656

Square Suffix and Lot: 5138 0819 * Lot Address: CENTRAL AV NE
Owner: SUSAN S LEE * Owner's Address: 14723 SOFT WIND DR GAITHERSBURG, MD 20878-4236

Square Suffix and Lot: 5138 0825 * Lot Address: 46TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0826 * Lot Address: 0034 46TH ST NE
Owner: WYATT B WEBB * Owner's Address: 34 46TH ST NE WASHINGTON, DC 20019-4635

Square Suffix and Lot: 5138 0851 * Lot Address: 0026 46TH ST NE
Owner: STACEY BOBB * Owner's Address: 26 46TH ST NE WASHINGTON, DC 20019-4635

Square Suffix and Lot: 5138 0852 * Lot Address: 46TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0865 * Lot Address: 4510 EAST CAPITOL ST NE
Owner: SUSAN S LEE * Owner's Address: 14723 SOFT WIND DR GAITHERSBURG, MD 20878-4236

Square Suffix and Lot: 5139 0806 * Lot Address: BENNING RD NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0126 * Lot Address: 0022 46TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0863 * Lot Address: 0028 46TH ST NE
Owner: V R FOUNTAINE * Owner's Address: 28 46TH ST NE WASHINGTON, DC 20019-4635

Square Suffix and Lot: 5085 0056 * Lot Address: 4501 BENNING RD NE
Owner: EXXON CORPORATION * Owner's Address: PO BOX 53 HOUSTON, TX 77001-0053

Square Suffix and Lot: 5138 0082 * Lot Address: CENTRAL AV NE
Owner: R L TINGLING CLEMMONS * Owner's Address: 4614 CENTRAL AVE NE WASHINGTON, DC 20019-5233

Square Suffix and Lot: 5138 0041 * Lot Address: 4614 CENTRAL AV NE
Owner: R L TINGLING CLEMMONS * Owner's Address: 4614 CENTRAL AVE NE WASHINGTON, DC 20019-5233

Square Suffix and Lot: 5138 0864 * Lot Address: 46TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

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Click on a folder tab above to view tax information.

Tax	Amount Balance	As of Date
Real Property	-$4,349.26	04/21/2005
Business Improvement District (BID Tax)	$83.79	04/21/2005

*The outstanding amounts displayed here may not include updated penalty and interest.

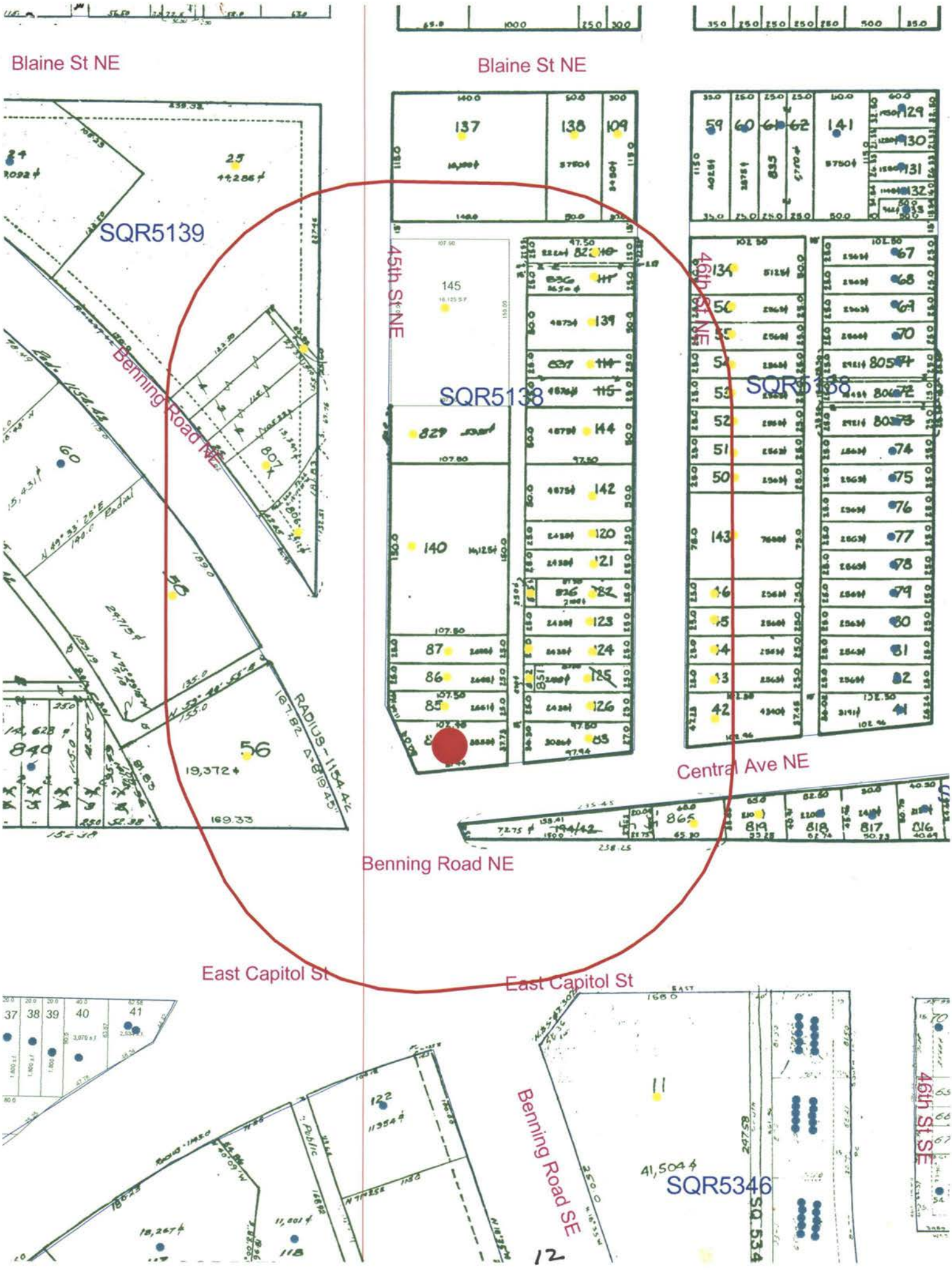
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Blaine St NE
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SQR5139
SQR5138
SQR5137
45th St NE
46th St NE
Benning Road NE
Central Ave NE
Benning Road NE
East Capitol St
East Capitol St
Benning Road SE
46th St SE
SQR5346
SQR534

12TH STREET ASSOC LLC
C/O JENCO FOUNDATION
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SAMUEL R JORDAN
53 46TH ST NE
WASHINGTON, DC 20019-4636

SAMUEL R JORDAN
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WASHINGTON, DC 20019-4636

M H MONTAGUE
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WASHINGTON, DC 20019-4635

C LEWIS
146 46TH ST NE
WASHINGTON, DC 20019-4637

WILLIAM A KNOX JR
32 46TH ST NE
WASHINGTON, DC 20019-4635

SUSAN S LEE
14723 SOFT WIND DR
GAITHERSBURG, MD 20878-4236

WILLIAM C LEWIS
63 46TH ST NE
WASHINGTON, DC 20019-4636

GERALD SUMMERS
160 46TH ST NE
WASHINGTON, DC 20019-4637

INDUSTRIAL BANK WASHINGTON
C/O MR MITCHELL
4812 GEORGIA AVE NW
WASHINGTON, DC 20011-4522

WASHINGTON METROPOLITAN AREA TRANSIT AUTH
600 5TH ST NW
WASHINGTON, DC 20001-2610

CHARLES HUGEE
4575 BLAINE ST NE
WASHINGTON, DC 20019-4648

WYATT B WEBB
34 46TH ST NE
WASHINGTON, DC 20019-4635

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (EMAIL)
600 5TH ST NW
WASHINGTON, DC 20001-2610

STACEY B WEBB
26 46TH ST NE
WASHINGTON, DC 20019-4635

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (EMAIL)
600 5TH ST NW
WASHINGTON, DC 20001-2610

WASHINGTON METROPOLITAN AREA TRANSIT AUTH
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ANDRE N RANDALL
42 46TH ST NE
WASHINGTON, DC 20019-4635

WILFRED A HALE
158 46TH ST NE
WASHINGTON, DC 20019-4637

CAROLY WILLIAMS
154 46TH ST NE
WASHINGTON, DC 20019-4637

DOROTHY PETTUS
150 46TH ST NE
WASHINGTON, DC 20019-4637

LILLIAN GARY
33 46TH ST NE
WASHINGTON, DC 20019-4636

SUSAN S LEE
14723 SOFT WIND DR
GAITHERSBURG, MD 20878-4236

WESTBROOK ALBERT W
156 CAPTAINS QUARTERS RD
OCEAN CITY, MD 21842-4804

W H LIMERICK
UNKNOWN
WASHINGTON, DC 20001

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)
600 5TH ST NW
WASHINGTON, DC 20001-2610

WESTBROOK ALBERT W
156 CAPTAINS QUARTERS RD
OCEAN CITY, MD 21842-4804

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)
600 5TH ST NW
WASHINGTON, DC 20001-2610

*V R FOUNTAINE
28 46TH ST NE
WASHINGTON, DC 20019-4635

EXXON CORPORATION
PO BOX 53
HOUSTON, TX 77001-0053

RAPHAEL EHILEN
2406 VIRGINIA AVE APT 103
LANDOVER, MD 20785-3377

INDUSTRIAL BANK WASHINGTON
C/O MR MITCHELL
4812 GEORGIA AVE NW
WASHINGTON, DC 20011-4522

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)
600 5TH ST NW
WASHINGTON, DC 20001-2610

Square Suffix and Lot: 5346 0011 * Lot Address: 4518 - 4528 BENNING RD S[redacted]
Owner: 12TH STREET ASSOC LLC * Owner's Address: 2055 15TH ST N FL 2 ARLINGTON, VA 22201-2613

Square Suffix and Lot: 5138 0042 * Lot Address: 4600 CENTRAL AV NE
Owner: JOSEPH ISAAC * Owner's Address: 4600 CENTRAL AVE NE WASHINGTON, DC 20019-5233

Square Suffix and Lot: 5138 0043 * Lot Address: 0025 46TH ST NE
Owner: JAMIKA M PHOENIX * Owner's Address: 25 46TH ST NE WASHINGTON, DC 20019-4636

Square Suffix and Lot: 5138 0044 * Lot Address: 0027 46TH ST NE
Owner: ERNEST W TOLSON * Owner's Address: 27 46TH ST NE WASHINGTON, DC 20019-4636

Square Suffix and Lot: 5138 0045 * Lot Address: 46TH ST NE
Owner: FERDINAND W TOLSON * Owner's Address: 27 46TH ST NE WASHINGTON, DC 20019-4636

Square Suffix and Lot: 5138 0046 * Lot Address: 0031 46TH ST NE
Owner: KEITH H SPINNER * Owner's Address: 908 LOWANDER LN SILVER SPRING, MD 20901-2836

Square Suffix and Lot: 5138 0050 * Lot Address: 46TH ST NE
Owner: DARYL A JOHNSON * Owner's Address: 49 46TH ST NE WASHINGTON, DC 20019-4636

Square Suffix and Lot: 5138 0051 * Lot Address: 0049 46TH ST NE
Owner: DARYL A JOHNSON * Owner's Address: 49 46TH ST NE WASHINGTON, DC 20019-4636

Square Suffix and Lot: 5138 0052 * Lot Address: 0049 46TH ST NE
Owner: DARYL A JOHNSON * Owner's Address: 49 46TH ST NE WASHINGTON, DC 20019-4636

Square Suffix and Lot: 5138 0053 * Lot Address: 0053 46TH ST NE
Owner: SAMUEL R JORDAN * Owner's Address: 53 46TH ST NE WASHINGTON, DC 20019-4636

Square Suffix and Lot: 5138 0054 * Lot Address: 0055 46TH ST NE
Owner: SAMUEL R JORDAN * Owner's Address: 55 46TH ST NE WASHINGTON, DC 20019-4636

Square Suffix and Lot: 5138 0055 * Lot Address: 0057 46TH ST NE
Owner: WILLIAM T STOVALL * Owner's Address: 57 46TH ST NE WASHINGTON, DC 20019-4636

Square Suffix and Lot: 5138 0056 * Lot Address: 0059 46TH ST NE
Owner: M H MONTAGUE * Owner's Address: 59 46TH ST NE WASHINGTON, DC 20019-4636

Square Suffix and Lot: 5138 0083 * Lot Address: 0020 46TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0084 * Lot Address: 4500 BENNING RD NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0085 * Lot Address: 45TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0086 * Lot Address: 45TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0087 * Lot Address: 45TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0109 * Lot Address: 0166 46TH ST NE
Owner: ERNEST L MCCAMEY * Owner's Address: 166 46TH ST NE WASHINGTON, DC 20019-4637

Square Suffix and Lot: 5138 0120 * Lot Address: 0040 46TH ST NE
Owner: DONNA WRIGHT * Owner's Address: 40 46TH ST NE WASHINGTON, DC 20019-4635

Square Suffix and Lot: 5138 0121 * Lot Address: 0038 46TH ST NE
Owner: GLORIA M DAVIS * Owner's Address: 38 46TH ST NE WASHINGTON, DC 20019-4635

Square Suffix and Lot: 5138 0123 * Lot Address: 0032 46TH ST NE
Owner: WILLIAM A KNOX JR * Owner's Address: 32 46TH ST NE WASHINGTON, DC 20019-4635

Square Suffix and Lot: 5138 0134 * Lot Address: 0063 46TH ST NE
Owner: WILLIAM C LEWIS * Owner's Address: 63 46TH ST NE WASHINGTON, DC 20019-4636

Square Suffix and Lot: 5138 0137 * Lot Address: 0125 45TH ST NE
Owner: INDUSTRIAL BANK WASHINGTON * Owner's Address: 4812 GEORGIA AVE NW WASHINGTON, DC 20011

Square Suffix and Lot: 5138 0138 * Lot Address: 4575 BLAINE ST NE
Owner: CHARLES HUGEE * Owner's Address: 4575 BLAINE ST NE WASHINGTON, DC 20019-4648

Square Suffix and Lot: 5138 0829 * Lot Address: 45TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0140 * Lot Address: 0029 45TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0142 * Lot Address: 0042 46TH ST NE
Owner: ANDRE N RANDALL * Owner's Address: 42 46TH ST NE WASHINGTON, DC 20019-4635

Square Suffix and Lot: 5138 0139 * Lot Address: 0154 46TH ST NE
Owner: CAROLY WILLIAMS * Owner's Address: 154 46TH ST NE WASHINGTON, DC 20019-4637

Square Suffix and Lot: 5138 0143 * Lot Address: 0033 46TH ST NE
Owner: LILLIAN GARY * Owner's Address: 33 46TH ST NE WASHINGTON, DC 20019-4636

Square Suffix and Lot: 5138 0144 * Lot Address: 0146 46TH ST NE
Owner: C LEWIS * Owner's Address: 146 46TH ST NE WASHINGTON, DC 20019-4637

Square Suffix and Lot: 5138 0819 * Lot Address: CENTRAL AV NE
Owner: SUSAN S LEE * Owner's Address: 14723 SOFT WIND DR GAITHERSBURG, MD 20878-4236

Square Suffix and Lot: 5138 0822 * Lot Address: 0160 46TH ST NE
Owner: GERALD SUMMERS * Owner's Address: 160 46TH ST NE WASHINGTON, DC 20019-4637

Square Suffix and Lot: 5138 0825 * Lot Address: 46TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0826 * Lot Address: 0034 46TH ST NE
Owner: WYATT B WEBB * Owner's Address: 34 46TH ST NE WASHINGTON, DC 20019-4635

Square Suffix and Lot: 5138 0851 * Lot Address: 0026 46TH ST NE
Owner: STACEY BOBB * Owner's Address: 26 46TH ST NE WASHINGTON, DC 20019-4635

Square Suffix and Lot: 5138 0852 * Lot Address: 46TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0836 * Lot Address: 0158 46TH ST NE
Owner: WILFRED A HALE * Owner's Address: 158 46TH ST NE WASHINGTON, DC 20019-4637

Square Suffix and Lot: 5138 0837 * Lot Address: 0150 46TH ST NE
Owner: DOROTHY PETTUS * Owner's Address: 150 46TH ST NE WASHINGTON, DC 20019-4637

Square Suffix and Lot: 5138 0865 * Lot Address: 4510 EAST CAPITOL ST NE
Owner: SUSAN S LEE * Owner's Address: 14723 SOFT WIND DR GAITHERSBURG, MD 20878-4236

Square Suffix and Lot: 5139 0025 * Lot Address: 4414 BENNING RD NE
Owner: WESTBROOK ALBERT W * Owner's Address: 156 CAPTAINS QUARTERS RD OCEAN CITY, MD 21842-480

Square Suffix and Lot: 5139 0803 * Lot Address: 45TH ST NE
Owner: W H LIMERICK * Owner's Address: UNKNOWN WASHINGTON, DC 20001

Square Suffix and Lot: 5139 0806 * Lot Address: BENNING RD NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5139 0807 * Lot Address: 4430 BENNING RD NE
Owner: WESTBROOK ALBERT W * Owner's Address: 156 CAPTAINS QUARTERS RD OCEAN CITY, MD 21842-480

Square Suffix and Lot: 5138 0126 * Lot Address: 0022 46TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

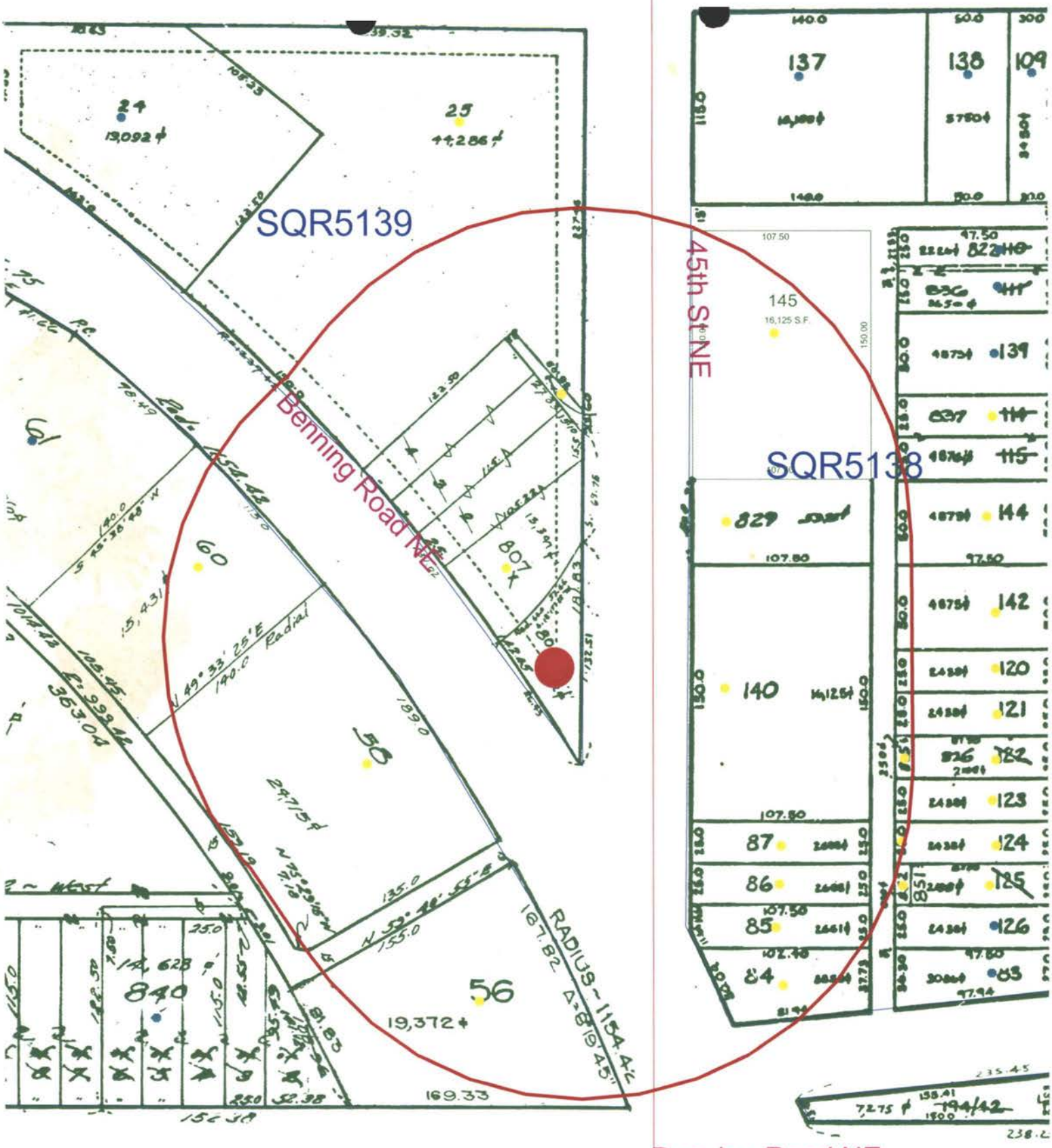
Square Suffix and Lot: 5138 0863 * Lot Address: 0028 46TH ST NE
Owner: V R FOUNTAINE * Owner's Address: 28 46TH ST NE WASHINGTON, DC 20019-4635

Square Suffix and Lot: 5085 0056 * Lot Address: 4501 BENNING RD NE
Owner: EXXON CORPORATION * Owner's Address: PO BOX 53 HOUSTON, TX 77001-0053

Square Suffix and Lot: 5085 0058 * Lot Address: 4445 BENNING RD NE
Owner: RAPHAEL EHILEN * Owner's Address: 2406 VIRGINIA AVE APT 103 LANDOVER, MD 20785-3377

Square Suffix and Lot: 5138 0145 * Lot Address: 45TH ST NE
Owner: INDUSTRIAL BANK WASHINGTON * Owner's Address: 4812 GEORGIA AVE NW WASHINGTON, DC 20011

Square Suffix and Lot: 5138 0864 * Lot Address: 46TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW


SQR5139
SQR5138
Benning Road NE
45th St NE
Benning Road NE
East Capitol St
East Capitol S
24
19,092 ±
25
44,286 ±
60
56
19,372 ±
840
145
16,125 S.F.
140
829
807
RADIUS = 1154.42
169.33

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)
600 5TH ST NW
WASHINGTON, DC 20001-2610

CLEWIS
146 46TH ST NE
WASHINGTON, DC 20019-4637

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)
600 5TH ST NW
WASHINGTON, DC 20001-2610

WASHINGTON METROPOLITAN AREA TRANSIT AUTH
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WYATT B WEBB
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WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)
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STACY B WEBB
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DONNA WRIGHT
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WASHINGTON METROPOLITAN AREA TRANSIT AUTH
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GLORIA M DAVIS
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DOROTHY PETTUS
150 46TH ST NE
WASHINGTON, DC 20019-4637

WILLIAM A KNOX JR
32 46TH ST NE
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WESTBROOK ALBERT W
156 CAPTAINS QUARTERS RD
OCEAN CITY, MD 21842-4804

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)
600 5TH ST NW
WASHINGTON, DC 20001-2610

UNKNOWN
WASHINGTON, DC 20001

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)
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WASHINGTON METROPOLITAN AREA TRANSIT AUTH
600 5TH ST NW
WASHINGTON, DC 20001-2610

ANDRE N RANDALL
42 46TH ST NE
WASHINGTON, DC 20019-4635

WESTBROOK ALBERT W
156 CAPTAINS QUARTERS RD
OCEAN CITY, MD 21842-4804

Square Suffix and Lot: 5138 0084 * Lot Address: 4500 BENNING RD NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0085 * Lot Address: 45TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0086 * Lot Address: 45TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0087 * Lot Address: 45TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0120 * Lot Address: 0040 46TH ST NE
Owner: DONNA WRIGHT * Owner's Address: 40 46TH ST NE WASHINGTON, DC 20019-4635

Square Suffix and Lot: 5138 0121 * Lot Address: 0038 46TH ST NE
Owner: GLORIA M DAVIS * Owner's Address: 38 46TH ST NE WASHINGTON, DC 20019-4635

Square Suffix and Lot: 5138 0123 * Lot Address: 0032 46TH ST NE
Owner: WILLIAM A KNOX JR * Owner's Address: 32 46TH ST NE WASHINGTON, DC 20019-4635

Square Suffix and Lot: 5138 0829 * Lot Address: 45TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0140 * Lot Address: 0029 45TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0142 * Lot Address: 0042 46TH ST NE
Owner: ANDRE N RANDALL * Owner's Address: 42 46TH ST NE WASHINGTON, DC 20019-4635

Square Suffix and Lot: 5138 0144 * Lot Address: 0146 46TH ST NE
Owner: C LEWIS * Owner's Address: 146 46TH ST NE WASHINGTON, DC 20019-4637

Square Suffix and Lot: 5138 0825 * Lot Address: 46TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0826 * Lot Address: 0034 46TH ST NE
Owner: WYATT B WEBB * Owner's Address: 34 46TH ST NE WASHINGTON, DC 20019-4635

Square Suffix and Lot: 5138 0851 * Lot Address: 0026 46TH ST NE
Owner: STACEY BOBB * Owner's Address: 26 46TH ST NE WASHINGTON, DC 20019-4635

Square Suffix and Lot: 5138 0852 * Lot Address: 46TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5138 0837 * Lot Address: 0150 46TH ST NE
Owner: DOROTHY PETTUS * Owner's Address: 150 46TH ST NE WASHINGTON, DC 20019-4637

Square Suffix and Lot: 5139 0025 * Lot Address: 4414 BENNING RD NE
Owner: WESTBROOK ALBERT W * Owner's Address: 156 CAPTAINS QUARTERS RD OCEAN CITY, MD 21842-480

Square Suffix and Lot: 5139 0803 * Lot Address: 45TH ST NE
Owner: W H LIMERICK * Owner's Address: UNKNOWN WASHINGTON, DC 20001

Square Suffix and Lot: 5139 0806 * Lot Address: BENNING RD NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW

Square Suffix and Lot: 5139 0807 * Lot Address: 4430 BENNING RD NE
Owner: WESTBROOK ALBERT W * Owner's Address: 156 CAPTAINS QUARTERS RD OCEAN CITY, MD 21842-480

Square Suffix and Lot: 5138 0863 * Lot Address: 0028 46TH ST NE
Owner: V R FOUNTAINE * Owner's Address: 28 46TH ST NE WASHINGTON, DC 20019-4635

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Owner: EXXON CORPORATION * Owner's Address: PO BOX 53 HOUSTON, TX 77001-0053

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Owner: RAPHAEL EHILEN * Owner's Address: 2406 VIRGINIA AVE APT 103 LANDOVER, MD 20785-3377

Square Suffix and Lot: 5085 0060 * Lot Address: 4443 BENNING RD NE
Owner: JIMMY S CHOI * Owner's Address: 4875 ANNAMOHR DR FAIRFAX, VA 22030-8260

Square Suffix and Lot: 5138 0145 * Lot Address: 45TH ST NE
Owner: INDUSTRIAL BANK WASHINGTON * Owner's Address: 4812 GEORGIA AVE NW WASHINGTON, DC 20011

Square Suffix and Lot: 5138 0864 * Lot Address: 46TH ST NE
Owner: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) * Owner's Address: 600 5TH ST NW