Monogram Renovations, LLC

2135 Derby Ridge Lane
Silver Spring , MD 20910

RECEIVED
D.C. OFFICE OF ZONING
2005 AUG 12 AM 10:35

August 10, 2005

District of Columbia
Board of Zoning Adjustments
441 4th Street, N.W., Suite 210-South
Washington, DC 20001

To Whom It May Concern:

We are requesting to amend the relief sought in Case # 17363 from an Area Variances 3103.2 Sections 401.3 and 403 to a Special Exception 3104.1 Section 223.

The owner of this project is Monogram Renovations, LLC. The specific relief requested is a Special Exception – Section 223 from the requirements Lot Occupancy, Lot Width and Lot Area in Square #996 Lots #28 and 29.

Sincerely,

Donald Day

Managing Partner
Monogram Renovations, LLC

Sean Pinchon
PGN Architects, PLLC
1817 M Street, NW
Washington, DC 20036

Cc: J.L. Frazier, Esq

BZA
Case No. 17363
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO. 17363
EXHIBIT NO. 23

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

Case No. 17363

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)*
1120 K Street, SE Washington, DC	0996	29	R4	Special Exception	223 (223.3)
1122 K Street, SE Washington, DC	0996	28	R4	Special Exception	223 (223.3)

Present Use of Property:*	One-family Dwelling						
Proposed Use of Property:*	One-Family Dwelling						
Owner of Property:*	Monogram Renovations, LLC			Telephone No.:*	(301)589-1093		
Address:*	2135 Derby Ridge Lane	City:*	Silver Springs	State:*	MD	Zip:*	20910

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

Owner requests Special Exceptions for each of the two above listed addresses for building additions on the two existing one-family dwelling. These additions are in compliance with 3104.1 section 223.3 - and will not exceed 70% lot occupancy in this R-4 District.

Estimated Construction Cost:	$166,000.00	Advisory Neighborhood Commission Single-Member District(s):*	6B04
Date:* 08/05/2005	Signature:		

* 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:*	Sean M. Pichon of PGN Architects						
Address:*	1817 M Street, NW	City:*	Washington	State:*	DC	Zip:*	20036
Phone No.:*	(202)822-5995	Fax No.:	(202)822-0908	E-Mail:	s.pichon@pgnarchitects.com		

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

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2005 AUG 12 AM 10:33

BZA
Case No. 17363
Exhibit No. 23A

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.)	862.5 SF	1800 SF	N/A	862.5	Grandfathered
Lot Width (ft. to the tenth)	12.5 Ft.	18 Ft.	N/A	12.5	Grandfathered
Lot Occupancy (building area/lot	48%	N/A	70% (per Special Exception)	65.2 %	0 % Per Special Exception
Floor Area Ratio (floor area/lot area)	None Prescribed	N/A	N/A	N/A	N/A
Parking Spaces (number)	0	2	N/A	0	Grandfathered (Seeking Waiver)
Loading Berths (number and size	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	15 Ft.	10 Ft.	N/A	15 Ft.	N/A
Rear Yard (ft. to the tenth)	33 Ft.	20 Ft.	N/A	24 Ft.	N/A
Side Yard (ft. to the tenth)	0 Ft.	0 Ft.	N/A	0 Ft.	N/A
Court, Open (width by depth	3.3 Ft. x 11 Ft.	6 Ft. x 11 Ft.	N/A	None	N/A

Form 135 — Side 1
(Revised 03/15/02)

Case No. 17363

ZONING SELF-CERTIFICATION FORM

Project Address(es)*	Square(s)*	Lot No(s)*	Zoning Districts*	ANC(s)/Single Member District(s)*
1120 K Street, SE Washington, DC	0996	29	R4	6B04
1122 K Street, SE Washington, DC	0996	28	R4	6B04

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					223 (223.3)

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	Monogram Renovations, LLC Donald Day, Partner
Agent Signature		Agent Name	Sean Pichon, Member

Date*	08/05/2005	DC Bar No.		or	Architect Registration No.	ARC100520

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	

D.C. OFFICE OF ZONING
2005 AUG 12 AM 10:33
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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

BZA
Case No. 17363
Exhibit No. 23B

Court, Closed (width by depth	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Height (ft. to the tenth)	**20 Ft.**	**N/A**	**40 Ft.**	**28.5 Ft.**	**N/A**

Monogram Renovations, LLC

2135 Derby Ridge
Silver Spring, MD 20910

May 8, 2005

City of Washington DC
Board of Zoning Adjustments
431 4th Street NW
Washington DC 20001

To whom it may concern

Effective May 1, 2005 I hereby authorize Mr. Sean Pichon , a member in PGN Architects, PLLC, Washington DC to act as agent for Monogram Renovations, LLC in zoning matters regarding construction pending at 1114 ,1116,1118,1120 & 1122 K Street SE, Washington DC.

Sincerely,

Donald Day
Managing Partner
Monogram Renovations, LLC

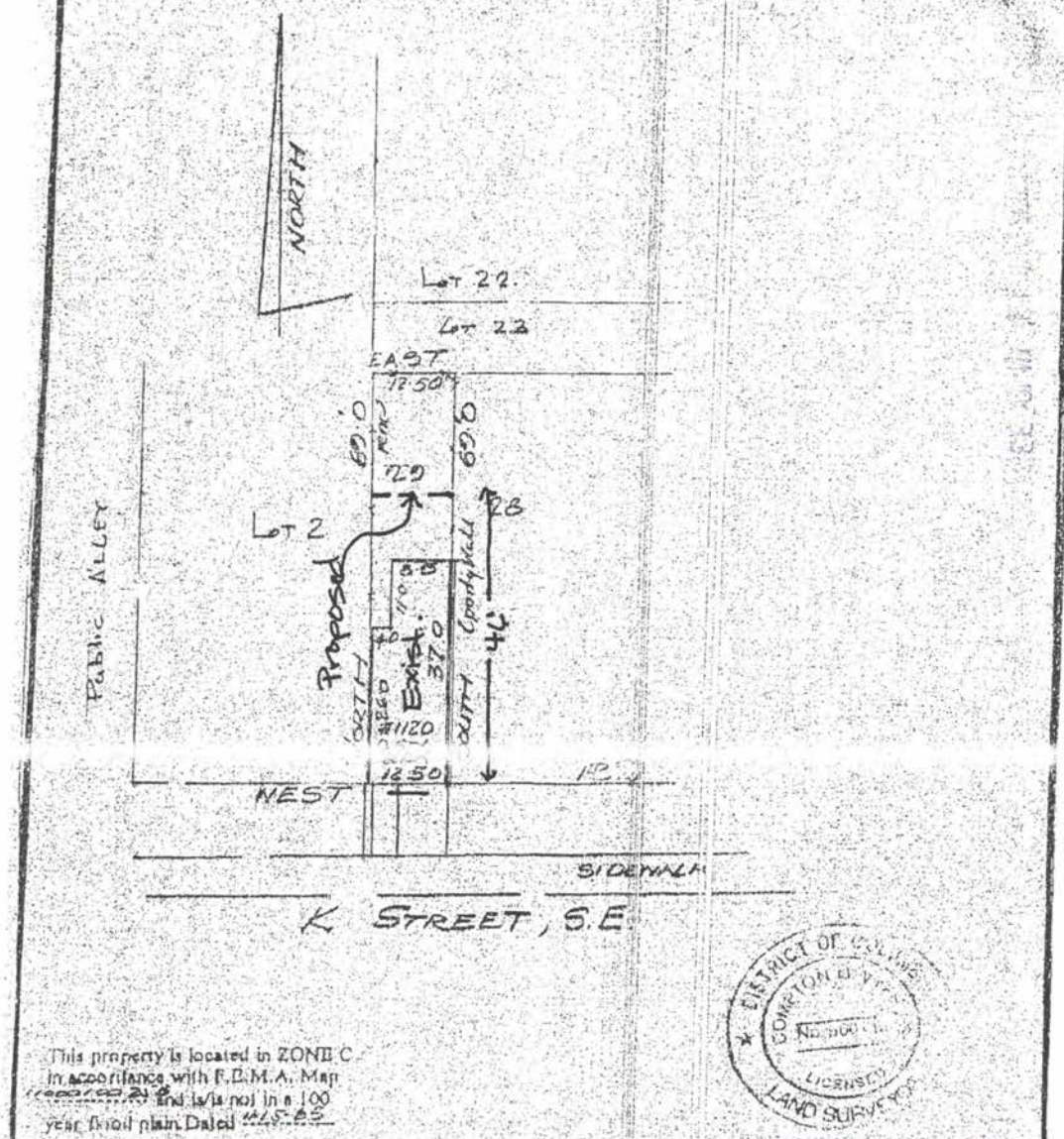
PGN Architects, PLLC
1820 Jefferson Place, NW
Washington DC 20036

Cc: J.L. Frazier, Esq

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D.C. OFFICE OF ZONING
2005 MAY 12 AM 10:33

BZA
Case No. 17363
Exhibit No. 23-C

VYTHUIS & ASSOCIATES
LAND SURVEYORS - CIVIL ENGINEERS - LAND PLANNERS
3112 RHODE ISLAND AVENUE, N.E. WASHINGTON, DISTRICT OF COLUMBIA
202 526 7702 FAX 202 5267746 EM.



This property is located in ZONE C in accordance with F.E.M.A. Map reference no. 2 and is/is not in a 100 year flood plain. Dated 11-5-85

HOUSE LOCATION PLAT
K STREET, S.E.
WASHINGTON
DISTRICT OF COLUMBIA

LOT 22
SQ/BLK 906
PLAT BK 17
PLAT NO 121
SCALE 1"=20'
DATE 2-21-85
JOB NO
D.E. 320 07 51

CERTIFICATION: I hereby certify that the plan shown hereon is correct, and the buildings have been located by actual measurements. This is not a property line survey.

CLIFTON G. VYTHILIS

DISTRICT OF COLUMBIA CLIFTON G. VYTHILIS LICENSED LAND SURVEYOR

RECEIVED

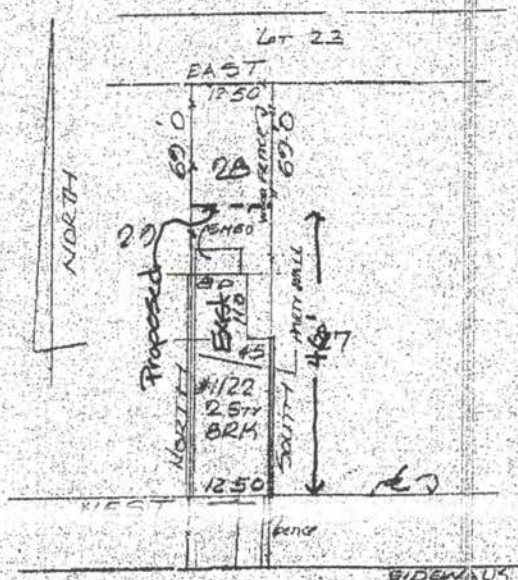
BZA
Case No. 17363
Exhibit No. 23-D

VYFHUIS & ASSOCIATES

LAND SURVEYORS - CIVIL ENGINEERS - LAND PLANNERS

3112 RHODE ISLAND AVENUE, N.E. WASHINGTON, DISTRICT OF COLUMBIA

202 526 7702 FAX 202 5267746 EML



This property is located in ZONE C in accordance with F.E.M.A. Map 110001 0025 C and is not in a 100 year flood plain. Dated MAY 85

DISTRICT OF COLUMBIA
COMPTON G. VYFHUIS
No. 8111
LICENSED
LAND SURVEYOR

HOUSE LOCATION PLAT

K STREET, S.E.

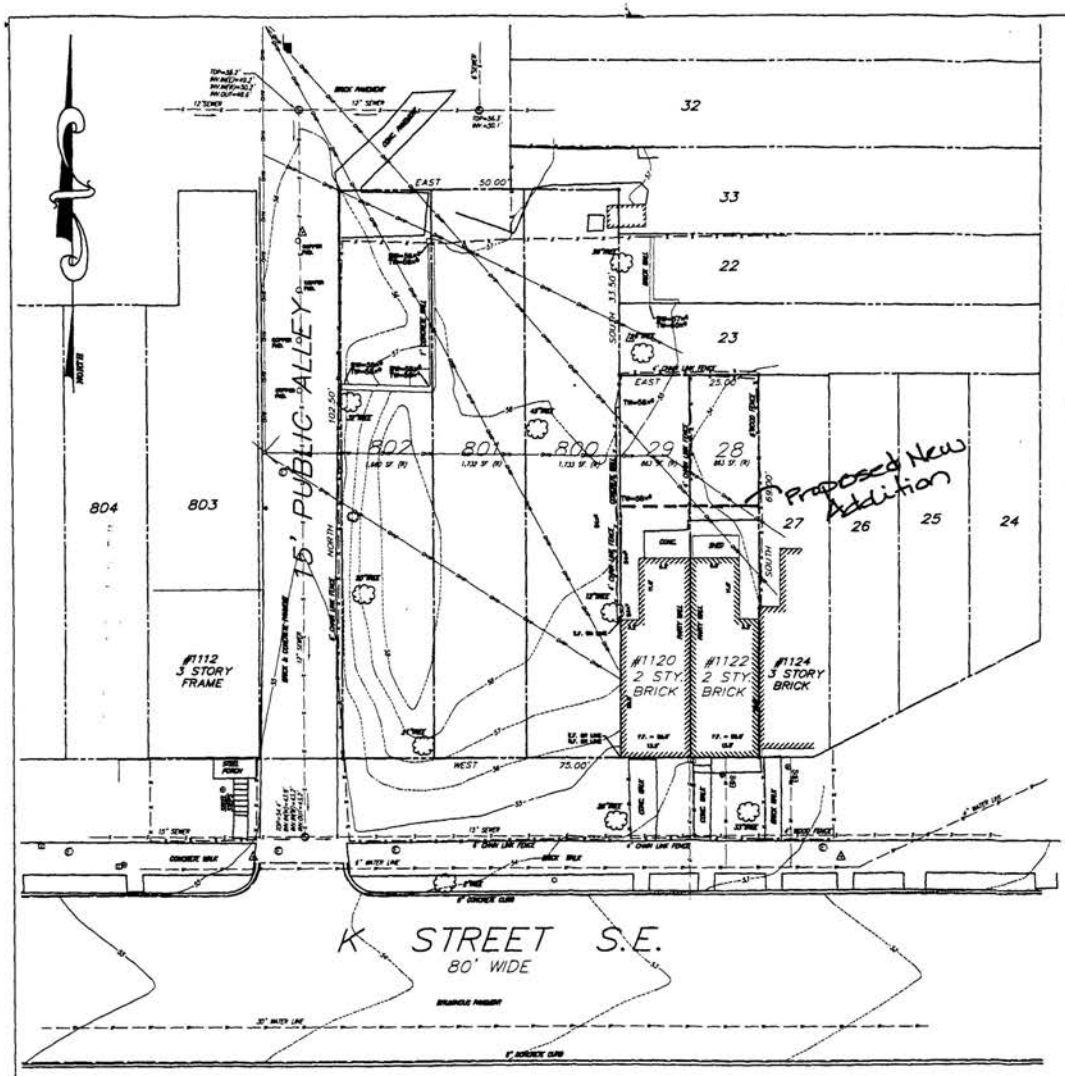
WASHINGTON
DISTRICT OF COLUMBIA

LOT 28
SQ/BLK 926
PLAT BK 17
PLAT NO 121
SCALE 1"=20'
DATE 2-21-05
JOB NO
05B20275

CERTIFICATION: I hereby certify that the plan shown hereon is correct, and the buildings have been located by actual measurements. This is not a property line survey.

COMPTON G VYFHUIS.

BZA
Case No. 17363
Exhibit No. 23-E



D.C BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD WHERE AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORD MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE WITH THE FINAL DETERMINATION TO BE MADE BY THE OFFICE OF THE SURVEYOR. A SURVEY TO MARK, PREPARED BY DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR BE REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIRMATION FOR THIS PROPERTY.

ZONING NOTE:

THE FOLLOWING INFORMATION WAS TAKEN FROM THE DISTRICT OF COLUMBIA OFFICE OF ZONING WEB SITE (WWW.DCOZ.DCGOV.ORG). THE SUBJECT PROPERTY IS SHOWN ON MAP (#1 AS BEING ZONED "C-2".

HEIGHT OF BUILDING = 40' (MAX. HEIGHT)
FLOOR AREA RATIO (FAR) = NONE PRESCRIBED
REAR YARDS = 20 FEET
SIDE YARDS = NONE REQUIRED, EXCEPT AS PROVIDED UNDER 405.1, 405.3 AND 405.8

THIS INFORMATION DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT THE SUBJECT OF THE SURVEYOR'S CERTIFICATION SHOWN HEREON.



VICINITY MAP
SCALE: 1" = 2000'

UTILITY NOTE

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS PHYSICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS. LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
VERIZON 1300 Suburban Boulevard - 3rd Floor Hartford, Michigan 30708	NO REPLY AT THIS TIME
DISTRICT CABLE VISION 900 Michigan Avenue, NE Washington, DC 20017	NO REPLY AT THIS TIME
WASHINGTON GAS AND REPLACEMENT SECTION 6801 Industrial Road Springfield, VA 22151	NO REPLY AT THIS TIME
MCI WORLDCOM 2250 Lakeside Road Richardson, TX 75082	NO REPLY AT THIS TIME
PEPCO 1300 Pennsylvania Ave. Room 309 Washington, DC 20068	NO REPLY AT THIS TIME
WATER & SEWER PLANS	W.A.S.A. WATER & SEWER MAPS
AT&T 11088 Fingerboard Road Monrovia, MD 21770	NO REPLY AT THIS TIME

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

NOTES:

1.) THE PROPERTY IS KNOW AS LOTS 28, 29, 800, 801 AND 802 IN SQUARE 996.

2.) THE HORIZONTAL DATUM IS BASED ON THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA PLATS AND PLANS.

3.) THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 110001 0030 B, FOR THE DISTRICT OF COLUMBIA, DATED NOVEMBER 15, 1985.

4.) THE VERTICAL DATUM IS BASED ON THE FOLLOWING BENCHMARKS PROVIDED BY THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.

BM #0-77 BRASS DISK UNDER CIRCULAR LID, 225' EAST OF POTOMAC AVE., ALONG K STREET
ELEVATION 84.52'

BM #0-112 N.W. CORNER OF FIRST STEP AT CHAMBERLAIN SCHOOL ON POTOMAC AVE.
ELEVATION 87.24'

5.) LOTS 800, 801 AND 802 ARE PART OF ORIGINAL RECORD LOTS 2 AND 13 AS RECORDED IN SUBDIVISION BOOK 4 AT PAGE 996 IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.

6.) LOTS 28 AND 29 ARE RECORDED IN A SUBDIVISION MADE BY MCGUIRE OF SQUARE 996 AND RECORDED IN LIBER 17 AT FOLIO 127 IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.

TITLE REPORT NOTE

TITLE REPORT FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY
DATE: DECEMBER 14, 2004
COMMITMENT NO. 3209784/WDC003-00

THE FOLLOWING ITEMS APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CAN NOT BE GRAPHICALLY SHOWN OR DUE TO A LACK OF A METES AND BOUNDS DESCRIPTION, PLAT AND/OR SKETCH:

ITEM 8.) RIGHTS OF OTHERS IN AND TO USE OF PARTY WALL LOCATED ON CAPTIONED PROPERTY.

SURVEYOR'S CERTIFICATION

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1998, AND INCLUDES ITEMS 2, 3, 4, 6, 7(a), 8, 9, 10, 11, 14, 15 AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, AND ACSM AND IN EFFECT ON THE DATE OF THE CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS".

MAY 10, 2005
DATE

HARRY L. JENKINS
PROPERTY LINE SURVEYOR
MARYLAND NO. 808

BZA
Case No. 17363
Exhibit No. 23-F

LEGEND

CABLE TELEVISION CONDUIT
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELEPHONE/COMMUNICATIONS CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT

SANITARY CLEANOUT
STORM DRAIN MANHOLE
ELECTRICAL JUNCTION BOX
ELECTRICAL MANHOLE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS MANHOLE
GUY POLE
GAS VALVE
LIGHT POLE
PHONE PEDESTAL
PHONE MANHOLE
UTILITY POLE

SANITARY MANHOLE
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
TREE
CABLE TELEVISION PEDESTAL
UNKNOWN UTILITY MANHOLE
WATER METER
WATER MANHOLE
WATER VALVE
BOLLARD
SIGN POST
WOOD POST
INLETS
CURB INLET

CONC. ..... CONCRETE
C&G ..... CURB AND GUTTER
BLDG. ..... BUILDING
STY. ..... STORY
TRF. ..... ELECTRICAL TRANSFORMER
ASPH. ..... ASPHALT
EASMT. ..... EASEMENT
RCP ..... REINFORCED CONCRETE PIPE
CMP ..... CORRUGATED METAL PIPE
BRL ..... BUILDING RESTRICTION LINE
R/W ..... RIGHT-OF-WAY

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
22570 CENTURY BOULEVARD-SUITE 200D ■ GERMANTOWN, MARYLAND 20874
(301) 916-4800 ■ FAX (301) 916-2262
GERMANTOWN, MD. ■ MCLEAN, VA. ■ LEESBURG, VA.

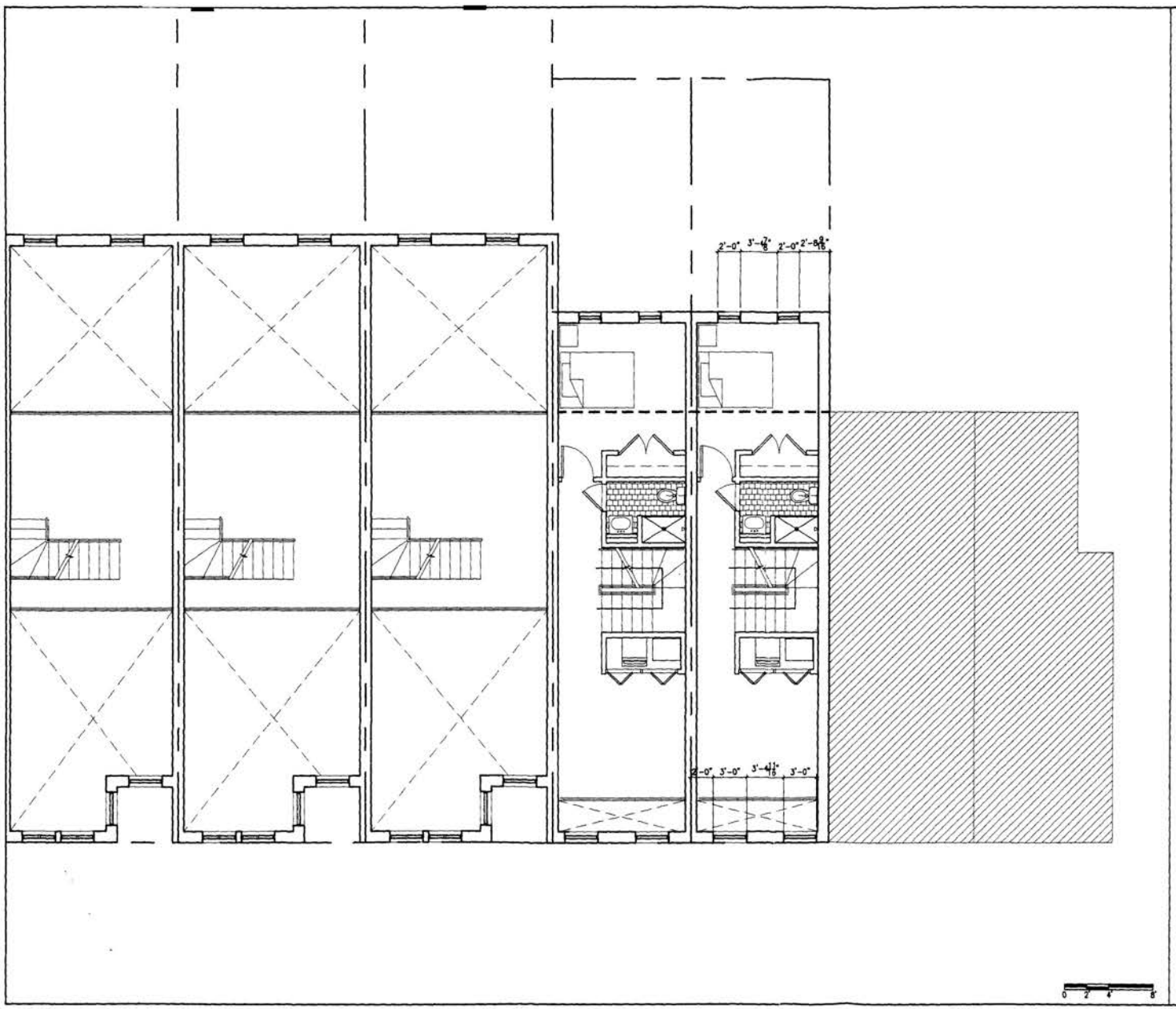
LOTS 28, 29, 800, 801 & 802
SQUARE 996
WASHINGTON, D.C.

TOPOGRAPHIC AND ALTA / ACSM LAND TITLE SURVEY

VIKA REVISIONS

DATE: MAY 2005
DES. HLJ
DWN. HLJ
SCALE: 1"=10'
PROJECT/FILE NO. 6932
SHEET NO. 1

© V:\PROJECTS\6932\DWG\6932ALTA.DWG



Architects, Plic

CONSULTANTS

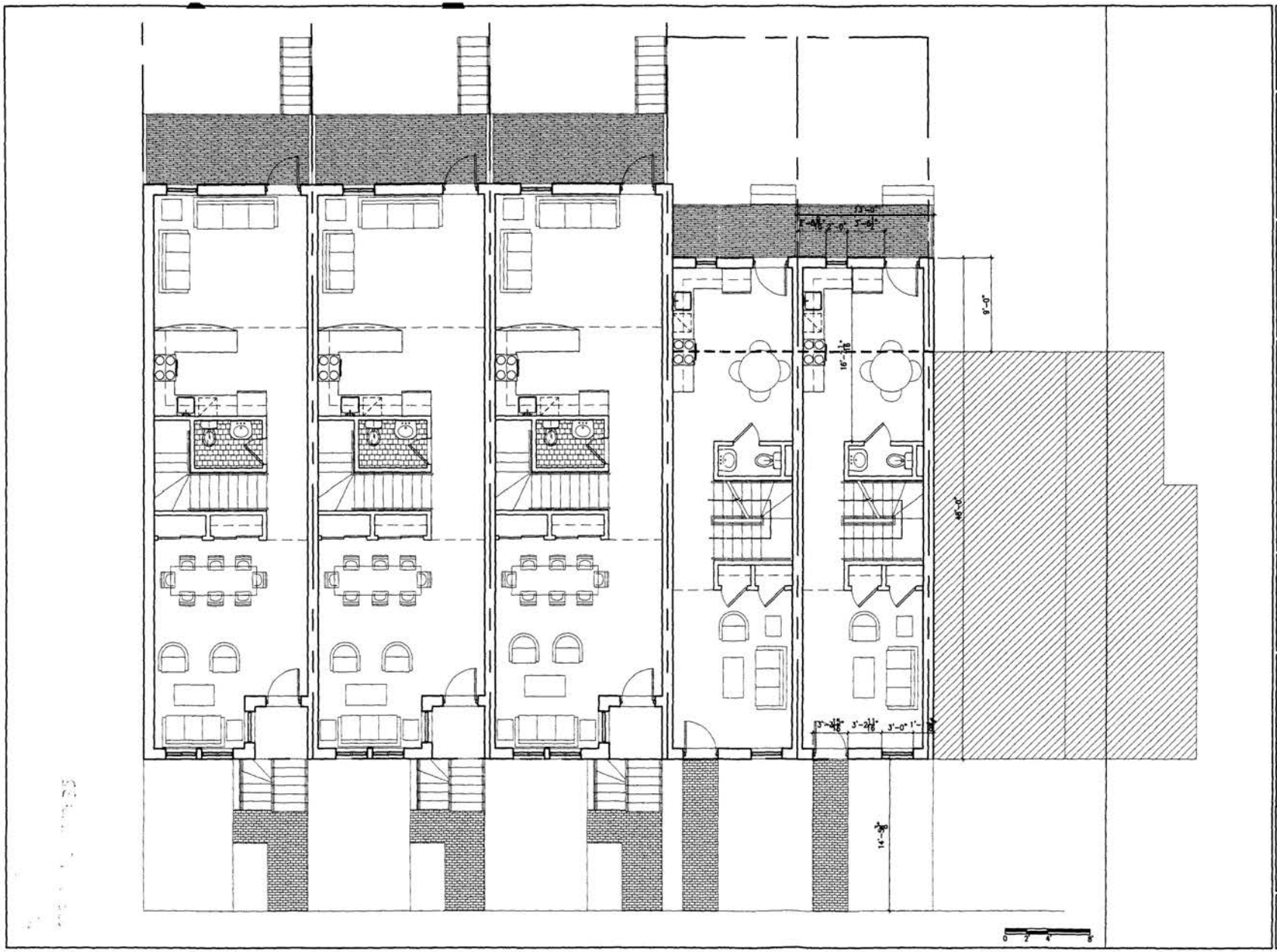
RaSTI, DESIGNERS, INC.
3223 Grace Street, NW
Washington, DC 20007
202.457.1100 (p) 202.457.1101 (f)

MONOGRAM
LOFTS
1114 K STREET, S.E.
Washington, DC

SEAL

SCALE:
DRAWN BY: CHECKED BY:
ISSUED: DATE:
REVISIONS:

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PGN Architects, PLLC

CONSULTANTS

ReSTL DESIGNERS, INC.
3223 Grace Street, NW
Washington, DC 20007
202.457.1100 (p) 202.457.1101 (f)

MONOGRAM LOFTS
1114 K STREET, S.E.
Washington, DC

SEAL

SCALE:
DRAWN BY: CHECKED BY:
ISSUED: DATE:

REVISIONS

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Architects, Plic

CONSULTANTS

ReSTL DESIGNERS, INC.
3223 Grace Street, NW
Washington, DC 20007
202.457.1100 (p) 202.457.1101 (f)

MONOGRAM LOFTS
1114 K STREET, S.E.
Washington, DC

SEAL

SCALE:
DRAWN BY: CHECKED BY:
ISSUED: DATE:

REVISIONS

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District of Columbia Office of Zoning
441 4th Street, NW Ste 210-S
Washington, DC 20001

Case #17363

The applicant is seeking to amend the previously filed Case #17363 from Area Variances to Special Exception 3104.1 Section 223 for the following properties:

- 1120 K Street SE, Washington, DC 20003 (Square 0996, Lot 29)
- 1122 K Street SE, Washington, DC 20003 (Square 0996, Lot 28)

Detailed Statement of Existing and Intended Use

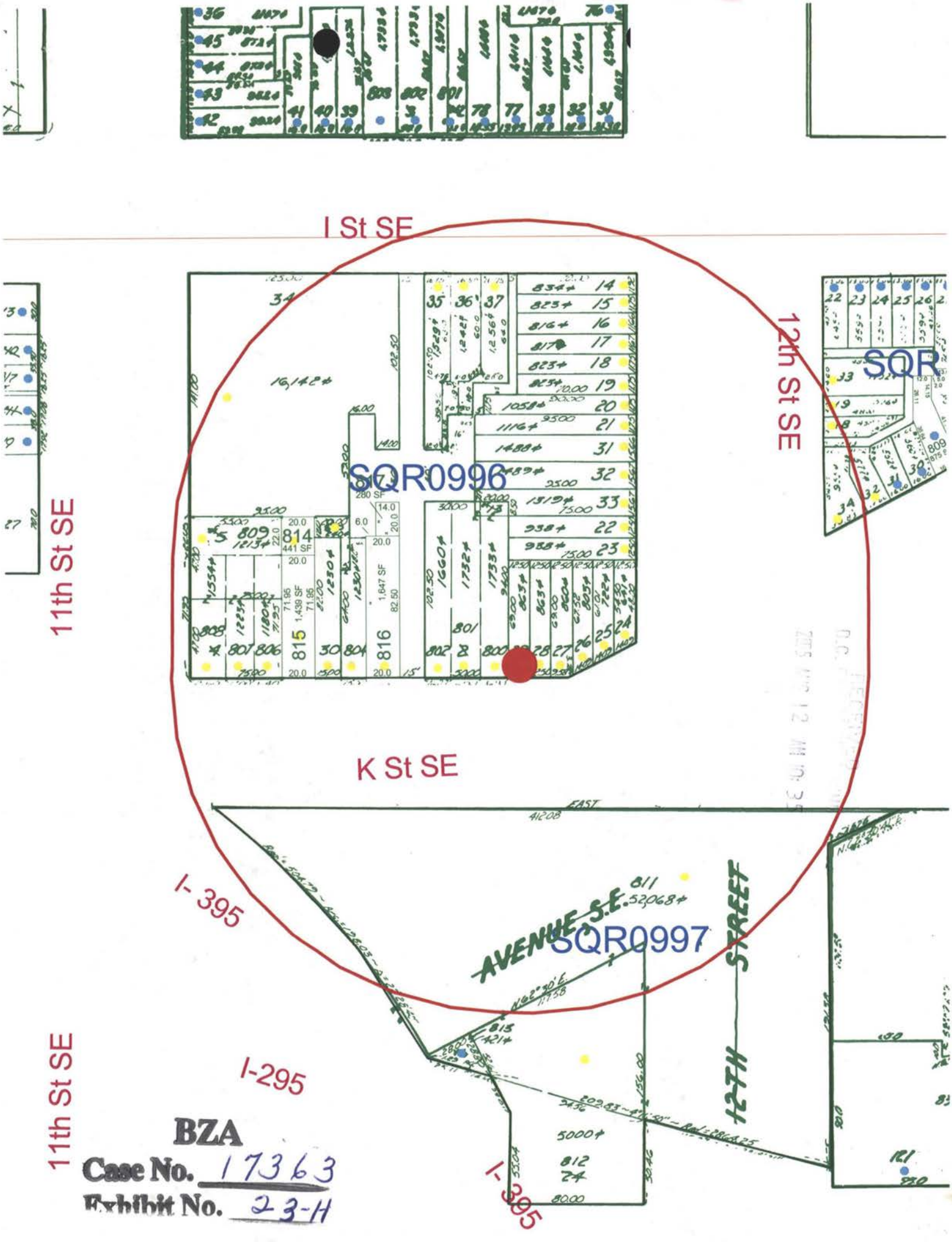
The two properties listed above are currently vacant single family residences in the historic district to be renovated with an addition for use as single family residences. The applicant has already set before the Historic Review Board and received approval for the renovation with addition.

Detailed Statement Explaining How Application Meet Test of Burden of Proof

The applicant is seeking relief of the maximum lot coverage requirement of 60% since this is an addition to a historic structure a 3104.1 - Special Exception would allow up to 70% lot occupancy. The strict requirements of the HRB precluded the use of the 40 feet in height as a matter-of right and limited the third floor addition by requiring a 19 foot set back from face of building.

Granting the application will not be of substantial detriment to the public good in the way of traffic, noise or lighting. This project is not inconsistent with the general intent and purpose of the Zoning Regulations and Map and is consistent with the Historic District requirements of Capitol Hill. In fact the renovation is a substantial benefit to the public by contributing back to the historic fabric of the district and eliminating blight.

BZA
Case No. 17363
Exhibit No. 23G



BZA
Case No. 17363
Exhibit No. 23-H

Formatted for AVERY 5161 & 5261 Labels

ETTIE COLLINS
910 12TH ST SE
WASHINGTON, DC 20003-4102

SANTA L JONES
909 12TH ST SE
WASHINGTON, DC 20003-4101

LORETTA M JONES
908 12TH ST SE
WASHINGTON, DC 20003-4102

RODERIC WEBB
911 12TH ST SE
WASHINGTON, DC 20003-4101

VALERIE E ROBINSON
1208 POTOMAC AVE SE
WASHINGTON, DC 20003-4116

CHERYL A HEAD
913 12TH ST SE
WASHINGTON, DC 20003-4101

BRANTLEY T LIDDLE
906 12TH ST SE
WASHINGTON, DC 20003-4102

F JOHNSON
915 12TH ST SE
WASHINGTON, DC 20003-4101

STEVE JOO
1117 COLLINGWOOD RD
ALEXANDRIA, VA 22308-1725

IRA H COAKLEY
923 12TH ST SE
WASHINGTON, DC 20003-4101

D C R L A
1133 N CAPITOL ST NE
WASHINGTON, DC 20002-7561

M RUPPERT JR
1017 7TH ST NW
WASHINGTON, DC 20001-3607

JOHN W MCCONNEL III
1127 I ST SE
WASHINGTON, DC 20003-4117

STEPHEN HUNTER
1130 K ST SE
WASHINGTON, DC 20003-4112

BARBARA J DROBINS
903 12TH ST SE
WASHINGTON, DC 20003-4101

RODERIC WEBB
1128 K ST SE
WASHINGTON, DC 20003-4112

EDMUND YATES
905 12TH ST SE
WASHINGTON, DC 20003-4101

FELICIA GOVAN
1126 K ST SE
WASHINGTON, DC 20003-4112

SHEILA H BROWN
907 12TH ST SE
WASHINGTON, DC 20003-4101

BRYANT M YOUNG TRUSTEE
1124 K ST SE
WASHINGTON, DC 20003-4112

Formatted for AVERY 5161 & 5261 Labels

MONOGRAM RENOVATIONS LLC
634 F ST NE # 2
WASHINGTON, DC 20002-5218

MONOGRAM RENOVATIONS LLC
2135 DERBY RIDGE LN
SILVER SPRING, MD 20910-2654

MONOGRAM RENOVATIONS LLC
634 F ST NE
WASHINGTON, DC 20002-5218

MONOGRAM RENOVATIONS LLC
2135 DERBY RIDGE LN
SILVER SPRING, MD 20910-2654

THOMAS D KOHL
1108 K ST SE
WASHINGTON, DC 20003-4112

MONOGRAM RENOVATIONS LLC
2135 DERBY RIDGE LN
SILVER SPRING, MD 20910-2654

VIVIAN A GARRETT
2028 LAWRENCE ST NE
WASHINGTON, DC 20018-2833

ROBERT E BRADLEY
365 WESTBURY DR
RIVA, MD 21140-1522

PETER T NOVICK
919 12TH ST SE
WASHINGTON, DC 20003-4101

BERKLEY SMALLWOOD
2670 CRAIN HWY STE 302
WALDORF, MD 20601-2817

H GREENE
921 12TH ST SE
WASHINGTON, DC 20003-4101

JONATHAN HATTORI
1104 K ST SE
WASHINGTON, DC 20003-4112

FOCUS INC
C/O MR CLARENCE DAVIS
900 11TH ST SE
WASHINGTON, DC 20003-2812

JEANNE S LATT
C/O HOME REALTY
1111 10TH ST SE
WASHINGTON, DC 20003-3602

FRANKLIN R DAVIS JR
1113 I ST SE
WASHINGTON, DC 20003-4117

ROBERT E BRADLEY
365 WESTBURY DR
RIVA, MD 21140-1522

G DAVIS
1115 I ST SE
WASHINGTON, DC 20003-4117

ROBERT E BRADLEY
364 WESTBURY DR
RIVA, MD 21140-1525

INGRAM & ANITA OLKIN
DEPARTMENT OF STATISTICS
STANFORD UNIVERSITY
STANFORD, CA 94305

UNITED STATES DEPARTMENT OF STATE - SEQUOIA HALL
CLARENCE A BRANDENBURG
UNKNOWN
WASHINGTON, DC 20002

Formattèd for AVERY 5161 & 5261 Labels

UNITED STATES OF AMERICA
,

UNITED STATES OF AMERICA
,

DONALD DAY
2135 DERBY RIDGE LN
SILVER SPRING, MD 20910-2654

ROBERT E BRADLEY
PO BOX 189
RIVA, MD 21140-0189

Square Suffix and Lot: 1021 0018 * Lot Address: 0910 12TH ST SE
Owner: ETTIE COLLINS * Owner's Address: 910 12TH ST SE WASHINGTON, DC 20003-4102

Square Suffix and Lot: 1021 0019 * Lot Address: 0908 12TH ST SE
Owner: LORETTA M JONES * Owner's Address: 908 12TH ST SE WASHINGTON, DC 20003-4102

Square Suffix and Lot: 1021 0032 * Lot Address: 1208 POTOMAC AV SE
Owner: VALERIE E ROBINSON * Owner's Address: 1208 POTOMAC AVE SE WASHINGTON, DC 20003-4116

Square Suffix and Lot: 1021 0033 * Lot Address: 0906 12TH ST SE
Owner: BRANTLEY T LIDDLE * Owner's Address: 906 12TH ST SE WASHINGTON, DC 20003-4102

Square Suffix and Lot: 1021 0034 * Lot Address: 1200 POTOMAC AV SE
Owner: STEVE JOO * Owner's Address: 1117 COLLINGWOOD RD ALEXANDRIA, VA 22308-1725

Square Suffix and Lot: 1023 0122 * Lot Address: 1000 12TH ST SE
Owner: D C R L A * Owner's Address: 1133 N CAPITOL ST NE WASHINGTON, DC 20002-7561

Square Suffix and Lot: 0996 0014 * Lot Address: 1127 I ST SE
Owner: JOHN W MCCONNEL III * Owner's Address: 1127 I ST SE WASHINGTON, DC 20003-4117

Square Suffix and Lot: 0996 0015 * Lot Address: 0903 12TH ST SE
Owner: BARBARA J DROBINS * Owner's Address: 903 12TH ST SE WASHINGTON, DC 20003-4101

Square Suffix and Lot: 0996 0016 * Lot Address: 0905 12TH ST SE
Owner: EDMUND YATES * Owner's Address: 905 12TH ST SE WASHINGTON, DC 20003-4101

Square Suffix and Lot: 0996 0017 * Lot Address: 0907 12TH ST SE
Owner: SHEILA H BROWN * Owner's Address: 907 12TH ST SE WASHINGTON, DC 20003-4101

Square Suffix and Lot: 0996 0018 * Lot Address: 0909 12TH ST SE
Owner: SANTA L JONES * Owner's Address: 909 12TH ST SE WASHINGTON, DC 20003-4101

Square Suffix and Lot: 0996 0019 * Lot Address: 0911 12TH ST SE
Owner: RODERIC WEBB * Owner's Address: 911 12TH ST SE WASHINGTON, DC 20003-4101

Square Suffix and Lot: 0996 0020 * Lot Address: 0913 12TH ST SE
Owner: CHERYL A HEAD * Owner's Address: 913 12TH ST SE WASHINGTON, DC 20003-4101

Square Suffix and Lot: 0996 0021 * Lot Address: 0915 12TH ST SE
Owner: F JOHNSON * Owner's Address: 915 12TH ST SE WASHINGTON, DC 20003-4101

Square Suffix and Lot: 0996 0022 * Lot Address: 0923 12TH ST SE
Owner: IRA H COAKLEY * Owner's Address: 923 12TH ST SE WASHINGTON, DC 20003-4101

Square Suffix and Lot: 0996 0023 * Lot Address: 0925 12TH ST SE
Owner: M RUPPERT JR * Owner's Address: 1017 7TH ST NW WASHINGTON, DC 20001-3607

Square Suffix and Lot: 0996 0024 * Lot Address: 1130 K ST SE
Owner: STEPHEN HUNTER * Owner's Address: 1130 K ST SE WASHINGTON, DC 20003-4112

Square Suffix and Lot: 0996 0025 * Lot Address: 1128 K ST SE
Owner: RODERIC WEBB * Owner's Address: 1128 K ST SE WASHINGTON, DC 20003-4112

Square Suffix and Lot: 0996 0026 * Lot Address: 1126 K ST SE
Owner: FELICIA GOVAN * Owner's Address: 1126 K ST SE WASHINGTON, DC 20003-4112

Square Suffix and Lot: 0996 0027 * Lot Address: 1124 K ST SE
Owner: BRYANT M YOUNG TRUSTEE * Owner's Address: 1124 K ST SE WASHINGTON, DC 20003-4112

Square Suffix and Lot: 0996 0028 * Lot Address: 1122 K ST SE
Owner: MONOGRAM RENOVATIONS LLC * Owner's Address: 634 F ST NE # 2 WASHINGTON, DC 20002-5218

Square Suffix and Lot: 0996 0029 * Lot Address: 1120 K ST SE
Owner: MONOGRAM RENOVATIONS LLC * Owner's Address: 634 F ST NE WASHINGTON, DC 20002-5218

Square Suffix and Lot: 0996 0030 * Lot Address: 1108 K ST SE
Owner: THOMAS D KOHL * Owner's Address: 1108 K ST SE WASHINGTON, DC 20003-4112

Square Suffix and Lot: 0996 0031 * Lot Address: 0917 12TH ST SE
Owner: VIVIAN A GARRETT * Owner's Address: 2028 LAWRENCE ST NE WASHINGTON, DC 20018-2833

Square Suffix and Lot: 0996 0032 * Lot Address: 0919 12TH ST SE
Owner: PETER T NOVICK * Owner's Address: 919 12TH ST SE WASHINGTON, DC 20003-4101

Square Suffix and Lot: 0996 0033 * Lot Address: 0921 12TH ST SE
Owner: H GREENE * Owner's Address: 921 12TH ST SE WASHINGTON, DC 20003-4101

Square Suffix and Lot: 0996 0034 * Lot Address: 0912 11TH ST SE
Owner: FOCUS INC * Owner's Address: 900 11TH ST SE WASHINGTON, DC 20003-2812

Square Suffix and Lot: 0996 0035 * Lot Address: 1113 I ST SE
Owner: FRANKLIN R DAVIS JR * Owner's Address: 1113 I ST SE WASHINGTON, DC 20003-4117

Square Suffix and Lot: 0996 0036 * Lot Address: 1115 I ST SE
Owner: G DAVIS * Owner's Address: 1115 I ST SE WASHINGTON, DC 20003-4117

Square Suffix and Lot: 0996 0037 * Lot Address: 1117 I ST SE
Owner: INGRAM & ANITA OLKIN UNITED STATES DEPARTMENT OF STATE - SEQUOIA HALL * Owner's Address: S

Square Suffix and Lot: 0996 0800 * Lot Address: 1118 K ST SE
Owner: MONOGRAM RENOVATIONS LLC * Owner's Address: 2135 DERBY RIDGE LN SILVER SPRING, MD 20910-2

Square Suffix and Lot: 0996 0801 * Lot Address: 1116 K ST SE
Owner: MONOGRAM RENOVATIONS LLC * Owner's Address: 2135 DERBY RIDGE LN SILVER SPRING, MD 20910-2

Square Suffix and Lot: 0996 0802 * Lot Address: K ST SE
Owner: MONOGRAM RENOVATIONS LLC * Owner's Address: 2135 DERBY RIDGE LN SILVER SPRING, MD 20910-2

Square Suffix and Lot: 0996 0803 * Lot Address: 1112 K ST SE
Owner: ROBERT E BRADLEY * Owner's Address: 365 WESTBURY DR RIVA, MD 21140-1522

Square Suffix and Lot: 0996 0804 * Lot Address: 1110 K ST SE
Owner: BERKLEY SMALLWOOD * Owner's Address: 2670 CRAIN HWY STE 302 WALDORF, MD 20601-2817

Square Suffix and Lot: 0996 0806 * Lot Address: 1104 K ST SE
Owner: JONATHAN HATTORI * Owner's Address: 1104 K ST SE WASHINGTON, DC 20003-4112

Square Suffix and Lot: 0996 0807 * Lot Address: 1102 K ST SE
Owner: JEANNE S LATT * Owner's Address: 1111 10TH ST SE WASHINGTON, DC 20003-3602

Square Suffix and Lot: 0996 0808 * Lot Address: 1100 K ST SE
Owner: ROBERT E BRADLEY * Owner's Address: 365 WESTBURY DR RIVA, MD 21140-1522

Square Suffix and Lot: 0996 0809 * Lot Address: 0914 11TH ST SE
Owner: ROBERT E BRADLEY * Owner's Address: 364 WESTBURY DR RIVA, MD 21140-1525

Square Suffix and Lot: 0996 0810 * Lot Address: 11TH ST SE
Owner: CLARENCE A BRANDENBURG * Owner's Address: UNKNOWN WASHINGTON, DC 20002

Square Suffix and Lot: 0997 0811 * Lot Address: K ST SE
Owner: UNITED STATES OF AMERICA * Owner's Address: ,

Square Suffix and Lot: 0997 0812 * Lot Address: 1015 12TH ST SE
Owner: UNITED STATES OF AMERICA * Owner's Address: ,

Square Suffix and Lot: 0996 0815 * Lot Address: 1106 K ST SE
Owner: DONALD DAY * Owner's Address: 2135 DERBY RIDGE LN SILVER SPRING, MD 20910-2654

Square Suffix and Lot: 0996 0814 * Lot Address: 1106R K ST SE
Owner: ROBERT E BRADLEY * Owner's Address: PO BOX 189 RIVA, MD 21140-0189