17398

DESIGN ARMY

1312 9TH ST NW SUITE 200
WASHINGTON, D.C. 20001

202 797 1018 TELEPHONE
202 478 1807 FACSIMILE

WWW.DESIGNARMY.COM

9.15.05

RECEIVED
D.C. OFFICE OF ZONING
2005 OCT -3 AM 3:42

Dear Future Neighbor:

My name is Jason Lefebure, and my wife (and business partner) Dujdao Lefebure are the new owners of 510 H Street NE, Washington DC 20002. We are also the owners of a small design studio, Design Army, which we plan to relocate to the H Street corridor in the mid to late summer of 2006.

To do this we are asking for your help with our variance application. Enclosed you will find a set of construction documents of our proposed plan for you to review and keep. In addition to the documents there is also a letter we drafted for District of Columbia Office of Zoning (PINK) that we are asking you to sign and return to our architect in the pre-addressed and stamped envelope.

If you have any questions or concerns please feel free to contact me, and we look forward to seeing you around the neighborhood.

Sincerely,

Jason Lefebure
Creative Director

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17398
EXHIBIT NO. 25

Board of Zoning Adjustment
District of Columbia
CASE NO. 17398
EXHIBIT NO. 25

September 15, 2005

District of Columbia Office of Zoning
Board of Zoning Adjustment
441 4th Stree, NW, Suite 210-S
Washington, DC 20001

Re: Redevelopment of property on 510 H Street NE, Washington, DC 20002

Dear Sir or Madam:

Our neighbors, Dujdao Lefebure and Jason Lefebure, have notified us of their desire to renovate and add an additional floor plus mezzanine onto the existing 2-story brick structure. We have seen their drawings and understand that the proposed use for the Second, Third, and Mezzanine floors is commercial office use, and that they will need an area variance in order to add on the 3rd & Mezzanine floors. Furthermore, we understand that the proposed rear fire escape will encroach on the rear setback requirement by 2'-9".

We take no exception to our neighbor's proposed plans and support their request for a variance from the City. We feel the new construction would be an advantage to the property values in our community and that the proposed addition and its use will create no infringements on our or other neighboring properties.

Sincerely,

your signature

printed name

street address

Washington, DC 20002



Form 120 Supplement:
Front Elevation of Existing Structure

06.30.05

510 h street, ne
washington, dc 20002

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527

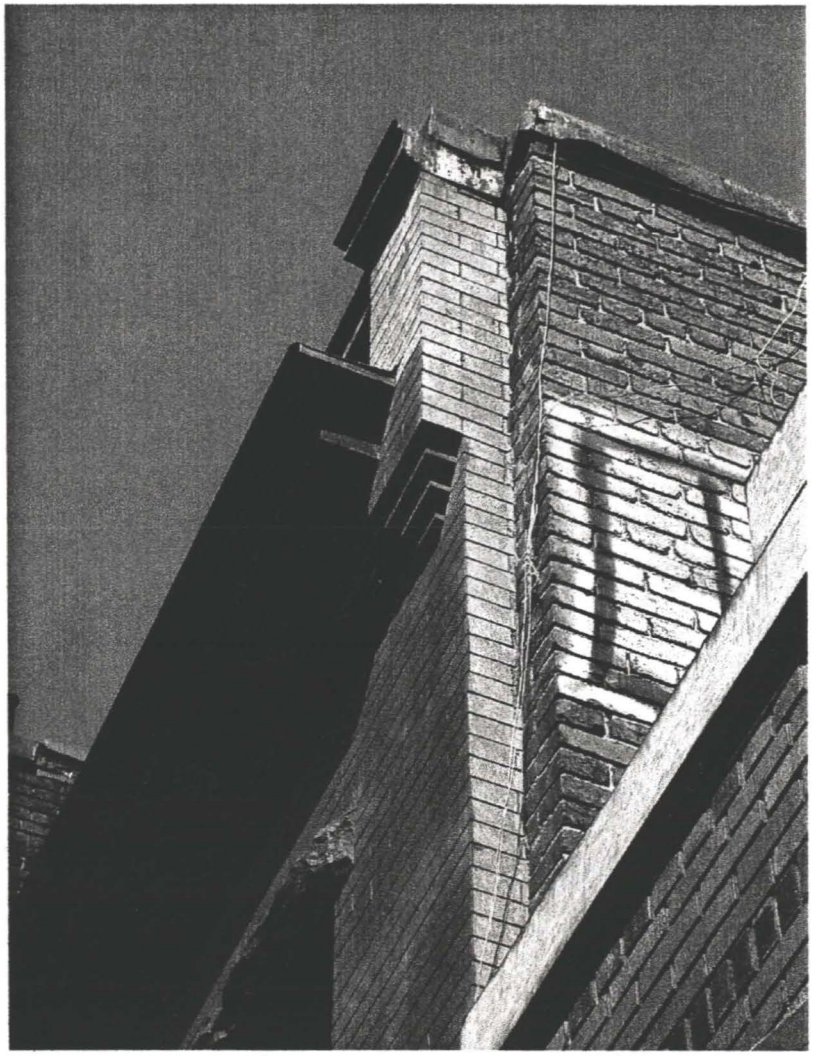


Form 120 Supplement:
Rear Elevation of Existing Structure

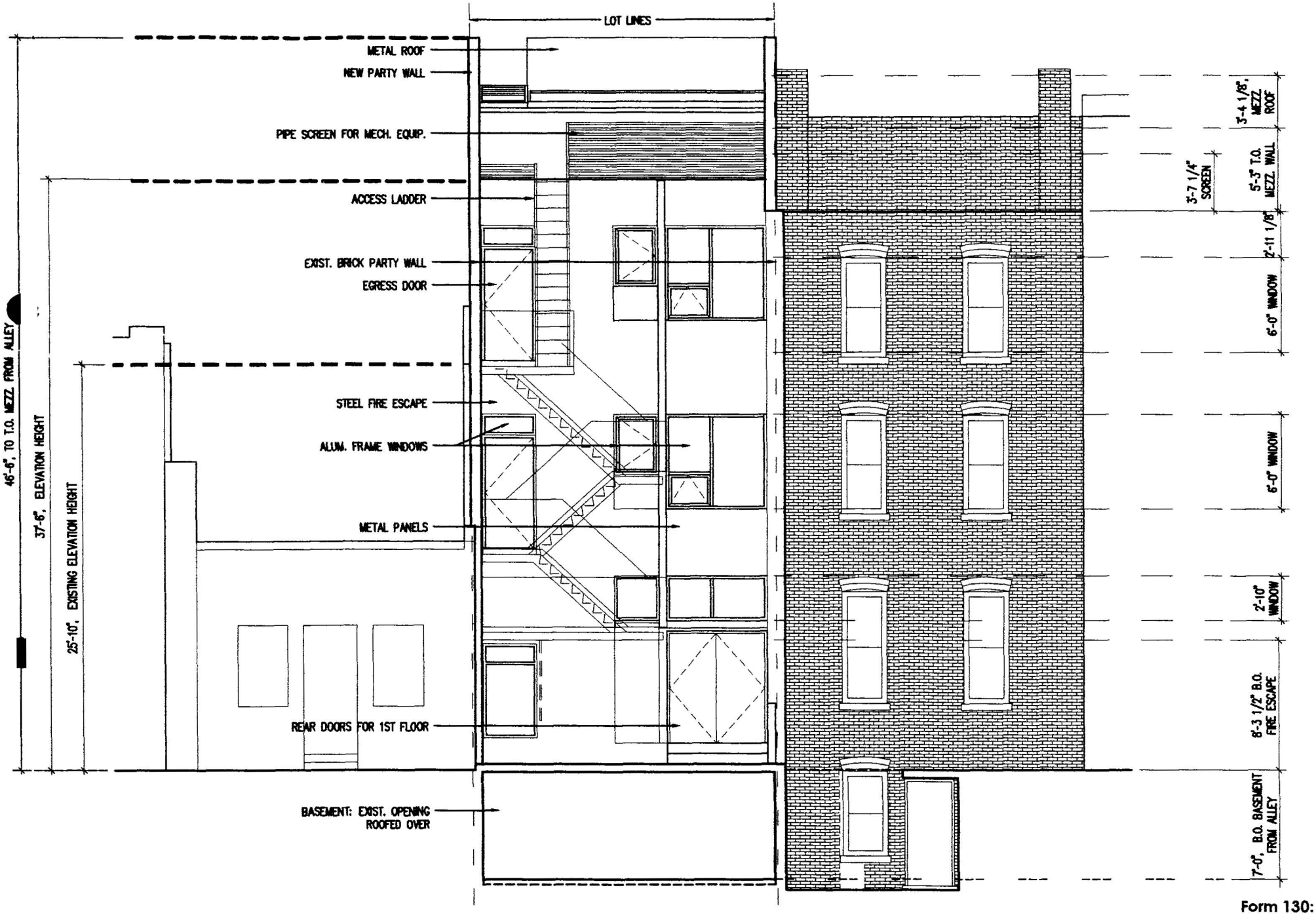
06.30.05

510 h street, ne
washington, dc 20002

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Detail of Side View on H Street

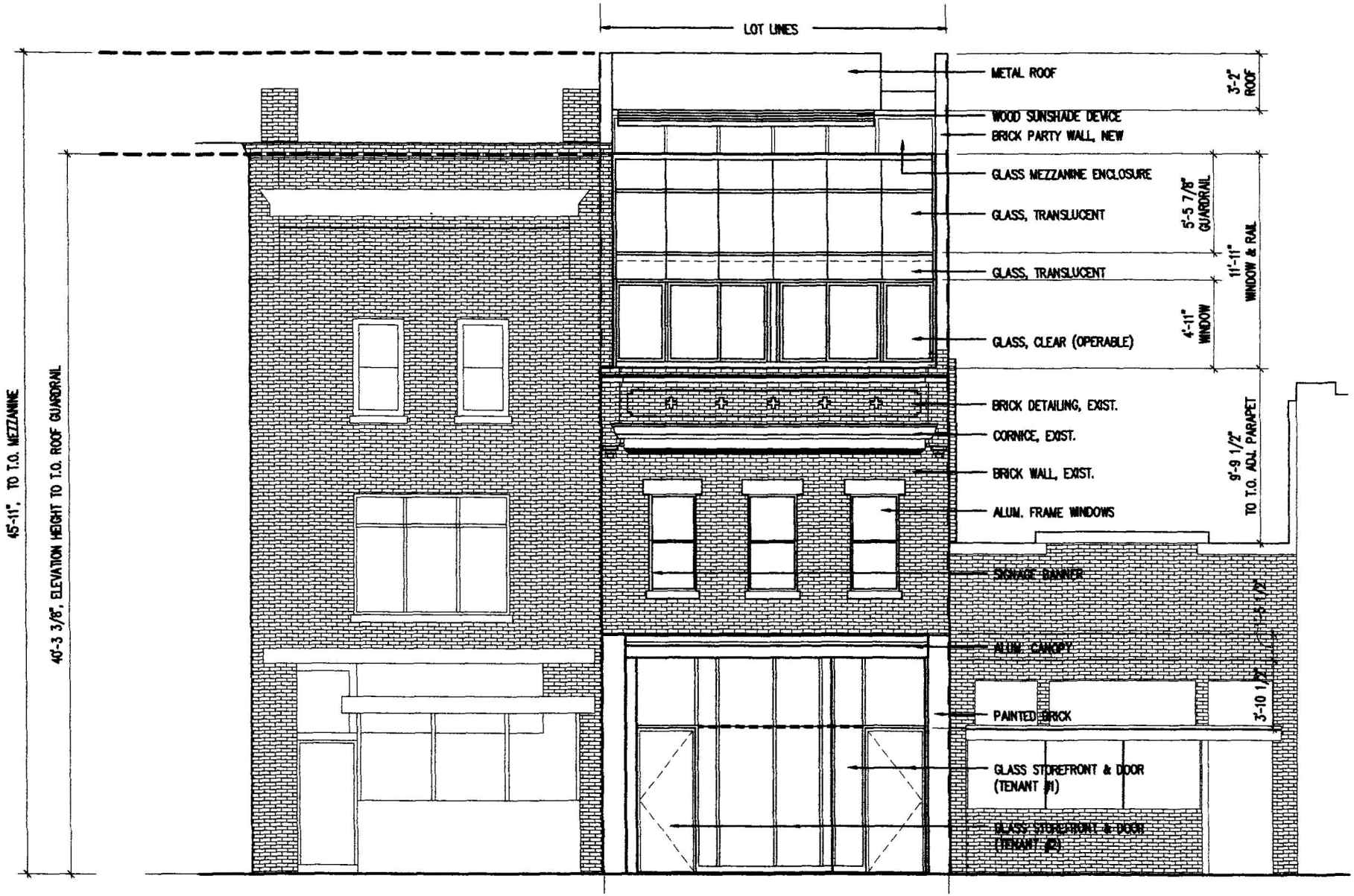


Form 130:
Alley Elevation, Proposed

07.12.05

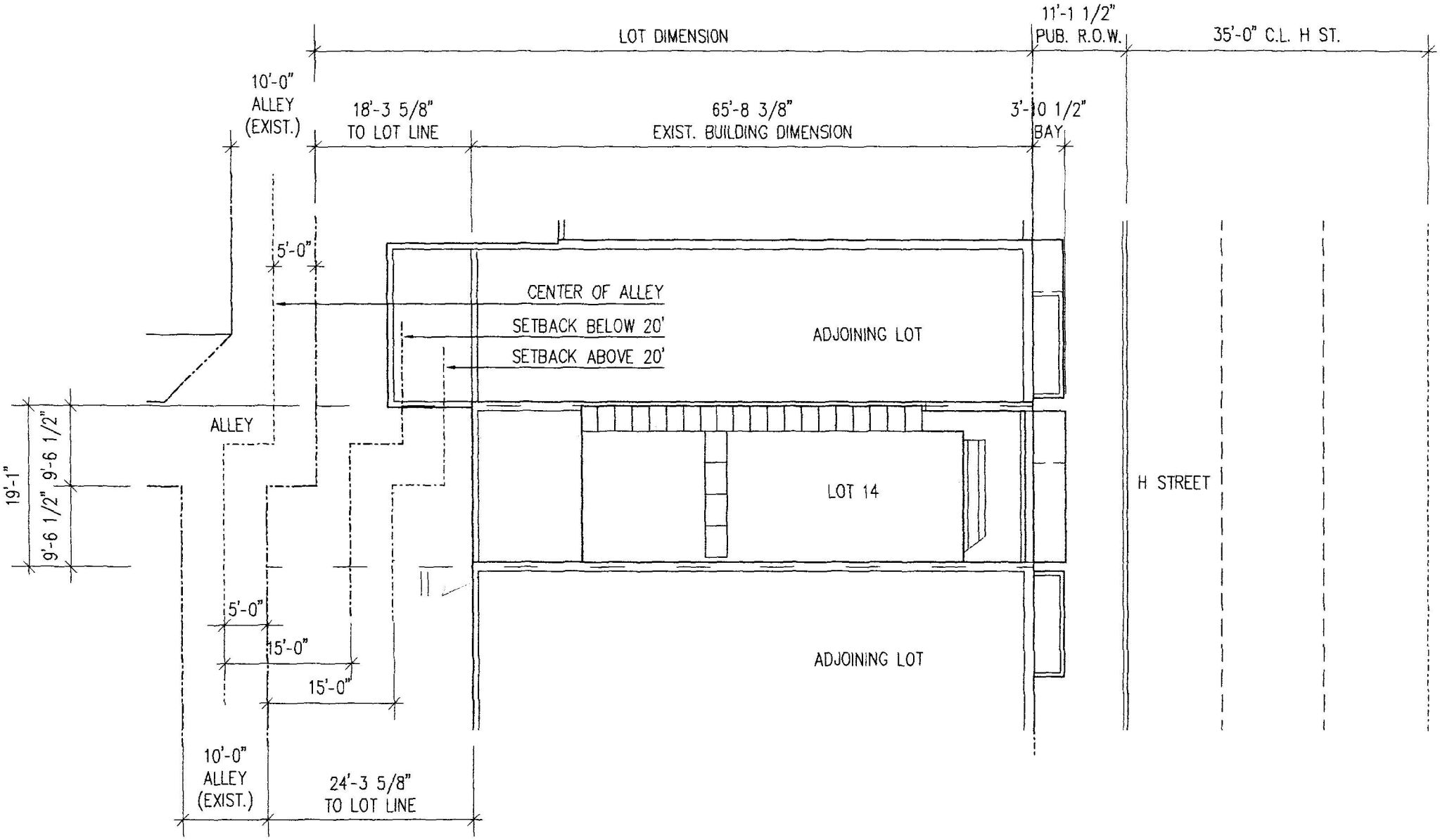
510 .h street, ne
washington, dc 20002

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S2 7



Form 130:
Alley Elevation, Proposed

07.12.05

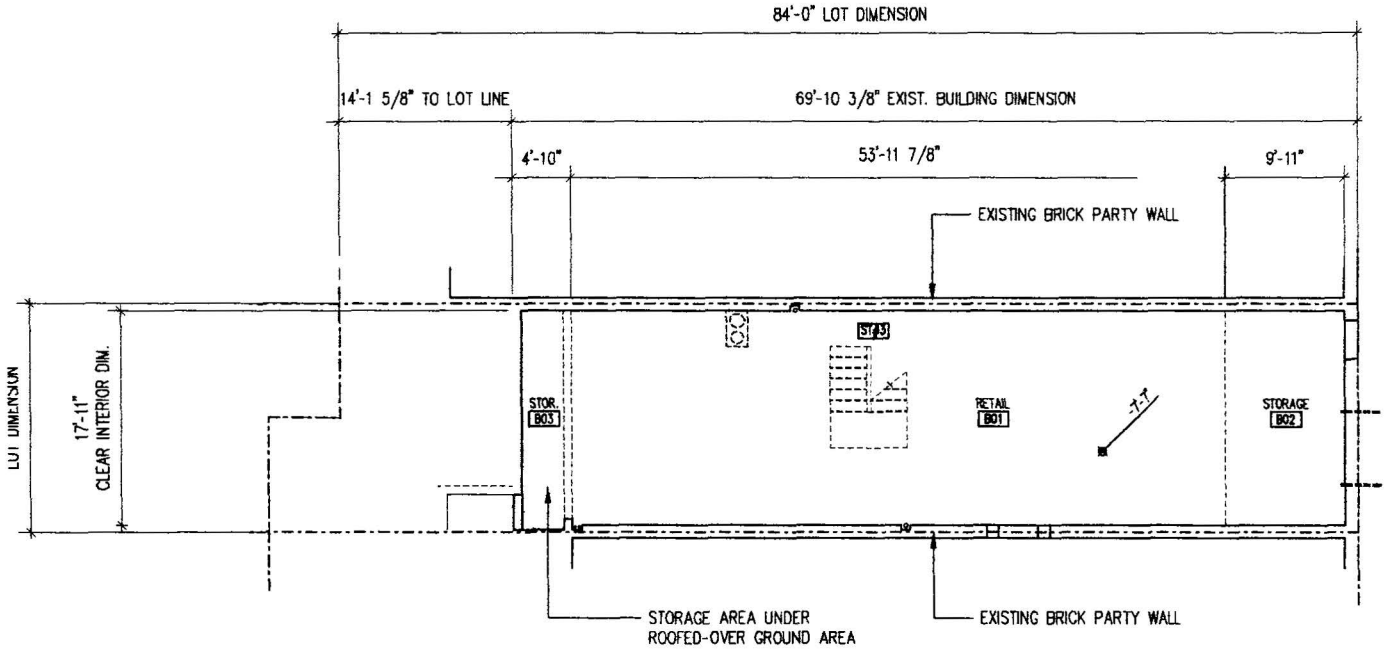


07.12.05 scale: 1/16" = 1'-0" N

Form 130:
Site Plan, Proposed

510 h street, ne
washington, dc 20002

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AREAS:

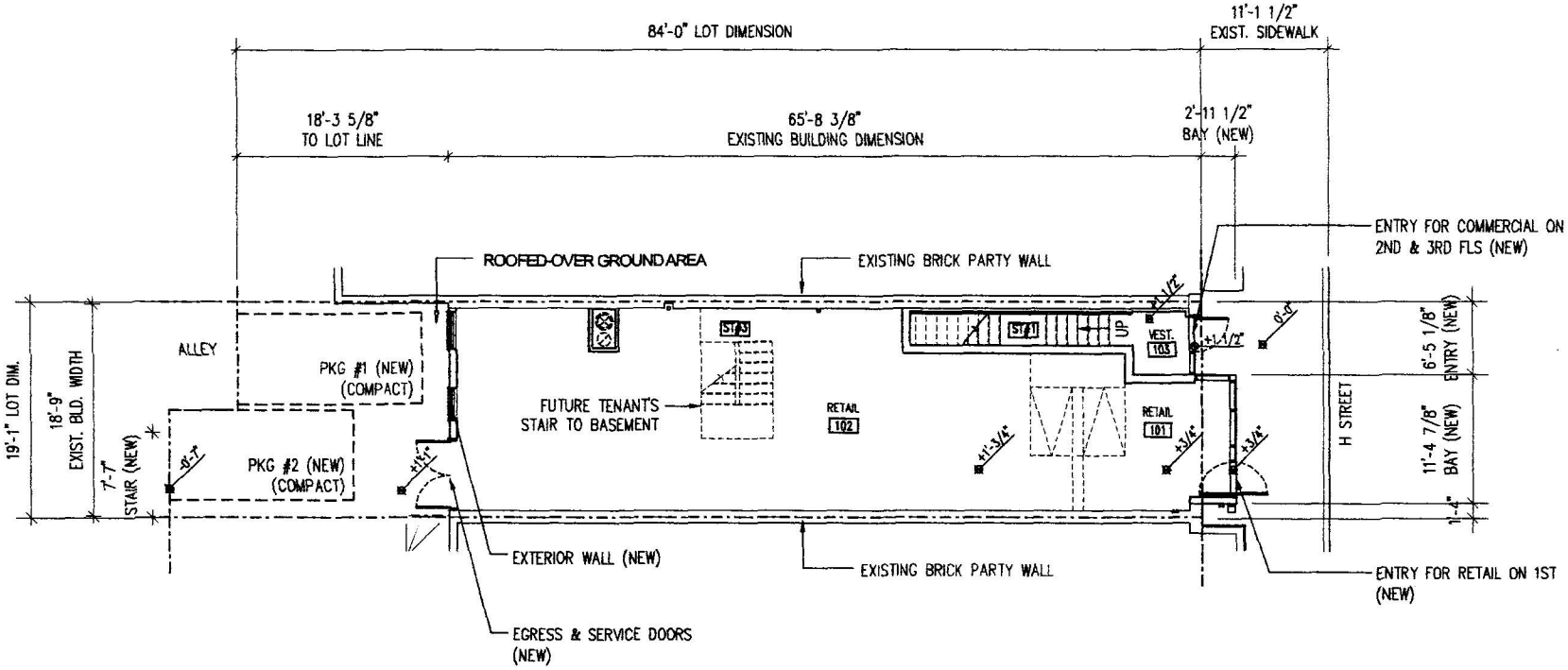
GROSS FLOOR:	1,333 GSF (NOT PART OF F.A.R. CALC.)
NET TENANT #2 (RETAIL):	OCCUPIABLE: 895 SF STORAGE: 325 SF
NET FLOOR TOTAL:	1,220 SF

07.12.05 scale: 1/16" = 1'-0" N

Form 130:
Basement Plan, Proposed

510. h street, ne
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PARKING (C-2-A):
RETAIL: TOTAL AREA LESS THAN 3,000 SF = 0 PARKING REQ.

OFFICE: TOTAL OFFICE SF = 2,692 SF
AREA OVER 2,000 SF = 692 SF
1 PARKING REQ./600 SF OVER = 2 SPACES REQ.

AREAS:

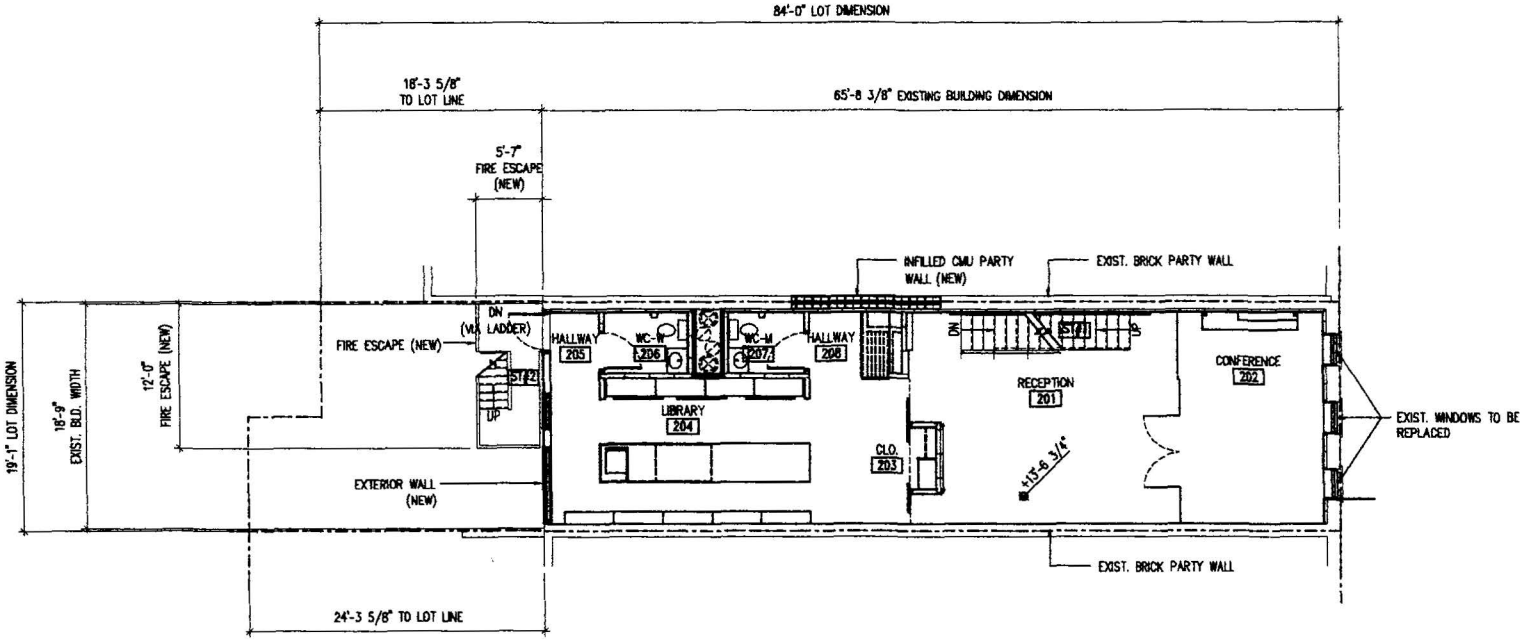
GROSS FLOOR:	1,264 GSF
NET TENANT #1 (OFFICE):	96 SF
NET TENANT #2 (RETAIL):	992 SF
NET FLOOR TOTAL:	1,088 SF

07.12.05 scale: 1/16" = 1'-0" N

Form 130:
First Floor Plan, Proposed

510 h street, ne
washington, dc 20002

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S2 7



AREAS:

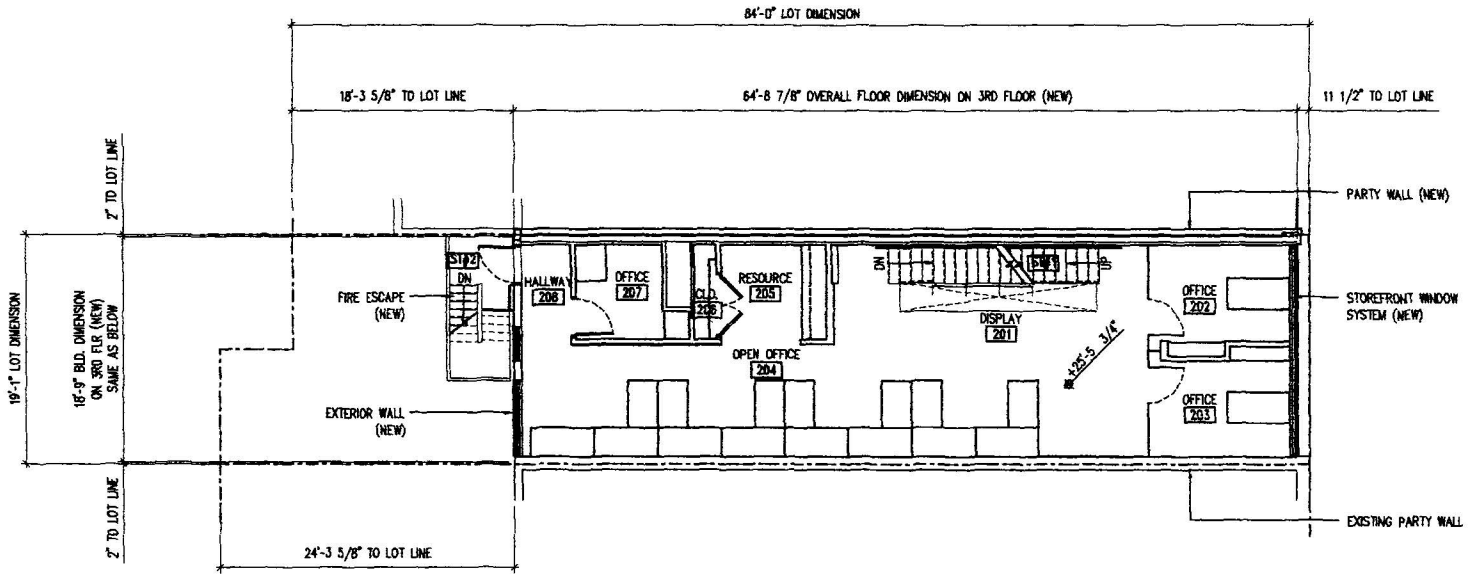
GROSS FLOOR:	1,254 GSF
NET TENANT #1 (OFFICE):	1,112 SF
NET FLOOR TOTAL:	1,112 SF

07.12.05 scale: 1/16" = 1'-0" N

Form 130:
Second Floor Plan, Proposed

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washington, dc 20002

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AREAS:

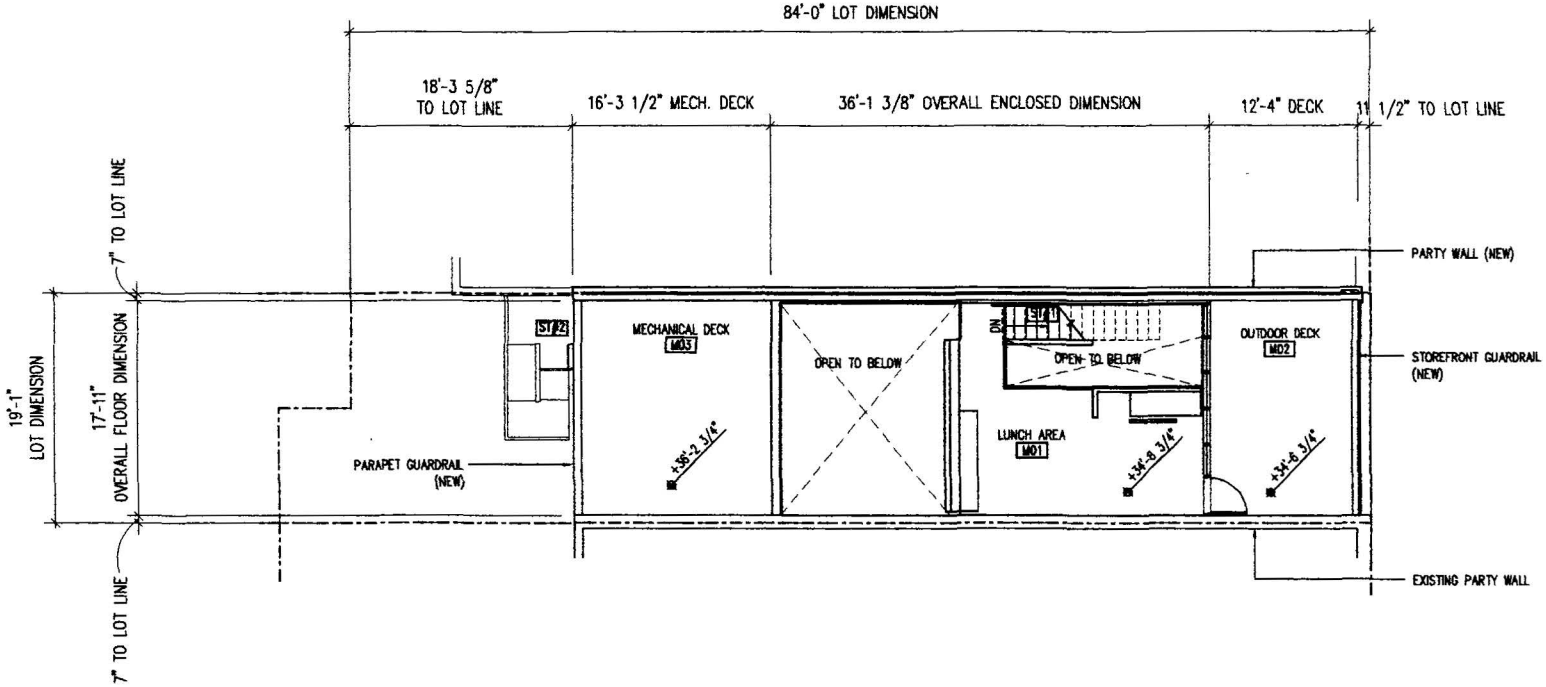
GROSS FLOOR:	1,187 GSF
NET TENANT #1 (OFFICE):	1,080 SF (OPEN AREA FOR MEZZ. CALC. = 814 SF)
NET FLOOR TOTAL:	1,080 SF

07.12.05 scale: 1/16" = 1'-0"

Form 130:
Third Floor Plan, Proposed

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washington, dc 20002

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AREAS:

GROSS FLOOR: 251 GSF
(MAX. ALLOWED = 271 SF
= 1/3 OF 814SF OPEN AREA ON 3RD FLOOR

NET TENANT TOTAL: 242 SF
(COUNTS TOWARDS 3RD FLOOR)

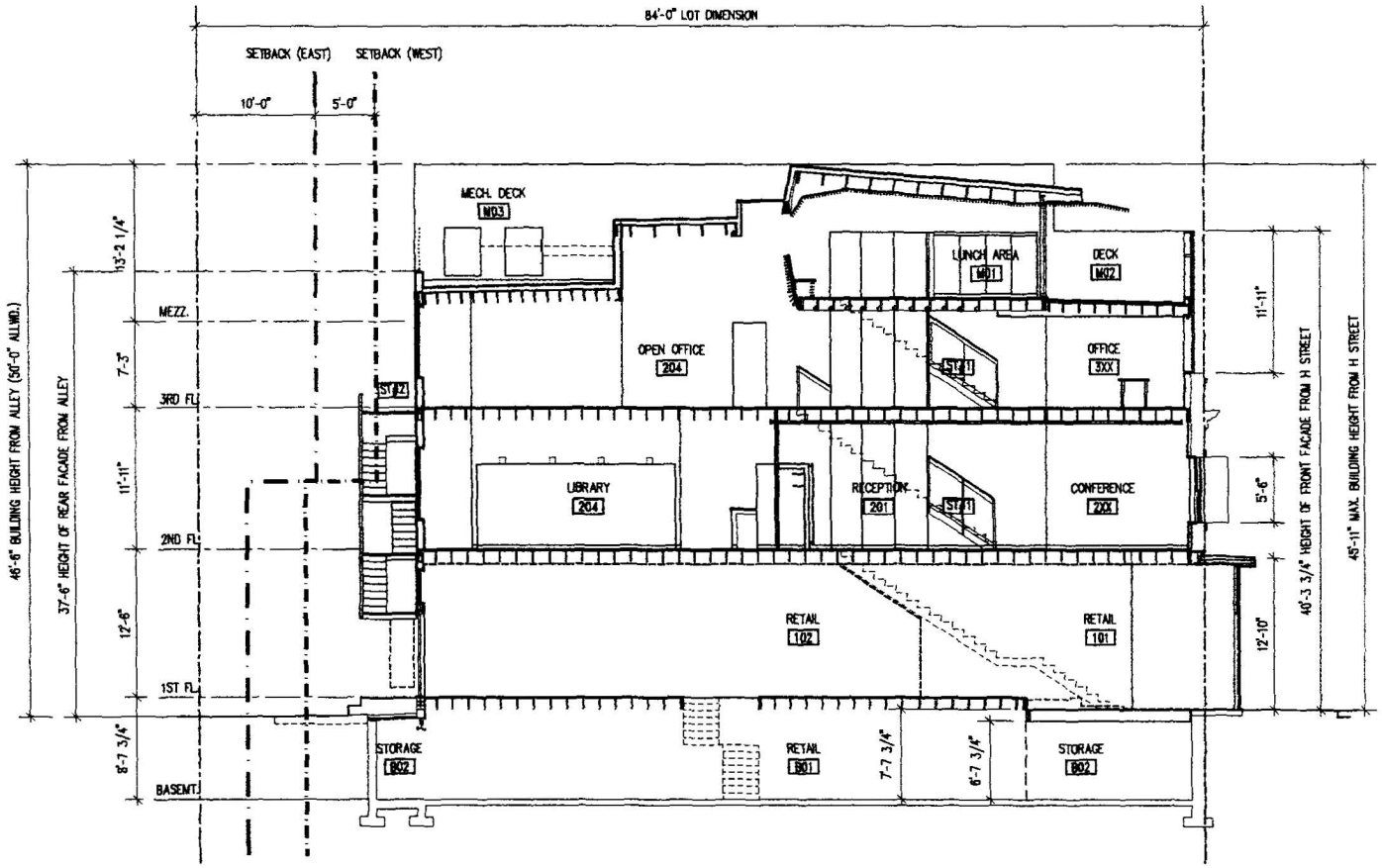
OUTDOOR TOTAL: OUTDOOR DECK = 238 SF
MECHANICAL DECK = 281 SF

Form 130:
Mezzanine Plan, Proposed

07.12.05 scale: 1/16" = 1'-0" N

510_h street, ne
washington, dc 20002

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S2 7



Form 130:
Building Section, Proposed

07.12.05 scale: 1/16" = 1'-0"

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printed name printed name

street address street address

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