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OF COUNSEL
HAROLD E. JORD

October 18, 2005

2005 OCT 18 P 2:16

HAND-DELIVERED

Geoffrey Griffis, Chairman
District of Columbia Board of Zoning Adjustment
441 Fourth Street, N.W. - Room 210 South
Washington, D.C. 20001

Re: Board of Zoning Adjustment Application No. 17310 - 1812 35th Street, N.W. - Appeal of Zoning Administrator's Decision

Dear Mr. Griffis:

This firm represents 1812 35th Street Associates LLC ("Associates"), the owner of the real property located at 1812 35th Street, N.W., for which the Zoning Administrator approved the issuance of the building permit that is the subject of this proceeding. At the conclusion of the public hearing on September 20, 2005, you invited the parties to submit additional materials which would inform the Board as to: (i) the existing conditions of the subject property prior to the building permit issuance; and (ii) the scope of the proposed work for the subject property.

In consultation with Laurie B. Horvitz, Esq., counsel for the Appellant, we have agreed that the following items, which are attached to this letter, would be informative to the Board as it considers the instant appeal:

1. Subdivision Plat for Lot 34, Square S-1296, dated March 4, 2005.

2. Location Survey of 1812 35th Street, N.W., dated January 17, 2001, showing the dimensioned structure as it then existed on the subject property structure.

3. Axonometric of Existing House, attached as Exhibit 4 to the Office of Planning Report, dated May 31, 2005, in BZA Application No. 17327.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17310
EXHIBIT NO. 37

Board of Zoning Adjustment
District of Columbia
CASE NO. 17310
EXHIBIT NO. 37

4. Axonometric of Existing House (as shown with neighbors) as Exhibit 6 to the Office of Planning Report, dated May 31, 2005, in BZA Application No. 17327.

5. Cover Sheet (CS) to Architectural Plans for Addition & Renovation to 1812 35th Street, N.W., Washington, D.C., submitted prior to issuance of the building permit and part of the record in BZA Application No. 17327.

6. Floor & Roof Plans (A1) to Architectural Plans for Addition & Renovation to 1812 35th Street, N.W., Washington, D.C., submitted prior to issuance of the building permit and part of the record in BZA Application No. 17327.

We would ask that these six items be made part of the record in the instant appeal. For the convenience of the Board, we shall make available at the hearing full-sized copies of items # 5 and 6.

Respectfully submitted,

George R. Keys, Jr.

Enclosures

cc: Laurie B. Horvitz, Esq. (w/o encl.)
Stephanie Ferguson, Esq. (w/o encl.)
Andres Dan
Gisela G. Garcia Tuñon

SUBDIVISION
SQUARE S-1296

EXHIBIT 1

WITNESSES

OWNERS

1812 35th STREET ASSOCIATES, L.L.C.

NUMBER OF TRUSTS: 0

ASSENT BY TRUSTEES:

SURVEYOR'S OFFICE, D.C.

2:00 pm MARCH 4, 2005

OFFICE OF TAX AND REVENUE

3/4/05

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

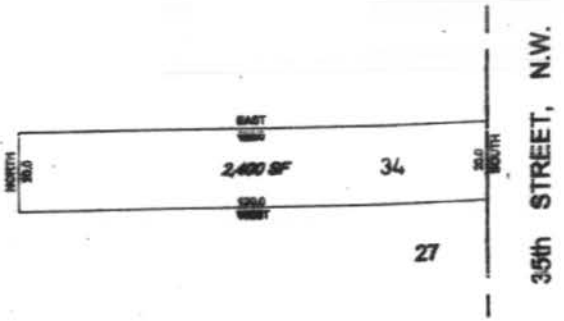
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R-3

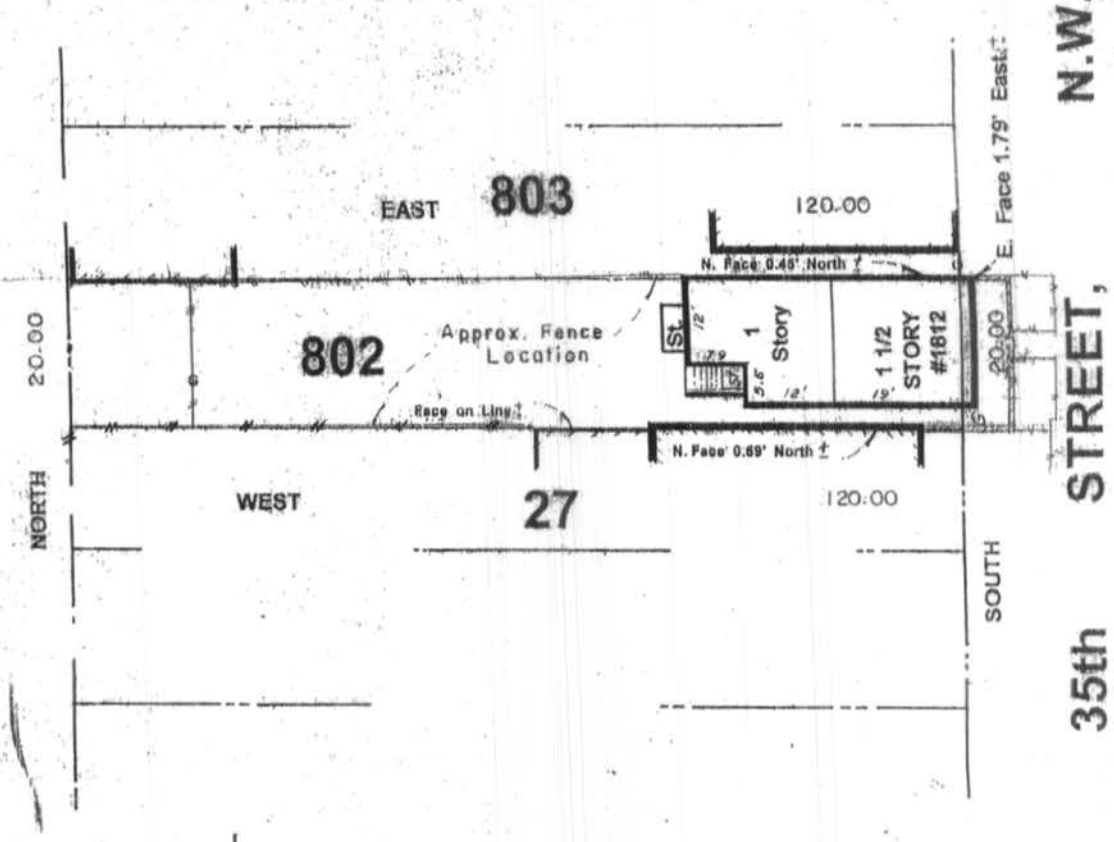
Nov. 22

OFFICE OF THE SURVEYOR

March 4



LA[illegible]TECH ASSOCIATES, INC.
7807 BALTIMORE AVENUE SUITE 214
COLLEGE PARK, MARYLAND 20740



SQUARE 1296

EXHIBIT 2

NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING AS DELINEATED ON THE MAPS OF THE [illegible]ATIONAL FLOOD INSURANCE PROGRAM

STATE OF MARYLAND GRADEN A. ROGERS No. 119 REGISTERED PROPERTY LINE SURVEYOR

NO TITLE REPORT FURNISHED

LOCATION SURVEY OF	LOT: 802	SQUARE: 1296
812 - 35th STREET, N.W.	LIBER: Per Assessor's	FOLIO: Records
WASHINGTON, D.C.	DATE: Jan. 17, 2001	SCALE: 1" = 20'
	CASE NO: 01-5003	FILE NO: ASC201006

CERTIFICATION: I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements or for permit applications.

GRADEN A. ROGERS — PROP. L.S. MD. LIC. NO. 119

AXONOMETRIC OF

EXISTING HOUSE

AS SHOWN BY ITSELF

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

tabbies
EXHIBIT
3

Exhibit 4

AXONOMETRIC OF

EXISTING HOUSE

AS SHOWN WITH NEIGHBORS

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

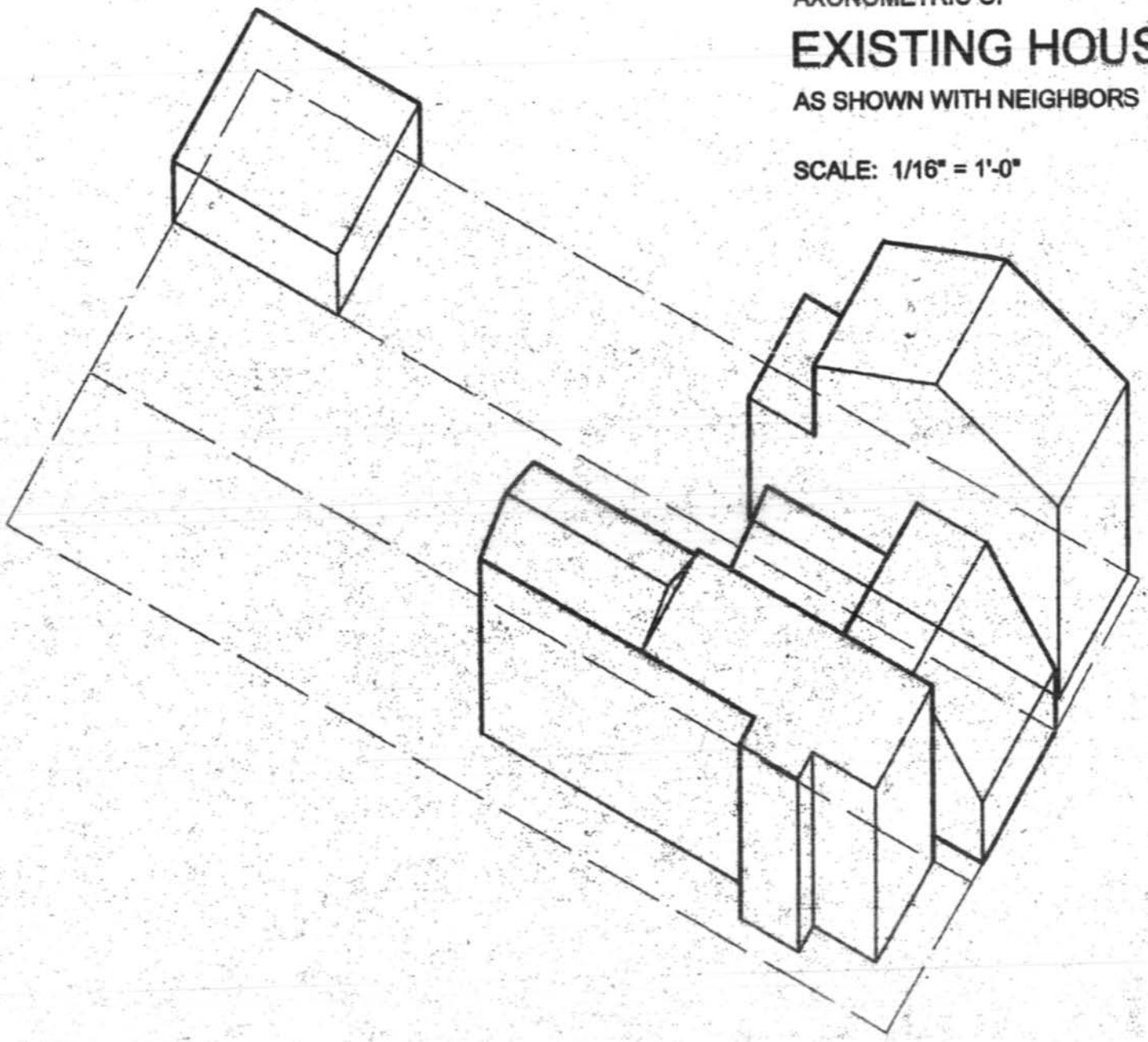
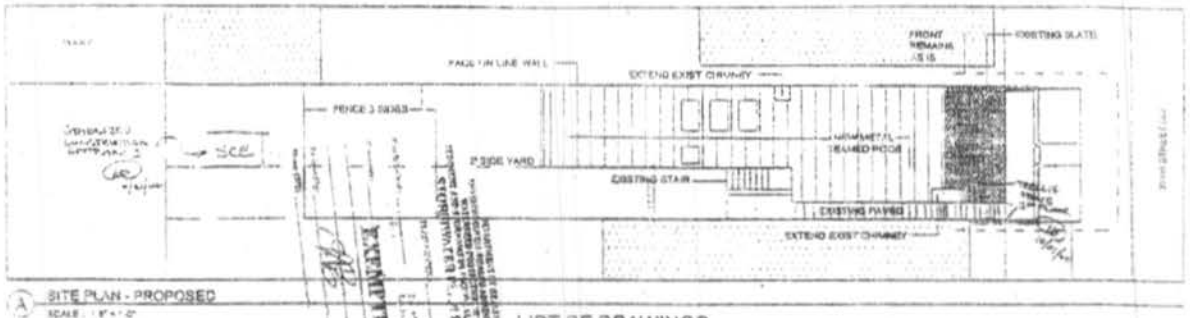




Exhibit 6

ADDITION & RENOVATION TO
1812 35th STREET NW WASHINGTON, D.C.



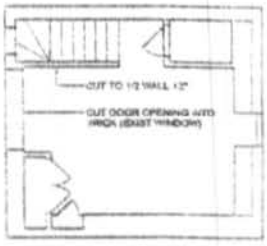
A SITE PLAN - PROPOSED
SCALE : 1/8" = 1'-0"

1812 35TH STREET NW
LOT 27 SQUARE S1296

RESIDENCIAL DISTRICT	R3
LOT SIZE	2400 SF
EXISTING HOUSE FOOTPRINT	637 SF
EXISTING LOT OCCUPANCY	26.5%
PROPOSED HOUSE FOOTPRINT	967 SF
PROPOSED LOT OCCUPANCY	40.0%
HEIGHT OF HOUSE	24'-4"
PROPOSED HGT OF HOUSE	35'-0"

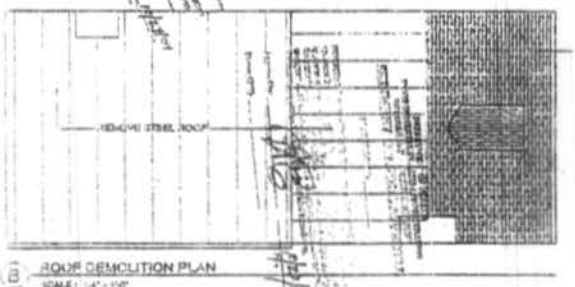
LIST OF DRAWINGS

A-1	ARCHITECTURAL PLANS
A-2	EXTERIOR ELEVATIONS
A-3	LONGITUDINAL SECTION
A-4	TRANSVERSE SECTIONS
A-5	SCHEDULES / DETAILS
S-1	STRUCTURAL PLANS
S-2	STRUCT. NOTES & DETAILS
S-3	STRUCTURAL DETAILS
M-1	MECHANICAL
P-1	PLUMBING
E-1/E-2	ELECTRICAL
EC-1	EROSION CONTROL

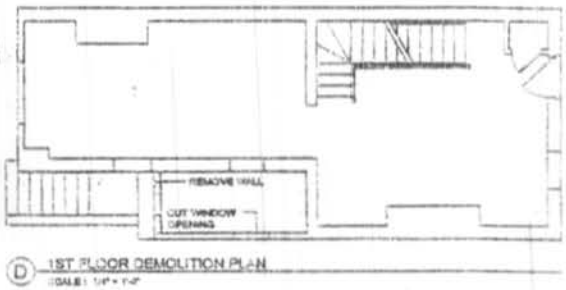


C 2ND FLOOR DEMOLITION PLAN
SCALE : 1/4" = 1'-0"

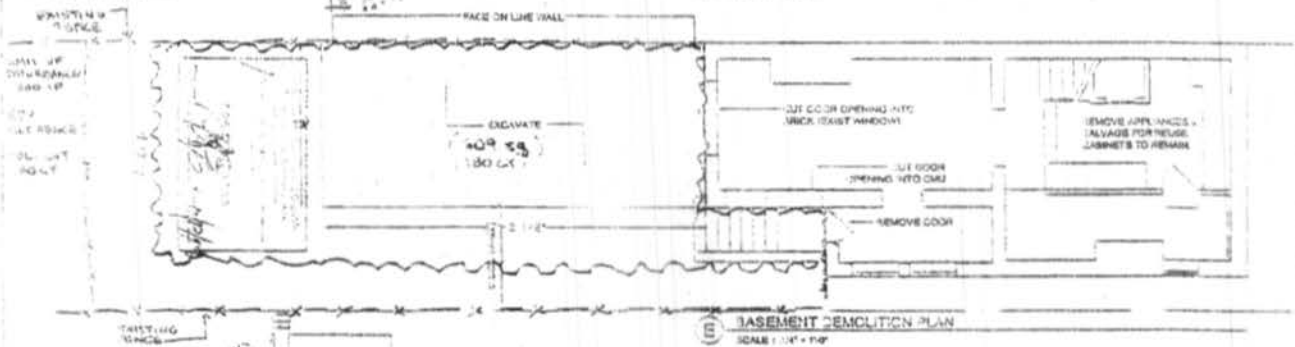
DEMOLITION PLANS



B ROOF DEMOLITION PLAN
SCALE : 1/4" = 1'-0"

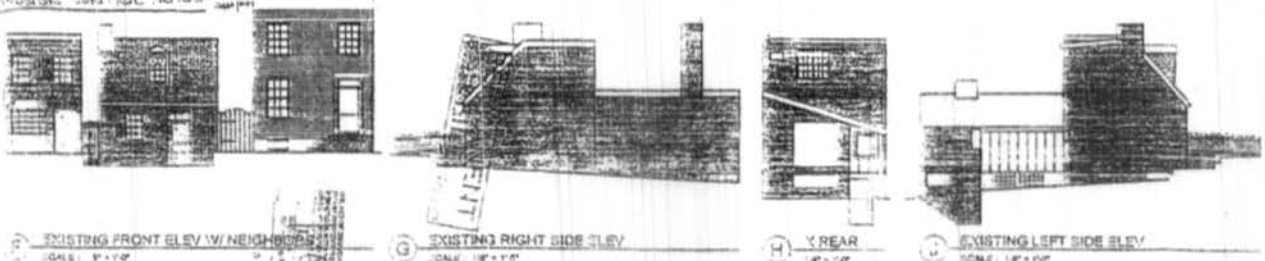


D 1ST FLOOR DEMOLITION PLAN
SCALE : 1/4" = 1'-0"



E BASEMENT DEMOLITION PLAN
SCALE : 1/4" = 1'-0"

EROSION CONTROL NOTES



F EXISTING FRONT ELEV W/ NEIGHBORS
SCALE : 1/8" = 1'-0"

G EXISTING RIGHT SIDE ELEV
SCALE : 1/8" = 1'-0"

H REAR
1/8" = 1'-0"

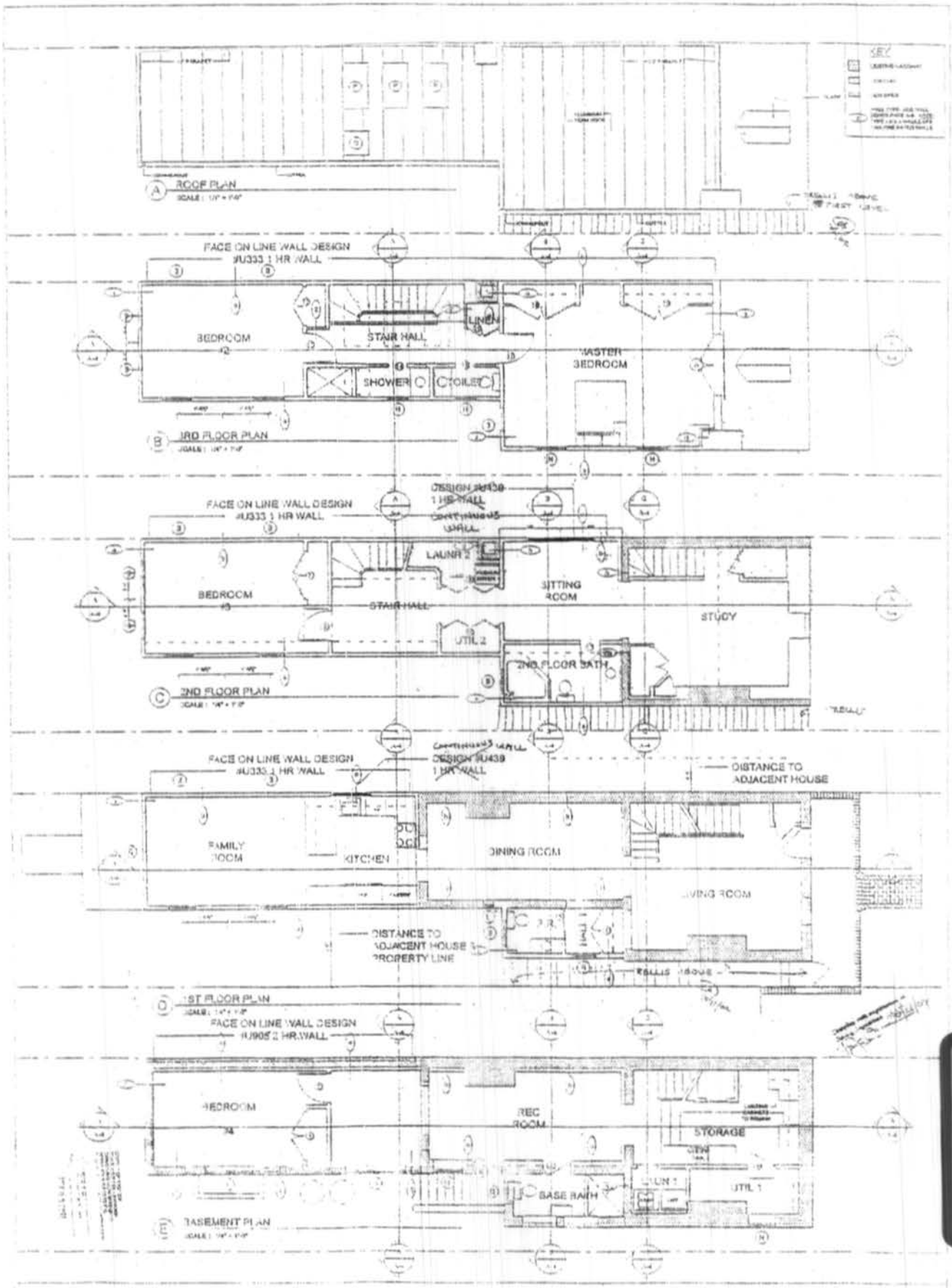
I EXISTING LEFT SIDE ELEV
SCALE : 1/8" = 1'-0"

1812 35th STREET NW WASHINGTON, D.C.
PARTNERSHIP OF 1812

COVER SHEET
DEMOLITION / EXISTING

CS

EXHIBIT 5



RENOVATION & ADDITION TO
1312 35TH STREET NW

FLOOR & ROOF PLANS

EXHIBIT 9