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Leila Marie Jackson Batties  
(202) 419-2583  
leila.batties@hklaw.com

January 28, 2014

*Via Hand Delivery*

Board of Zoning Adjustment  
for the District of Columbia  
441 4th Street, N.W., Suite 210S  
Washington, DC 20001

Re: **Jemal's TP Land, LLC | BZA Application No. 18671 | Prehearing Statement  
6923 - 6953 Maple Street, NW and 6916 - 6926 Willow Street, NW  
(Square 3357, Lots 26 - 29, 40, 808, 811, 814, 815, 818 - 820, 824, 825, 840 and  
843**

Dear Board Members:

On behalf of Jemal's TP Land, LLC (the "Applicant"), enclosed please find one original and 10 copies of the prehearing statement and exhibits in support of the above-referenced application, which is scheduled to be heard before the Board on February 11, 2014. An unbound copy of the package is also included for your convenience.

Please note that this prehearing package includes an updated set of architectural drawings reflecting minor corrections/revisions made to the floor plans and technical data. Additionally, an updated BZA Form 135 (self-certification) is attached as Exhibit B of the prehearing statement.

We remain hopeful of the Board's favorable review of this application.

Very truly yours,

HOLLAND & KNIGHT LLP

BOARD OF ZONING ADJUSTMENT  
District of Columbia  
CASE NO. 17679  
EXHIBIT NO. 90

By: Leila Batties  
Leila M. Jackson Batties

**Board of Zoning Adjustment  
for the District of Columbia  
January 28, 2014  
Page 2**

**Enclosures**

**cc: Ms. Jennifer Steingasser, Office of Planning (via hand delivery)  
Mr. Joel Lawson, Office of Planning (via hand delivery)  
Ms. Karen Thomas, Office of Planning (via hand delivery and email)  
Advisory Neighborhood Commission 4B c/o Ron Austin, Chair (via email)  
Commissioner Judi Jones, SMD Representative ANC 4B-07 (via email)**

**BEFORE THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT**

**APPLICATION OF  
JEMAL'S TP LAND, LLC**

**BZA APPLICATION NO. 18671  
HEARING DATE: FEBRUARY 11, 2014**

**STATEMENT OF THE APPLICANT**

**I.  
NATURE OF RELIEF SOUGHT**

This statement is submitted by Jemal's TP Land, (the "Applicant"), the owner of the parcels located at 6923-6953 Maple Street, NW, and 6916-6926 Willow Street, NW (Lots 26-29, 40, 808, 811, 814, 815, 818-820, 824, 825, 840 and 843 in Square 3357) (the "Property"). The Applicant seeks (1) a modification of plans previously approved under BZA Application No. 17679 for special exception approval of a new residential development in the R-5-A District with more than one principal building on a single lot and special exception approval for roof structures; (2) a variance from the parking requirements under Section 2100; and (3) a variance from the loading requirements under Section 2201. The purpose of these requests is to permit the redevelopment of the Property with two multiple dwellings, each containing 50 units, in the R-5-A District. Three single family homes are also depicted on the proposed plans.<sup>1</sup>

This prehearing statement is supplementary to the Amended Preliminary Statement submitted to the Board on December 4, 2013, and is submitted in accordance with Section 3113.8 of the Zoning Regulations.

**II.  
JURISDICTION OF THE BOARD**

The Board of Zoning Adjustment (the "Board" or "BZA") has jurisdiction to grant the special exception approvals and variances requested pursuant to Sections 3103 and 3104 of the Zoning Regulations.

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<sup>1</sup> *Two of the single family homes currently exist on the Property, but will be relocated. A third single family home will be re-constructed on the Property.*

**III.**  
**EXHIBITS IN SUPPORT OF THE APPLICATION**

- Exhibit A:** Revised Architectural Drawings
- Exhibit B:** Updated Zoning Self-Certification (Form 135)
- Exhibit C:** Resume and Testimony Outline of Erwin Andres, Gorove/Slade Associates
- Exhibit D:** Resume and Testimony Outline of Paul Millstein, Douglas Development Corporation
- Exhibit E:** Resume and Testimony Outline of Colline Hernandez, GTM Architects
- Exhibit F:** Resume and Testimony Outline of Steven E. Sher, Holland & Knight, expert witness in the area of land planning and zoning

**IV.**  
**BACKGROUND & PROJECT DESCRIPTION**

**A. Overview of Subject Property and Surrounding Area**

The Property consists of that certain 2.3± acre parcel of land located at 6923-6953 Maple Street, NW, and 6916-6926 Willow Street, NW, in the center of the block bounded by Maple, Willow, Carroll Streets and Sandy Spring Road, NW, within the boundaries of the Takoma Park Historic District. On the northern end of the Property there are two detached single family dwellings (6924 Willow Street and 6949 Maple Street, respectively) that are deemed contributing houses to the Takoma Park Historic District. There is also a commercial parking lot on the Property that serves the CVS store to the north; the CVS store is not within the boundaries of the Property. The remainder of the Property is vacant.

The Property was the subject of BZA Application No. 17679, the final order for which was issued on April 23, 2008 (the "2008 Approval"). In 2008, the Board granted the Applicant's requests for special exception approval under Section 353 of the Zoning Regulations for a new residential development in the R-5-A District with more than one principal building on a single lot pursuant to Section 2516 and a special exception from roof structure requirements of Section 411 (setback, number of enclosures, walls of unequal height). In June 2010, the Board approved BZA Application No. 17679-A, which granted a

two-year extension of the 2008 Approval from April 23, 2010, to April 23, 2012. In June of 2012, the Board approved BZA Application No. 17679-B, which granted a second two-year extension of the approval of the project from April 23, 2012, to April 23, 2014. The Board orders for the 2008 Approval and the extensions of time were attached to the Amended Preliminary Statement submitted to the Board on December 4, 2013.

**B. Project Description**

The Applicant proposes to redevelop the Property with two new multi-family buildings, each containing 50 dwelling units. One building - Maple House - will be constructed on what is shown as Lot A on the plans; the other building - Willow House - will be constructed on what is shown as Lot B on the plans. Each building will have three stories with a maximum height of 40'-0" and each will contain approximately 47,744 square feet of gross floor area. In order to accommodate the construction of the multi-family buildings, the two existing single family dwellings on the northern end of the Property will be relocated to the southern end of the Property along Maple Street, on what is shown as Lot E and Lot D on the enclosed site plan. A third house, previously 6926 Willow Street, will be reconstructed on what is shown as Lot C on the enclosed site plan, along Willow Street.

The site plan configuration, architectural design, building height, FAR, lot occupancy and roof structures proposed in this modification are nearly identical to what was approved by the Board in 2008. However, the interior of the building has been modified such that each building now has 50 units instead of 38 as in the 2008 Approval. Additionally, the parking ratio for the project has been reduced to slightly less than 1:1 such that the project now requires a variance to provide 95 parking spaces where 103 spaces are required. Finally, the modified plan requires a variance to permit a 30' loading berth in lieu of a 55' loading berth.

The following areas of relief must be granted by the Board in order to facilitate the proposed redevelopment of the Property:

1. Number of Parking Spaces. The Applicant seeks a variance from Section 2101.1 of the Zoning Regulations in order to have 95 parking spaces for the project where 103 are required.

2. Number of Loading Facilities. The Applicant seeks a variance from Section 2201.1 of the Zoning Regulations in order to have fewer loading facilities than required. Specifically, the Applicant proposes to have one 12 x 30 berth only for each multi-family building where the Zoning Regulations require one 55' loading berth and one 20' service/delivery space for each building.

**C. Community Outreach**

The Applicant presented the Application to ANC 4B on January 27, 2014. At that meeting, ANC 4B voted unanimously to recommend approval of the Application to the Board. On October 15, 2013, the Applicant presented the project at a Single Member District ("SMD") Community Meeting (ANC 4B-07). On January 13, 2014, the Applicant discussed the project at a public meeting with Commissioner Jones, the SMD Representative for the area including the Property. Over the past months, the Applicant has met with property owners in immediate proximity to the Property and has made significant revisions to the plans for the project based on the feedback given. Most notably, the number of units proposed for the modified plan were reduced from 110 units to 100 units in order to maintain the site plan configuration and density originally approved for the Property in 2008. Also, the Applicant has agreed to set aside the single family home on Lot C for a low-income household.

**V.**  
**MODIFICATION OF PREVIOUSLY APPROVED SITE PLAN**

In granting the 2008 Approval, the Board concluded that the then proposed development complied with the substantive provisions of § 2516. The Board also concluded that the project will not have an adverse effect on the character and future development of the neighborhood (§§ 2516.9 and 3104) and is in harmony with the Zoning Regulations and Zoning Map (§ 3104). As noted on Page 9 of the 2008 Approval, the density and massing of the then proposed development is consistent with the type of development permitted in an R-5-A District, and preserves some open space while also bringing more residential units to the neighborhood. The building height, floor area ratio, and lot occupancy are within those permitted in the R-5-A District. Sufficient open space is being provided around both multiple dwellings, and their fronts are set back 20 feet from the curb to maintain consistency with the established building line of adjacent dwellings.

The development parameters proposed under this application are nearly identical to those approved for the Property in 2008. For example, the FAR in the 2008 Approval was 1.08 for Lot A, 1.08 for Lot B, and .97 overall. Under this application, the FAR is 1.08 for Lot A, 1.08 for Lot B and .97 overall. In the 2008 Approval, the Lot occupancy was 35.8% for Lot A, 35.8% for Lot B and 34.8% overall. Under this application, the lot occupancy is 35.9% for Lot A, 35.8% for Lot B and 34.5% overall. The building footprint for each building in the current application is 15,834 s.f., the same as it was in the 2008 Approval. The maximum building height and number of stories also is the same - 40' building height and three stories.

The rear and side yard setbacks under the proposed site plan are, for the most part, less than what was provided in the 2008 Approval. Specifically, the rear yard in the 2008 Approval was 41'-7" for Maple House and 41'-5" for Willow House; the side yards for Maple House were 34' and 82'-7"; they were 34' and 74'-2" for Willow House. Under the current

application, the rear yard is 39'-3" for Maple House and 36'-4" for Willow House. The side yards for Maple House are 25'-3" and 70'-8", respectively; and the side yards for Willow House are 26'-9" and 109'-10", respectively. Notwithstanding these changes, the rear and side yards under the current application are significantly greater than what is required under the Zoning Regulations.

**VI.**  
**THE APPLICANT MEETS THE BURDEN**  
**OF PROOF FOR THE REQUESTED AREA VARIANCES**

**A. Standard of Review for Area Variances**

Under D.C. Code § 6-641.07(g)(3) and 11 DCMR § 3103.2, the Board is authorized to grant an area variance where it finds that three conditions exist:

- (1) the property is affected by exceptional size, shape or topography or other extraordinary or exceptional condition or situation;
- (2) the owner would encounter practical difficulties if the zoning regulations were strictly applied; and
- (3) the variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.<sup>2</sup>

The D.C. Court of Appeals has determined that, to satisfy the practical difficulty element of the area variance test, an applicant must demonstrate that "compliance with the area restriction would be unnecessarily burdensome" and that the practical difficulty is "unique to the particular property."<sup>3</sup> The Court has further stated that "the severity of the variance(s) requested;" "the weight of the burden of strict compliance;" "the effect the proposed variance(s) would have on the overall zone plan;" and the "increased expense and inconvenience to applicants for a variance are among the proper factors for BZA's

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<sup>2</sup> See *French v. District of Columbia Board of Zoning Adjustment*, 658 A.2d 1023, 1035 (D.C. 1995) (quoting *Roumel v. District of Columbia Board of Zoning Adjustment*, 417 A.2d 405, 408 (D.C. 1980)); see also, *Capitol Hill Restoration Society, Inc. v. District of Columbia Board of Zoning Adjustment*, 534 A.2d 939 (D.C. 1987).

<sup>3</sup> *Gilmartin v. District of Columbia Board of Zoning Adjustment*, 579 A.2d 1164, 1170 (D.C. 1990).

consideration" in determining whether to grant an area variance.<sup>4</sup> As discussed below, all three prongs of the area variance test are met in this Application.

1. The property is affected by exceptional size, shape or topography or other extraordinary or exceptional situation or condition.

The phrase "exceptional situation or condition" in the above-quoted variance test applies not only to the land, but also to the existence and configuration of a building on the land.<sup>5</sup> Moreover, the unique or exceptional situation or condition may arise from a confluence of factors that affect a single property.<sup>6</sup>

In this case, the exceptional condition arises from the fact that the existing single family homes on the Property are deemed contributing homes within the Takoma Park Historic District. As such, these dwellings cannot be razed, but instead must be relocated to the southern end of the Property (Lots D and E). Similarly, the single family home that was razed (previously at 6926 Willow Street) (Lot C), was deemed a contributing home within the Takoma Park Historic District and must be reconstructed. This reduces the developable area on the Property and impacts the site plan configuration such that the Applicant is unable to comply with the parking and loading requirements and have a project that is financially feasible in the current market.

2. The owner would encounter practical difficulties if the Zoning Regulations were strictly applied.

The Applicant would encounter practical difficulties if required to comply with the parking and loading requirements. The current site plan, particularly as it relates to the unit size and number of units, is the most viable because it reflects the current market conditions. Further, the proposed site plan configuration and density were previously

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<sup>4</sup> *Id.* at 1171.

<sup>5</sup> See *Clerics of St. Viator, Inc. v. D.C. Board of Zoning Adjustment*, 320 A.2d 291, 294 (D.C. 1974).

<sup>6</sup> *Gilmartin v. D.C. Board of zoning Adjustment*, 579 A.2d 1164, 1168 (D.C. 1990).

accepted by the Office of Planning, ANC 4B and the Board after significant input from various stakeholders in connection with the 2008 Approval.

In order to meet the parking and loading requirements, the Applicant would have to reduce the number of units. Reducing the number of units to meet the required 1:1 parking ratio adversely impacts the economics of the project and is contrary to urban planning principles given that the Property is within two blocks of the Takoma Metro Station. Similarly, the Applicant would have to reduce the number of units or further reduce parking for the project in order to have enough space within the project to comply with the loading requirements. However, based on the Applicant's experience, a 30' loading berth is sufficient to service the project.

3. The variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

There will be no substantial detriment to the public good and no substantial impairment to the intent, purpose and integrity of the Zone Plan if the Board grants the requested parking and loading variances. The project is providing 95 parking spaces were 103 are required. This is a high unit to parking ratio considering the Property is within two blocks of the Takoma Metro Station. Also, based on the Applicant's experience, the proposed loading is sufficient to service the project. Practically speaking, residential projects like the one proposed under the Application are infrequently serviced by 55' trucks.

## **VII.** **WITNESSES**

1. Paul Millstein  
Douglas Development  
702 H Street, NW  
Washington, DC 20001
2. Colline Hernandez  
GTM Architects  
7735 Old Georgetown Road, Suite 700  
Bethesda, MD 20814

3. Erwin Andres  
Gorove/Slade Associates  
1140 Connecticut Avenue, NW  
Washington, DC 20036
  
4. Steven E. Sher  
Director of Zoning and Land Use Services  
Holland & Knight LLP  
800 17<sup>th</sup> Street, NW - Suite 1100  
Washington, DC 20006

**VIII.**  
**CONCLUSION**

For the reasons stated above, the requested relief meets the applicable standards for special exception and variance relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests the Board to grant the application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: *Leila Batties*  
Leila M. Jackson Batties  
800 17<sup>th</sup> Street, NW - Suite 1100  
Washington, DC 20006  
(202) 955-3000

**Exhibit A**

**Revised Architectural Drawings**



# TAKOMA PARK

SQUARE 3357, WASHINGTON, D.C.

MODIFICATION OF BZA APPLICATION  
PREHEARING SUBMISSION  
ORDER NO. 17679

JANUARY 28, 2014

OWNER / DEVELOPER:  
DOUGLAS DEVELOPMENT CORPORATION

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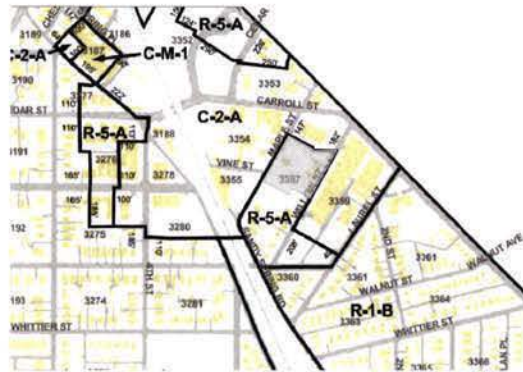
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### ZONING TABULATIONS

LOT DATA  
 SQUARE: 3357  
 LOTS: LOT 808, 811 & 818  
 LOTS: 26, 27, 28, 29, 40, 814, 815, 819, 820, 824, 825, 840, & 843  
 ZONE: R-5-A

THREE (3) EXISTING 2 STORY SINGLE FAMILY RESIDENCES

THIRTEEN (13) EXISTING VACANT LOTS



	REQUIRED/ALLOWED	MULTI-FAMILY BUILDINGS		RELOCATED EXISTING SINGLE FAMILY HOMES (UNDER SEPARATE "CONCEPT" REVIEW 08-24-06)			TOTAL OF ALL LOTS
		MAPLE HOUSE (lot A)	WILLOW HOUSE (lot B)	6926 WILLOW (lot C)	6949 MAPLE (lot D)	6924 WILLOW (lot E)	
NUMBER OF UNITS		38	38	1	1	1	79
GROSS FLOOR AREA		47,744SF	47,744SF	1,592SF	1,107SF	1,136SF	99,323SF
LOT AREA	4,000 SF MIN	44,208SF	44,208SF	4,040SF	4,672SF	4,751SF	101,879SF
F.A.R.	0.90 MAX (1.08 MAX w/ INCLUSIONARY ZONING)	1.08	1.08	0.39	0.24	0.24	0.97
LOT WIDTH	At least 40% of required min width (50') and not less than 14 feet	323'-0"	347'-6"	50'-6"	50'-6"	51'-2"	
BUILDING FOOTPRINT		15,834SF	15,834SF	1,155SF	1,447SF	1,155SF	35,425SF
LOT OCCUPANCY	40%	35.8%	35.8%	28.6%	31.0%	24.3%	34.8%
BUILDING HEIGHT (MEASURING HEIGHT FROM 0'-0" (+269.00))	40' MAX	40' MAX	40' MAX	+/- 25'-0"	+/- 22'-0"	+/- 20'-0"	
NUMBER OF STORIES	3 MAX	3	3	2	1	1	
REAR YARD SETBACK	20'-0" MIN	41'-7"	41'-5"	31'-2"	27'-1"	20'-0"	
SIDE YARD SETBACKS	3" per foot of height of building, but not less than 8 feet	34'-0" / 82'-7" (10'-0" MIN)	34'-0" / 74'-2" (10'-0" MIN)	8'-0" / 8'-2" (8'-0" MIN)	8'-10" / 11'-6" (8'-0" MIN)	8'-1" / 8'-6" (8'-0" MIN)	
PARKING	1 per 1 dwelling unit	1 per 1 dwelling unit = 38 Spaces	1 per 1 dwelling unit = 38 Spaces	1 per 1 dwelling unit	1 per 1 dwelling unit	1 per 1 dwelling unit	79 Spaces
LOADING	None required since less than 50 dwelling units per building	Loading dock and zone provided Loading Dock Size = 12' x 30'	Loading dock and zone provided Loading Dock Size = 12' x 30'	N/A	N/A	N/A	

ALL PLANS ARE SUBJECT TO CHANGE PENDING FINAL APPROVAL BY HPRB

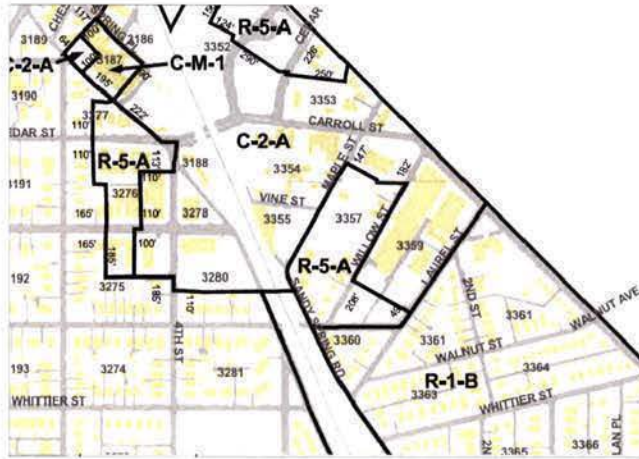


ZONING TABULATIONS

LOT DATA

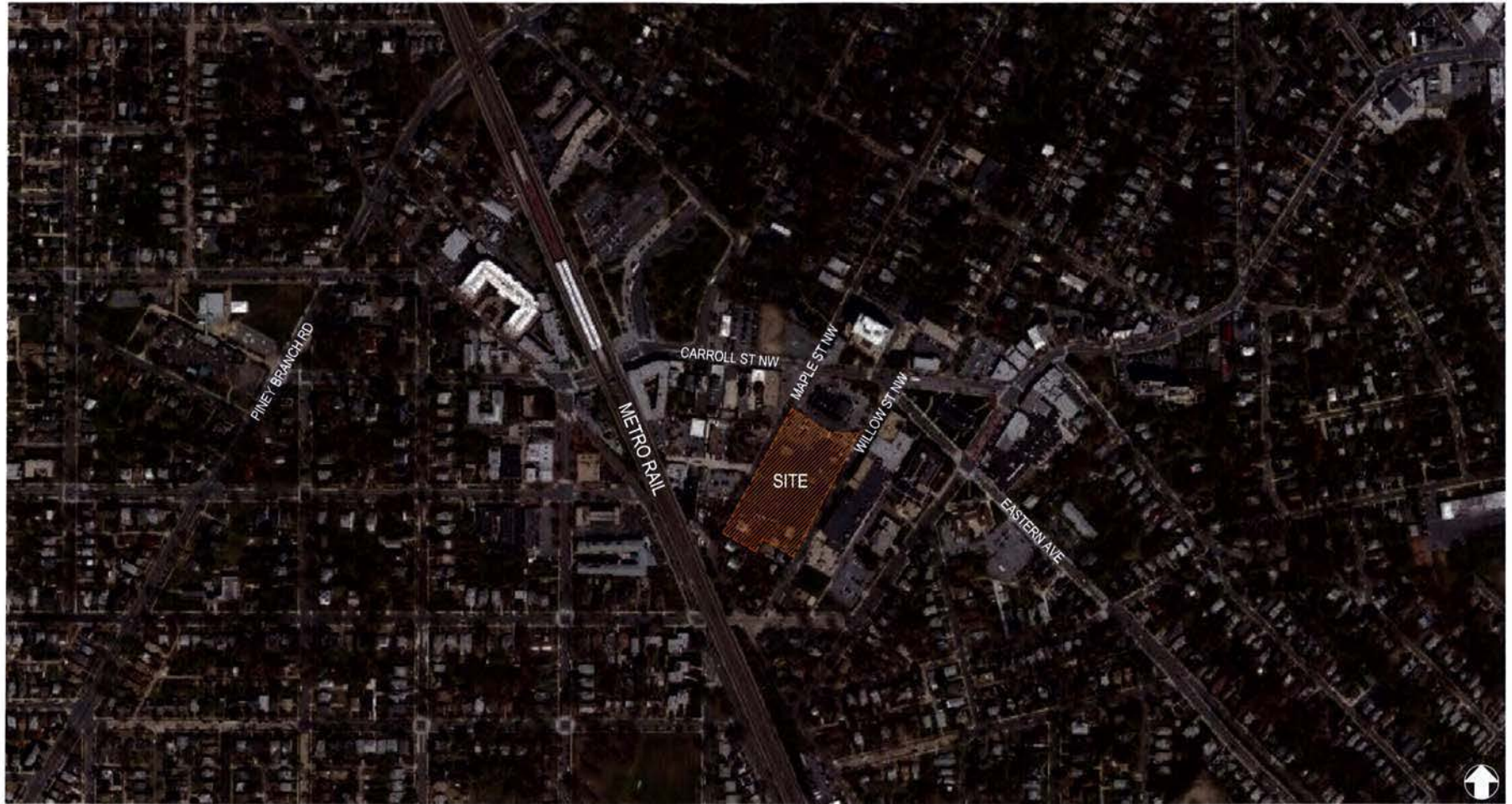
SQUARE: 3357  
 LOTS: LOT 808, 811 & 818  
 LOTS: 26, 27, 28, 29, 40, 814, 815, 819, 820, 824, 825, 840, & 843  
 ZONE: R-5-A

TWO (2) EXISTING 2 STORY SINGLE FAMILY RESIDENCES  
 FOURTEEN (14) EXISTING VACANT LOTS



	REQUIRED/ALLOWED	MULTI-FAMILY BUILDINGS			RELOCATED EXISTING SINGLE FAMILY HOMES (UNDER SEPARATE "CONCEPT" REVIEW 08-24-08)			TOTAL OF ALL LOTS
		MAPLE HOUSE (lot A)	WILLOW HOUSE (lot B)	6926 WILLOW (lot C)	6949 MAPLE (lot D)	6924 WILLOW (lot E)		
NUMBER OF UNITS		50	50	1	1	1	103	
GROSS FLOOR AREA		47,744SF	47,744SF	1,592SF	1,107SF	1,136SF	99,323SF	
LOT AREA	4,000 SF MIN	44,160SF	44,174SF	4,715SF	4,715SF	4,920SF	102,684SF	
F.A.R.	0.90 MAX (1.08 MAX w/ INCLUSIONARY ZONING)	1.08	1.08	0.34	0.23	0.23	0.97	
LOT WIDTH	40'-0"	313'-4"	351'-6"	56'-5"	52'-10 1/2"	55'-2"		
BUILDING FOOTPRINT		15,834SF	15,834SF	1,155SF	1,447SF	1,155SF	35,425SF	
LOT OCCUPANCY	40%	35.9%	35.8%	24.5%	30.7%	23.5%	34.5%	
BUILDING HEIGHT (MEASURING HEIGHT FROM 0'-0" (+269.00))	40' MAX	40' MAX	40' MAX	+/- 25'-0"	+/- 22'-0"	+/- 20'-0"		
NUMBER OF STORIES	3 MAX	3	3	2	1	1		
REAR YARD SETBACK	20'-0" MIN	39'-3"	36'-4"	33'-11"	26'-0"	26'-0"		
SIDE YARD SETBACKS		25'-3" / 70'-8" (10'-0" MIN)	26'-9" / 109'-10" (10'-0" MIN)	11'-9 1/2" / 14'-5" (8'-0" MIN)	8'-8 1/2" / 13'-1" (8'-0" MIN)	8'-0" / 12'-7" (8'-0" MIN)		
PARKING	1 per 1 dwelling unit	92 Spaces		1 Space	1 Space	1 Space	95 Spaces	
LOADING	1 - 55' Berth 1- Service/Delivery	Loading zone provided Loading Dock Area = 12' x 30'	Loading zone provided Loading Dock Area = 12' x 30'	N/A	N/A	N/A		

ALL PLANS ARE SUBJECT TO CHANGE PENDING FINAL APPROVAL BY HPRB



## TAKOMA PARK - SQUARE 3357 - AERIAL SITE PHOTO

BZA MODIFICATION 01-28-14

JOB NO. 06.0069

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GTM

GTM ARCHITECTS

G101



1 EXISTING SITE ALONG WILLOW STREET



2 INTERSECTION OF WILLOW STREET AND CARROLL AVENUE



3 MAPLE STREET LOOKING NORTH



4 HOUSE AT 6926 WILLOW STREET TO BE RECONSTRUCTED



5 HOUSE AT 6924 WILLOW STREET TO BE RELOCATED



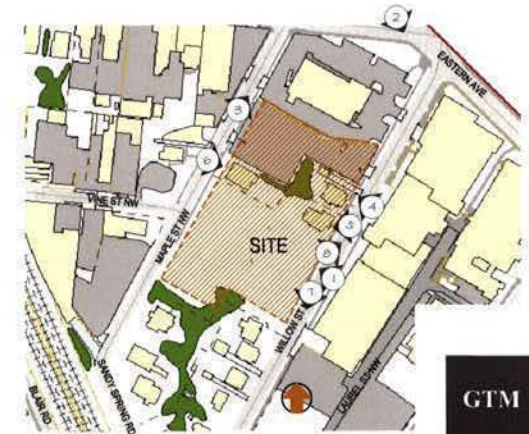
6 HOUSE AT 6949 MAPLE STREET TO BE RELOCATED



7 WILLOW STREET LOOKING NORTH



8 WILLOW STREET LOOKING SOUTH



# TAKOMA PARK - SQUARE 3357 - SITE PHOTOS



PROPOSED STORM MH  
CONNECT TO EX. 18" SD  
INV IN (S) = 257.05  
INV IN (E) = 256.80  
INV OUT = 256.80

MAPLE STREET, NW

MAPLE STREET, NW

PROPOSED STORM MH  
RIM = 269.66  
INV IN = 257.2  
INV OUT = 257.2

PROPOSED STORM MH  
RIM = 269.0  
INV IN = 258.0  
INV OUT = 257.9

PROPOSED STORM END SECTION  
INV = 262.49

PROPOSED STORM  
GRATE INLET  
RIM = 268.5  
INV IN = 261.8  
INV OUT = 261.7

PROPOSED STORM MH  
RIM = 69.2  
INV = 62.0

PROPOSED STORM  
GRATE INLET  
RIM = 271.50  
INV = 266.58

PROPOSED STORM MH  
RIM = 271.80  
INV IN = 266.37  
INV OUT = 266.07

ZONE R-5-A  
SQ 3357 LOT 0039  
#6914

CVS  
BLOCK 3357 LOT 60  
112 CARROLL ST, NW  
ZONING TK OVERLAY/C-2-A

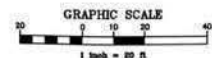
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**EXISTING LEGEND**

- CONCRETE CURB/OUTLET
- OVERHEAD ELECTRIC LINES
- WATER LINE
- STORM DRAIN LINE
- SEWER LINE
- TELEPHONE LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- DA DRAINAGE DIVIDE
- CONTOUR
- ELEVATION
- TREE CANOPY
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- TREE

WILLOW STREET, NW

WILLOW STREET, NW



203 Perry Parkway, Suite 1  
Cockeysburg, MD 20877  
301.337.2868 Fax: 301.258.7607  
www.dewberry.com

**TAKOMA PARK - SQUARE 3357 DRAINAGE PLAN**

BZA MODIFICATION 01-28-14

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MAPLE STREET, NW

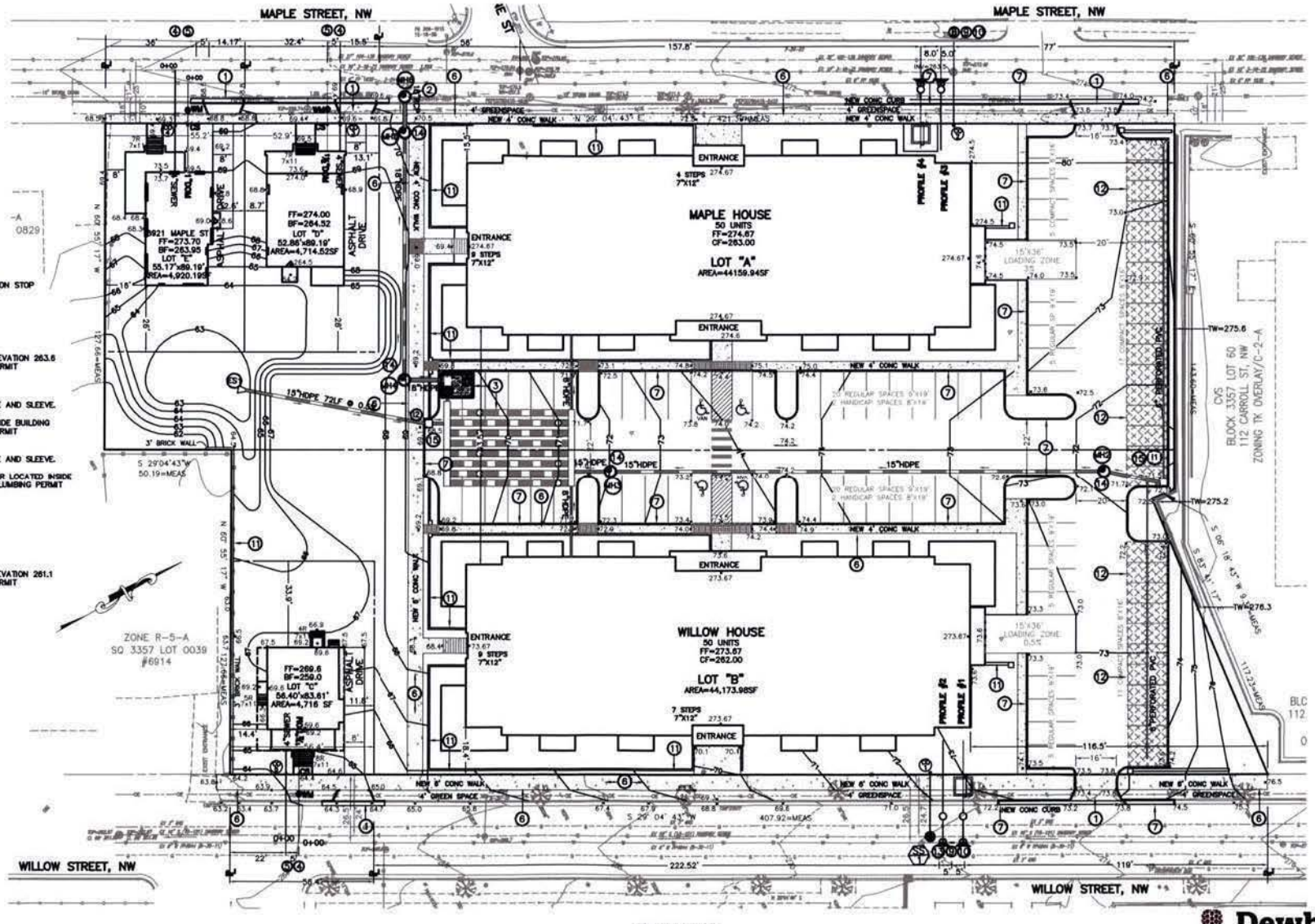
MAPLE STREET, NW

PROPOSED LEGEND

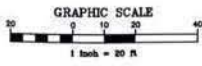
- 1 NEW DRIVEWAY/ENTRANCE TYPE "B"
- 2 DOGHOUSE STYLE STORM DRAIN MANHOLE
- 3 STORMWATER MANAGEMENT STRUCTURE
- 4 4" PVC SANITARY SEWER LATERAL
- 5 1 1/2" COPPER WATER HOUSE CONNECTION CONNECT TO EXISTING WATER WITH CORPORATION STOP
- 6 CONCRETE SIDEWALK
- 7 CONCRETE CURB/GUTTER
- 8 8" PVC SANITARY SEWER LATERAL INSTALL CLEANOUT AT PROPERTY LINE CONNECT TO EXISTING SEWER MANHOLE AT ELEVATION 263.6 CONNECTION TO BUILDING UNDER PLUMBING PERMIT EJECTOR PUMP LOCATED INSIDE BUILDING
- 9 8" FIRE CONNECT TO EXISTING 8" WATER WITH A 6" TEE AND SLEEVE. INSTALL THRUST BLOCK. INSTALL 8" GATE VALVE. METER LOCATED INSIDE BUILDING. CONNECTION TO BUILDING UNDER PLUMBING PERMIT
- 10 4" DOMESTIC CONNECT TO EXISTING 8" WATER WITH A 6" TEE AND SLEEVE. INSTALL THRUST BLOCK. INSTALL 8" GATE VALVE, 8x4 REDUCER. METER LOCATED INSIDE BUILDING. CONNECTION TO BUILDING UNDER PLUMBING PERMIT
- 11 WALL
- 12 PERMEABLE PAVERS
- 13 DOGHOUSE STYLE SEWER MANHOLE 8" PVC SANITARY SEWER LATERAL INSTALL CLEANOUT AT PROPERTY LINE CONNECT TO EXISTING SEWER MANHOLE AT ELEVATION 261.1 CONNECTION TO BUILDING UNDER PLUMBING PERMIT
- 14 STANDARD MANHOLE FOR STORMWATER
- 15 STANDARD INLET FOR STORMWATER

EXISTING LEGEND

- CONCRETE CURB/GUTTER
- OVERHEAD ELECTRIC LINES
- WATER LINE
- STORM DRAIN LINE
- SEWER LINE
- TELEPHONE LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- DRAINAGE DIVIDE
- CONTOUR
- ELEVATION
- TREE CANOPY
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- TREE



ZONE R-5-A  
SQ. 3357 LOT 0039  
#6014



TAKOMA PARK - SQUARE 3357 SITE DEVELOPMENT PLAN

BZA MODIFICATION 01-28-14

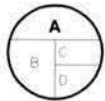


203 Perry Parkway, Suite 1  
Cattlesburg, MD 20877  
301.337.2868 Fax: 301.258.7607  
www.dewberry.com

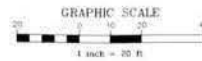
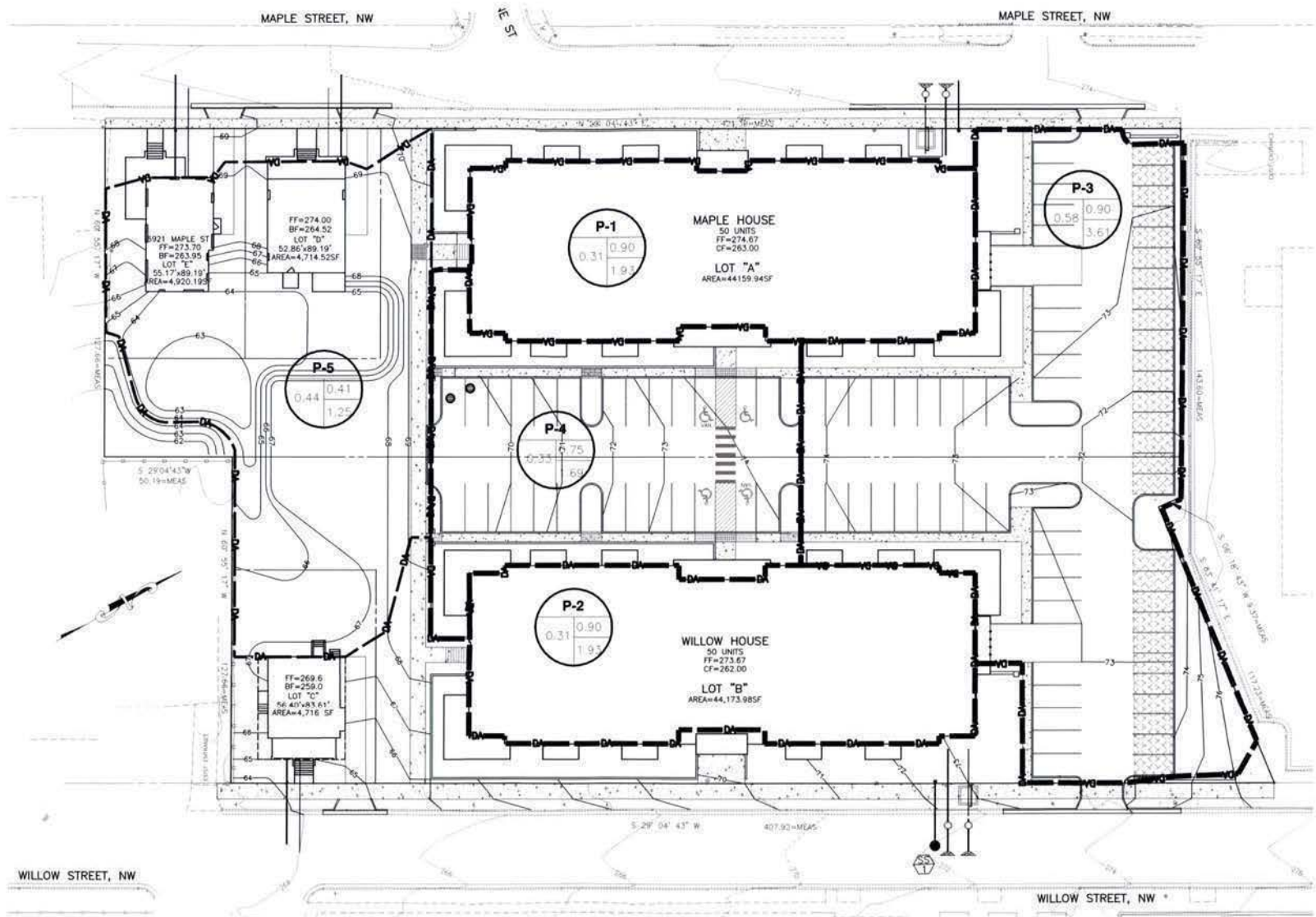


**EXISTING LEGEND**

- CONCRETE CURB/GUTTER
- OVERHEAD ELECTRIC LINES
- WATER LINE
- STORM DRAIN LINE
- SEWER LINE
- TELEPHONE LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- DRAINAGE DEVICE
- CONTOUR
- ELEVATION
- TREE CANOPY
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- TREE



A= BASIN DESIGNATION  
 B= AREA (AC)  
 C= RUNOFF COEFFICIENT  
 D= PEAK RUNOFF (CFS)



**TAKOMA PARK - SQUARE 3357 POST-DEVELOPMENT DRAINAGE AREA**

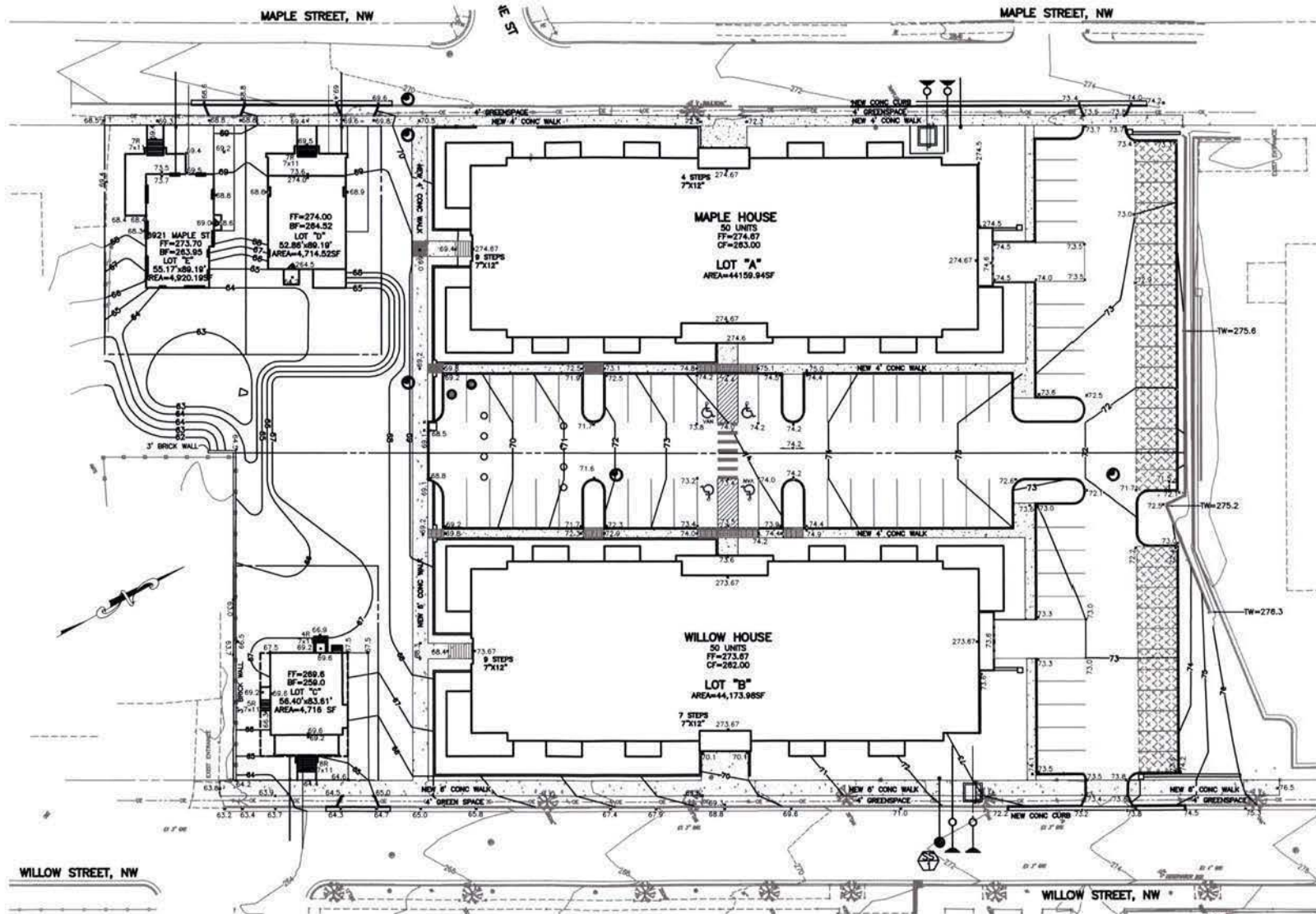
BZA MODIFICATION 01-28-14



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 Gaithersburg, MD 20877  
 301.337.2668 Fax: 301.258.7607  
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**EXISTING LEGEND**

- CONCRETE CURB/OUTLET
- OVERHEAD ELECTRIC LINES
- WATER LINE
- STORM DRAIN LINE
- SEWER LINE
- TELEPHONE LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- DRAINAGE DIVIDE
- CONTOUR
- ELEVATION
- TREE CANOPY
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- TREE



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**TAKOMA PARK - SQUARE 3357 GRADING PLAN**

BZA MODIFICATION 01-28-14



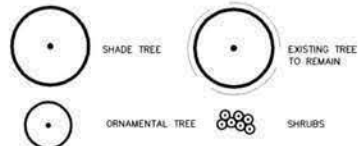
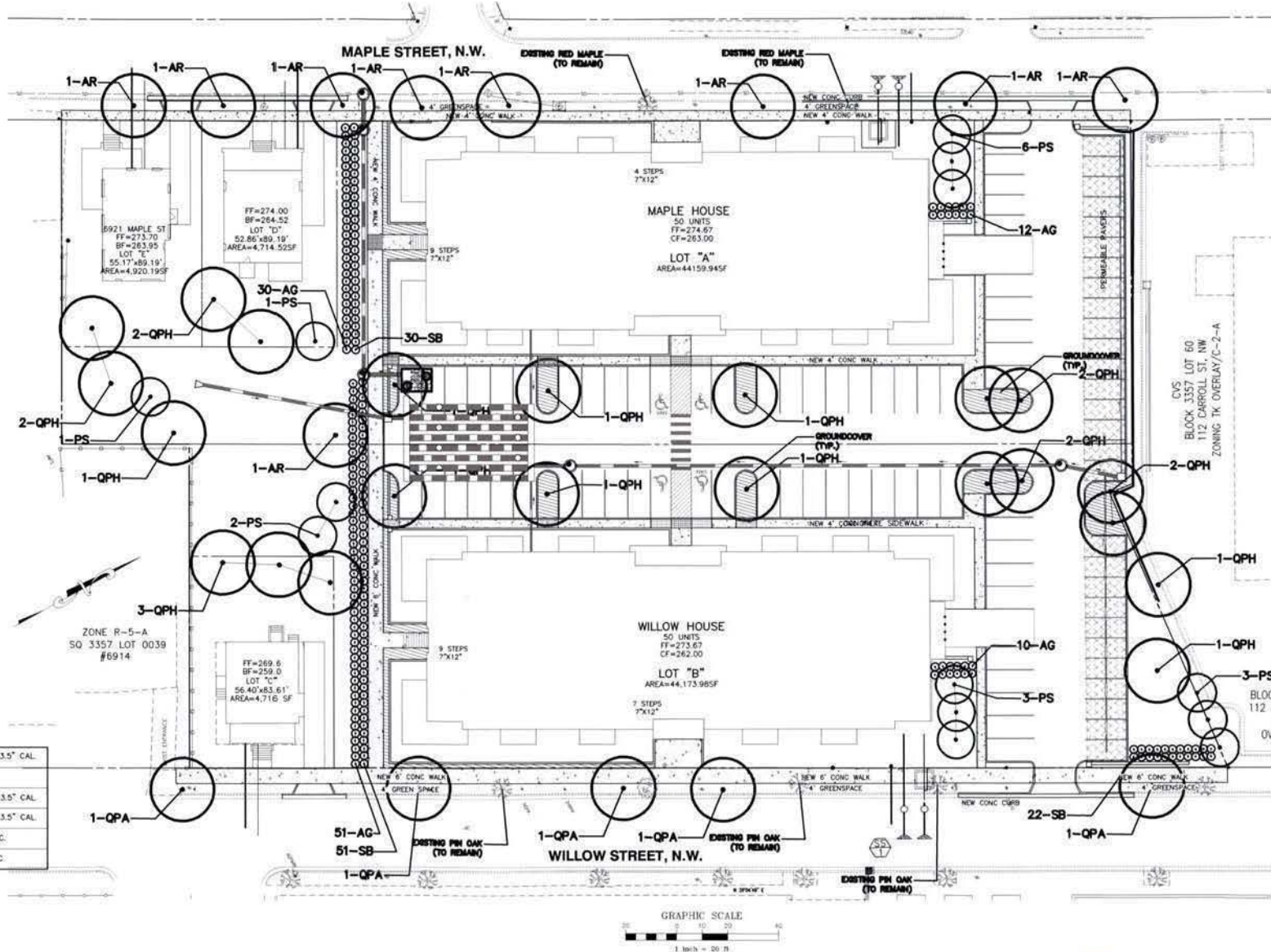
# TAKOMA PARK - SQUARE 3357 LANDSCAPE PLAN RENDERING

BZA MODIFICATION 01-28-14



203 Perry Parkway, Suite 1  
Cockeysville, MD 20877  
301.337.2868 Fax: 301.258.7607  
www.dewberry.com

P:\PROJECTS\2013\4444\Takoma Park - 3357\3357\LANDSCAPE\3357\_LANDSCAPE\_RENDERING.dwg, 1/27/2014 11:42:23 AM, P10/100



**PLANTING SCHEDULE**

Code	Quantity	Plant Name	Notes
AR	9	Acer rubrum 'October Glory'	RED MAPLE 'OCTOBER GLORY'
PS	18	Prunus serrulata 'Snowgaze'	WHITE JAPANESE FLOWERING CHERRY
QPA	6	Quercus palustris	PIN OAK
QPH	22	Quercus phellos	WILLOW OAK
AG	120	Abelia grandiflora	GLOSSY ABELIA
SB	141	Spirea x bumalda 'Goldflame'	GOLDFLAME BUMBALD SPIREA

**MISCELLANEOUS**

SEED: 50/50 Mix Annual Ryegrass & Cereal (Winter) Rye

SOD: Tall Fescue

MULCH STRIP: Double shredded hardwood mulch, natural (undyed)  
Mulch between Ground Cover and Shrubs to Top of Curb.

# TAKOMA PARK - SQUARE 3357 LANDSCAPE PLAN

BZA MODIFICATION 01-28-14

**Dewberry**  
203 Perry Parkway, Suite 1  
Gaithersburg, MD 20877  
301.337.2868 Fax: 301.258.7607  
www.dewberry.com



**TAKOMA PARK - SQUARE 3357 - EXISTING SITE CONDITIONS**

BZA MODIFICATION 01-28-14

JOB NO. 06.0069

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GTM ARCHITECTS



PARKING COUNT	
STANDARD SPACES	48
COMPACT CARS	24
HANDICAPPED	2
VAN-ACCESSIBLE	2
<b>TOTAL</b>	<b>76</b>

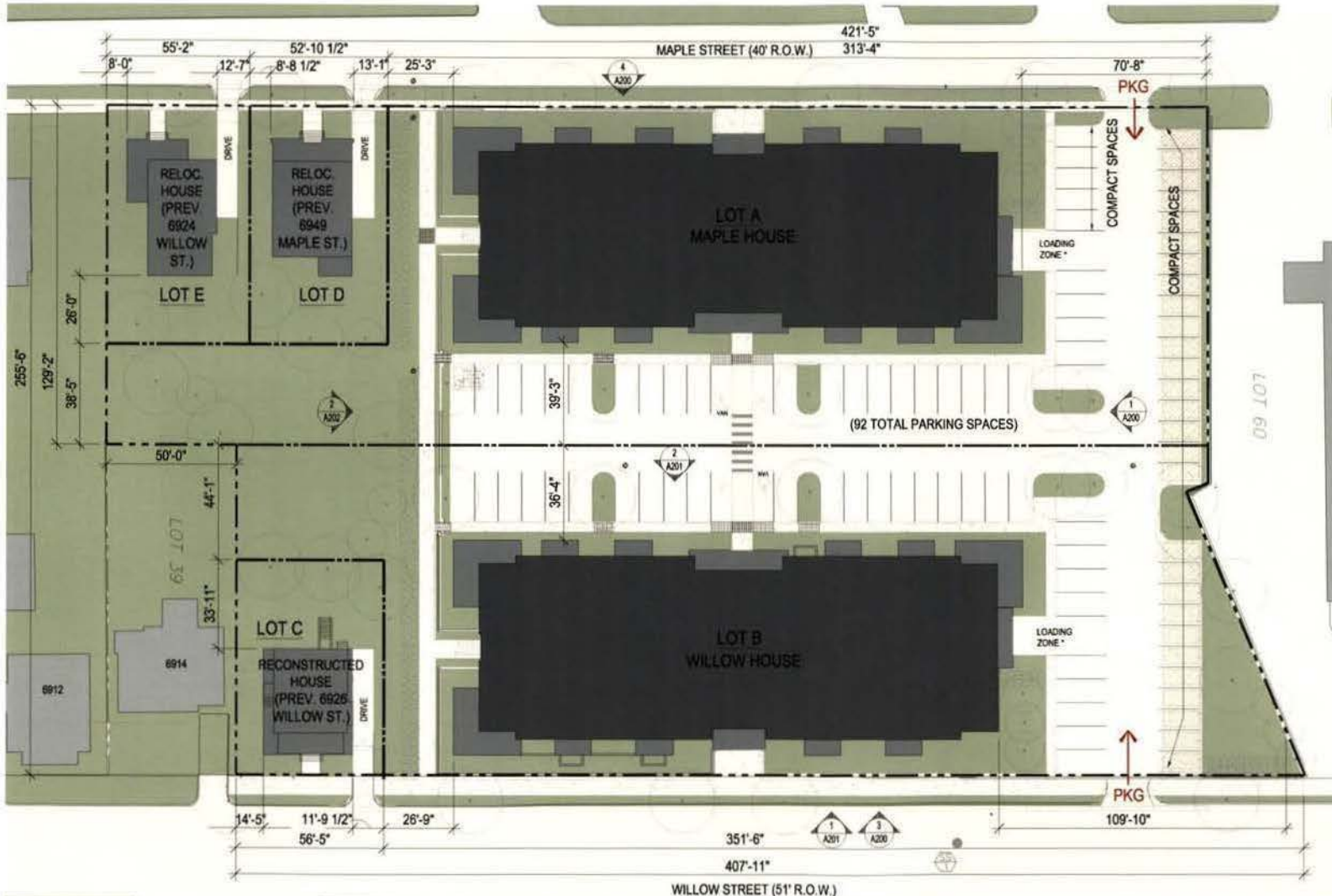
PAVED PARKING AREA: 26,054sf  
 REQUIRED GREEN SPACE (5%): 1,303sf  
 PROVIDED GREEN SPACE (lot A&B): 25,611sf

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



TAKOMA PARK - SQUARE 3357 - SITE PLAN AND PARKING

G T M ARCHITECTS



PARKING REQUIRED	
	UNIT COUNT
MAPLE HOUSE	50
WILLOW HOUSE	50
SINGLE FAMILY (LOT C)	1
SINGLE FAMILY (LOT D)	1
SINGLE FAMILY (LOT E)	1
<b>TOTAL</b>	<b>103</b>

PARKING PROVIDED	
SPACES	#
STANDARD	55
COMPACT	33
ACCESSIBLE	2
VAN	2
SINGLE FAMILY	3
<b>TOTAL PROV.</b>	<b>95*</b>

\*PARKING RELIEF REQ'D = 8 SPACES

LOADING		
	REQUIRED	PROVIDED
MAPLE HOUSE	1 - 55' BERTH, 1 - SERV./DELIV. ZONE	1 - 30' LOADING ZONE
WILLOW HOUSE	1 - 55' BERTH, 1 - SERV./DELIV. ZONE	1 - 30' LOADING ZONE

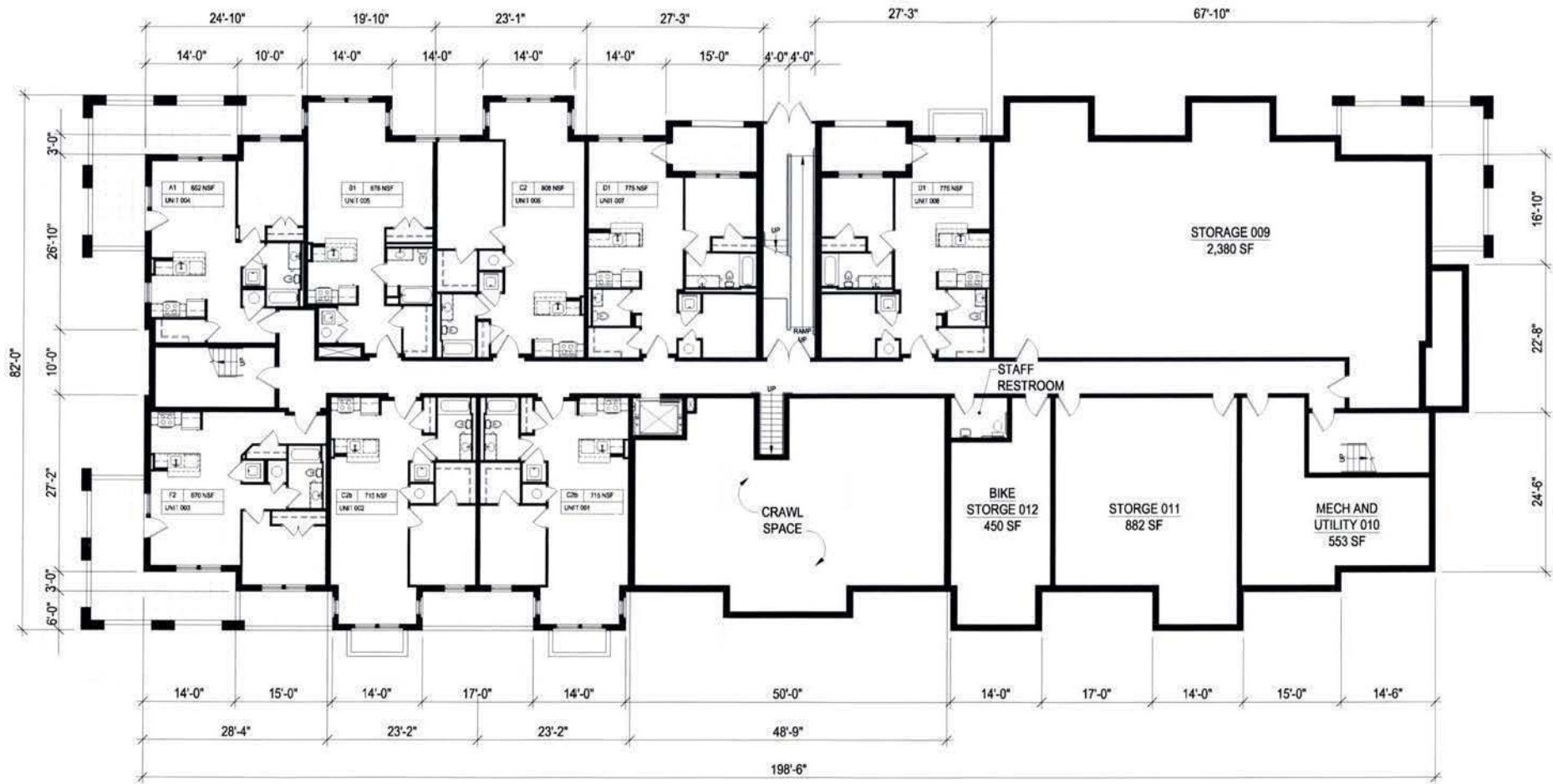
NOTE:  
 1) LOADING NOT REQ'D FOR SINGLE FAMILY HOUSES  
 2) LOADING RELIEF REQ'D FOR BOTH MAPLE AND WILLOW HOUSES

TAKOMA PARK - SQUARE 3357- SITE PLAN

1 SITE PLAN  
SCALE: 1:20



GTM ARCHITECTS

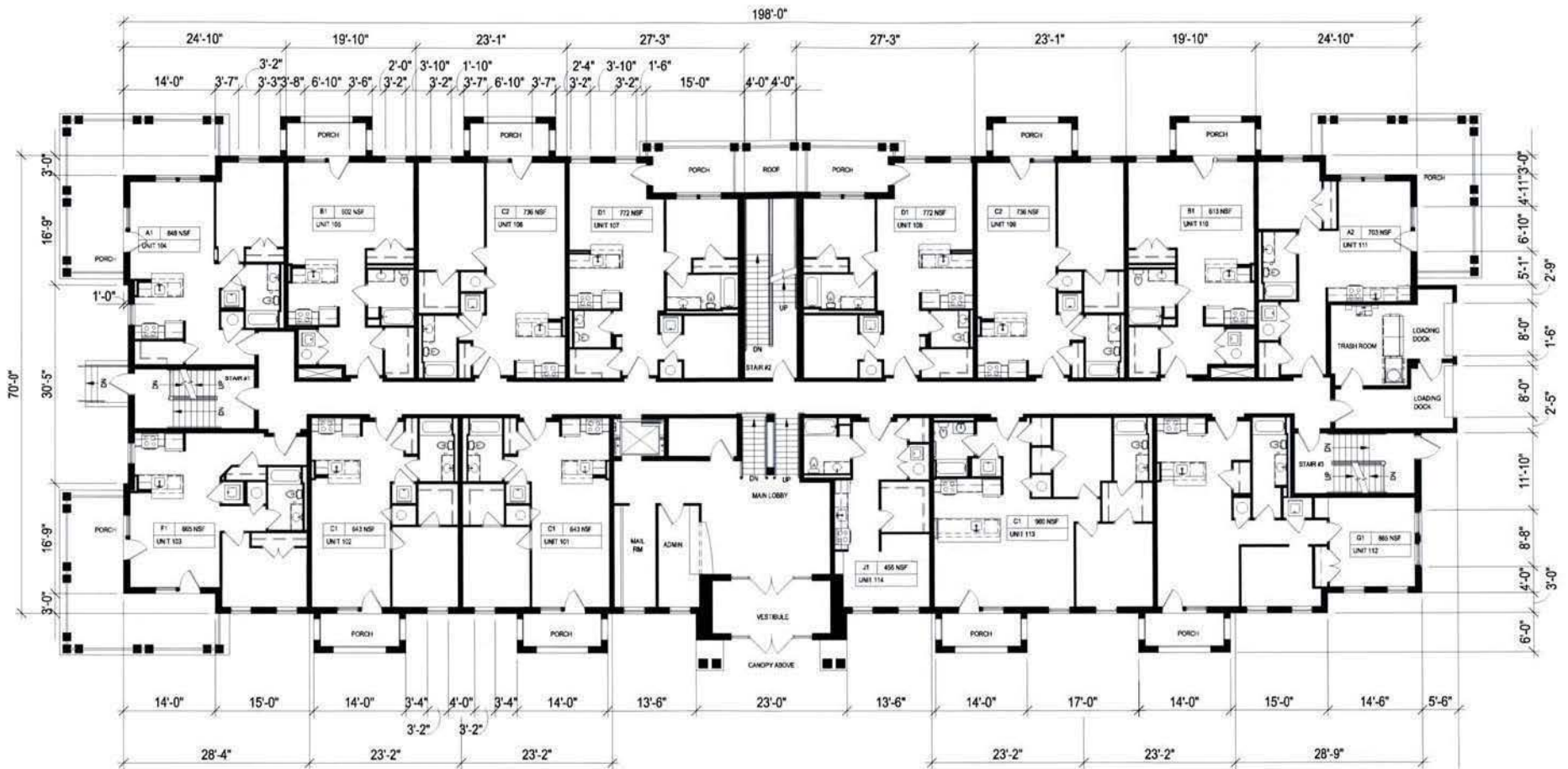


1 CELLAR FLOOR PLAN  
SCALE: 1/8" = 1'-0"

NOTES:  
1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

# TAKOMA PARK - SQUARE 3357 - CELLAR FLOOR PLAN





1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

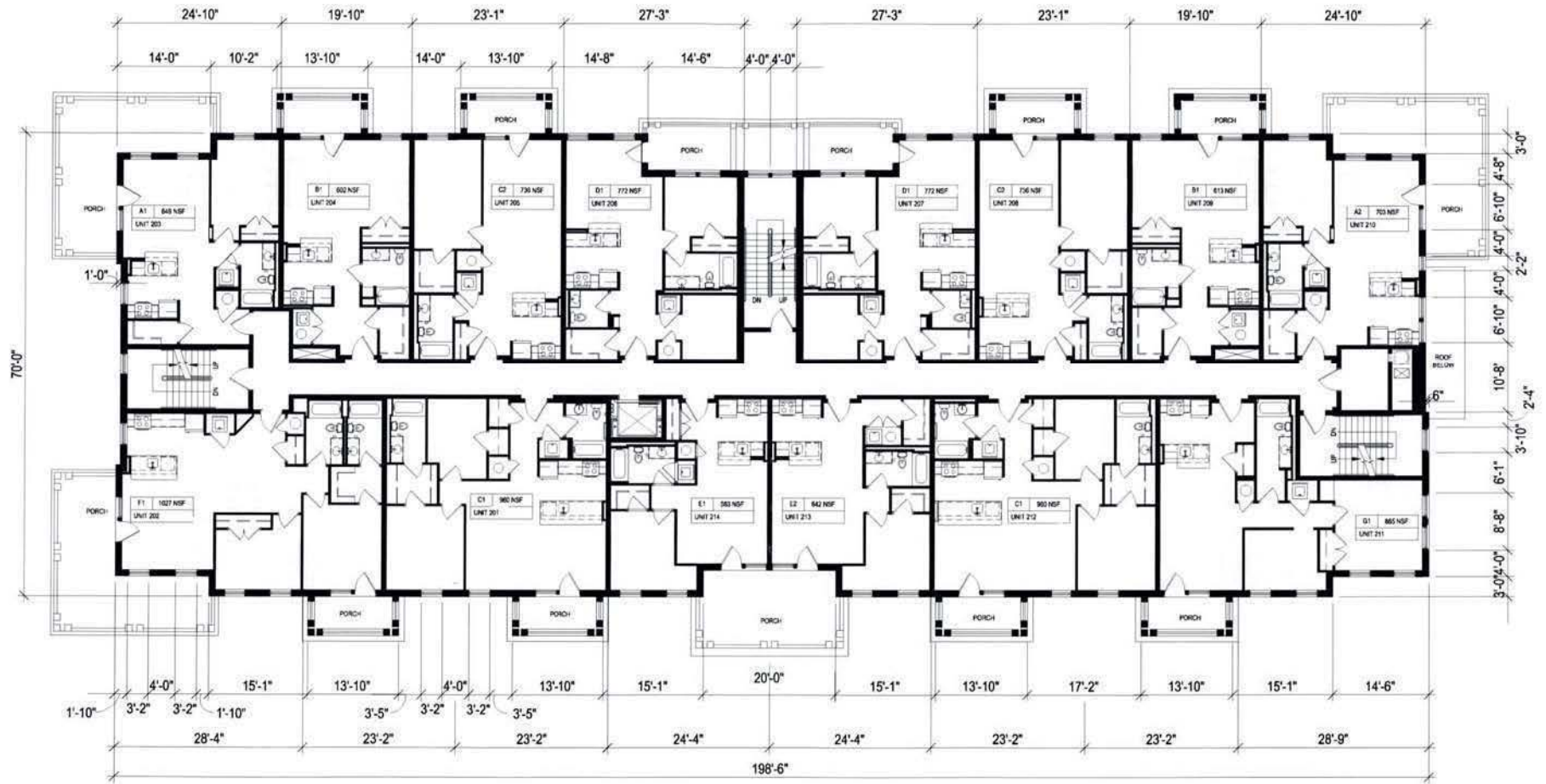
NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

TAKOMA PARK - SQUARE 3357 - FIRST FLOOR PLAN

GTM

GTM ARCHITECTS

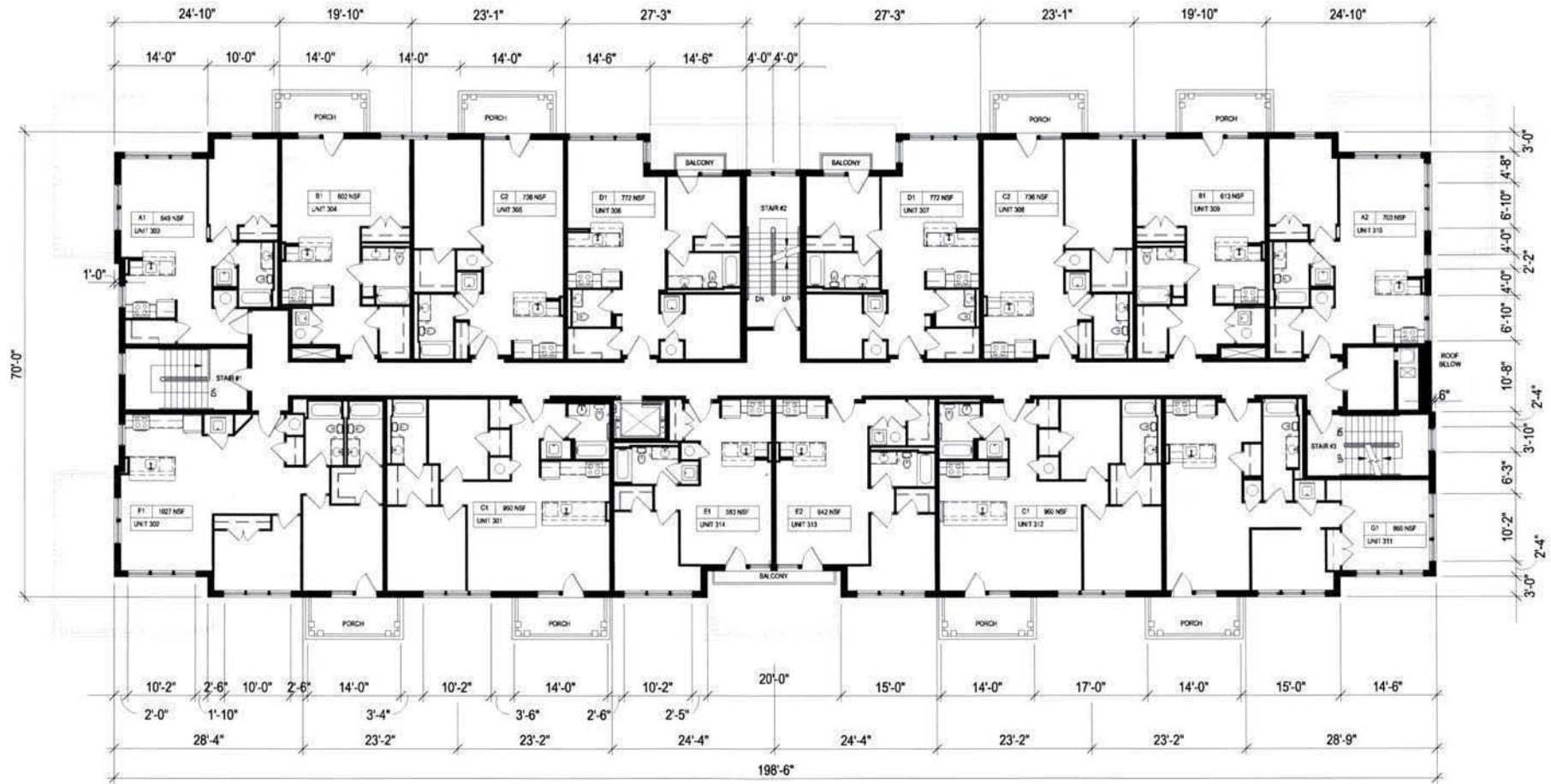


1 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

TAKOMA PARK - SQUARE 3357- SECOND FLOOR PLAN



1 THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

TAKOMA PARK - SQUARE 3357 - THIRD FLOOR PLAN

BZA MODIFICATION 12-04-13

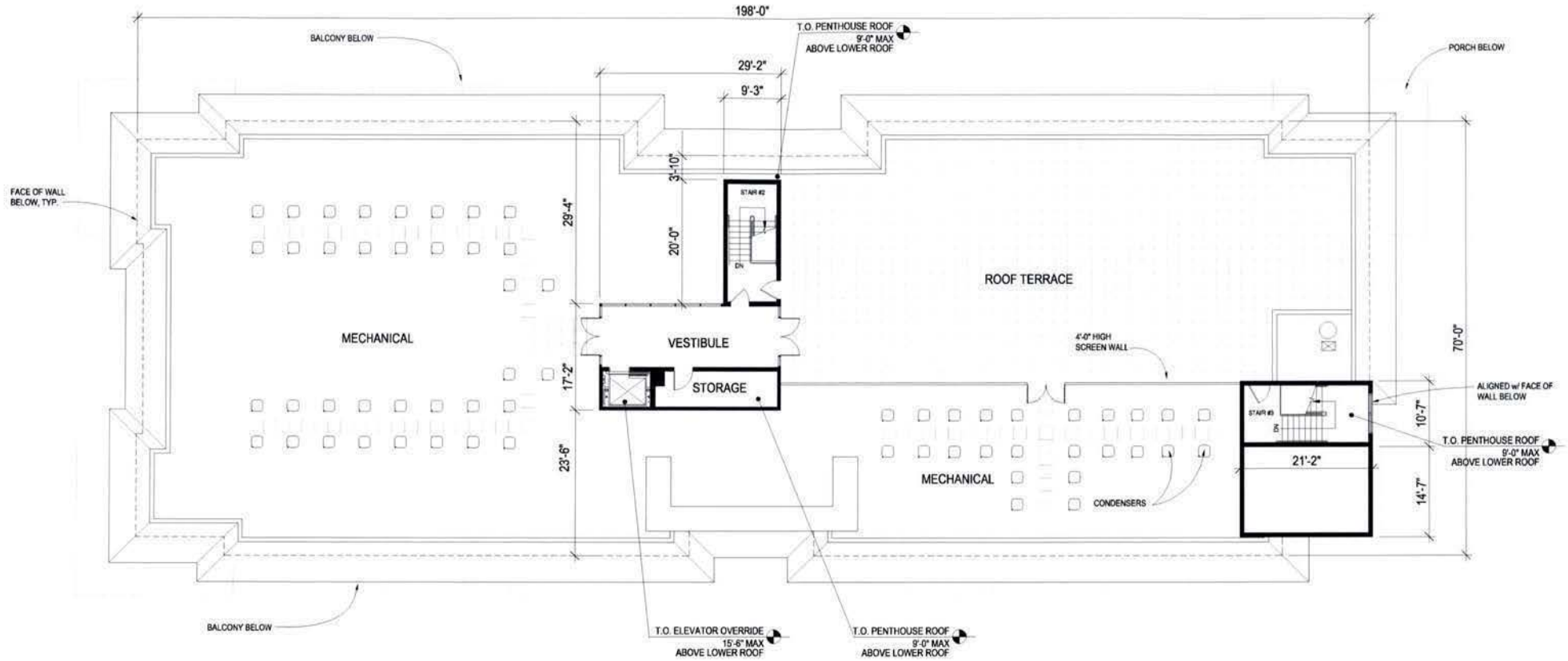
JOB NO. 06.0069

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GTM ARCHITECTS

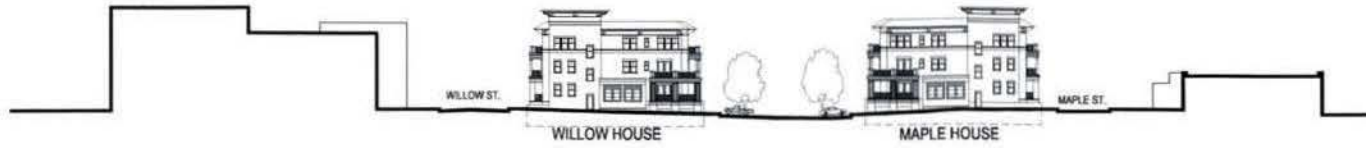


1 ROOF PLAN  
SCALE 1/16" = 1'-0"

NOTES:  
1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

TAKOMA PARK - SQUARE 3357 - ROOF PLAN

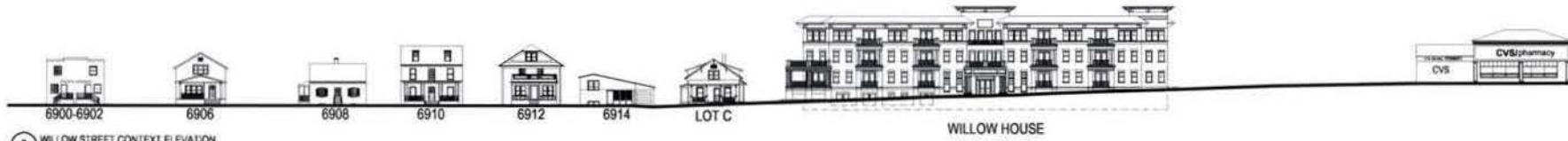




1 CONTEXT ELEVATION LOOKING SOUTH  
SCALE 1" = 80'-0"



2 CONTEXT ELEVATION LOOKING NORTH  
SCALE 1" = 80'-0"



3 WILLOW STREET CONTEXT ELEVATION  
SCALE 1" = 80'-0"



4 MAPLE STREET CONTEXT ELEVATION  
SCALE 1" = 80'-0"

# TAKOMA PARK - SQUARE 3357 - CONTEXT ELEVATIONS



GTM ARCHITECTS

EL. 321.83  
T.O. ELEV OVERRIDE

EL. 307.33  
ROOF LEVEL

EL. 296.0  
THIRD LEVEL

EL. 284.83  
SECOND LEVEL

EL. 273.67  
FIRST LEVEL

EL. 270  
LOBBY LEVEL

EL. 262.0  
CELLAR LEVEL



1 STREET FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

EL. 321.83  
T.O. ELEV OVERRIDE

EL. 307.33  
ROOF LEVEL

EL. 296.0  
THIRD LEVEL

EL. 284.83  
SECOND LEVEL

EL. 273.67  
FIRST LEVEL

EL. 270  
LOBBY LEVEL

EL. 262.0  
CELLAR LEVEL



2 INTERIOR SITE ELEVATION  
SCALE: 1/8" = 1'-0"

# TAKOMA PARK - SQUARE 3357 - WILLOW HOUSE ELEVATIONS

BZA MODIFICATION 01-28-14

JOB NO. 06.0069

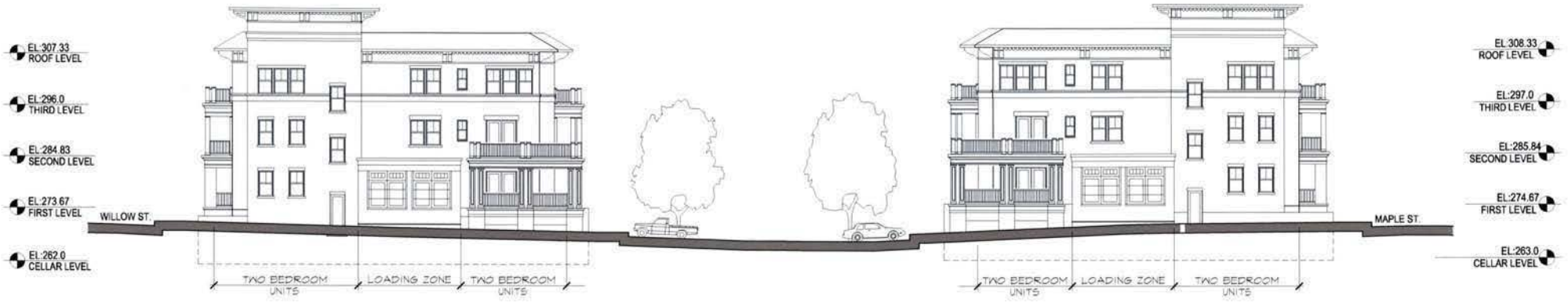
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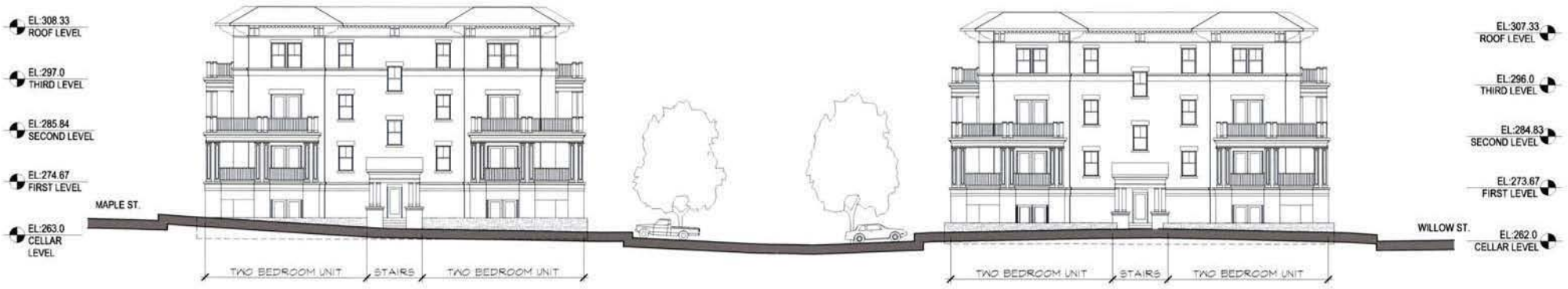
GTM

GTM ARCHITECTS

A201



1 NORTH ELEVATION  
SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

# TAKOMA PARK - SQUARE 3357 - BUILDING ELEVATIONS



GTM ARCHITECTS



TAKOMA PARK - SQUARE 3357

BZA MODIFICATION 01-28-14

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A300



## TAKOMA PARK - SQUARE 3357

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A301



**TAKOMA PARK - SQUARE 3357**

**GTM ARCHITECTS**

BZA MODIFICATION 01-28-14

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A302

**BZA Form 135 (Self-Certification)**



**BEFORE THE BOARD OF ZONING ADJUSTMENT  
DISTRICT OF COLUMBIA**



**FORM 135 – ZONING SELF-CERTIFICATION**

Project Address(es)	Square	Lot(s)	Zone District(s)
6923-6953 Maple Street, N.W.	3357	40,26,27,28,29,825,814,811,820,815	R-5-A
6916-6926 Willow Street, N.W.	3357	840,819,824,818,808,843	R-5-A

Single-Member Advisory Neighborhood Commission District(s): **4B07**

**CERTIFICATION**

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

Relief Sought	<input type="checkbox"/> §3103.2 - Use Variance	<input type="checkbox"/> §3103.2 - Area Variance	<input checked="" type="checkbox"/> §3104.1-Special Exception
Pursuant to Subsections	353.1, 2516.1, 2201.1, and 2101.1		

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 (BZA) 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 BZA.

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

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.  
(D.C. Official Code § 22 2405)

Owner's Signature <i>Kella Brathis, Attorney</i>		Owner's Name (Please Print) <b>JEMAL'S TP LAND LLC</b>	
Agent's Signature <i>[Signature]</i>		Agent's Name (Please Print) <b>GEORGE MYERS</b>	
Date	01/28/14	D.C. Bar No.	or Architect Registration No. DC 4914

**FOR OFFICIAL USE ONLY**

Based upon review of the application and self-certification, the Office of Zoning determines, pursuant to 11 DCMR §3113.2, this application is

<input type="checkbox"/>	Accepted for filing.
<input type="checkbox"/>	Referred to the Office of the Zoning Administrator within DCRA, for determination of proper zoning relief required.
<input type="checkbox"/>	Rejected for failure to comply with the provisions of <input type="checkbox"/> 11 DCMR §3113.2; or <input type="checkbox"/> 11 DCMR - Zoning Regulations. Explanation _____

Signature	Date
-----------	------

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

Case No. \_\_\_\_\_

| LOT A |

MAPLE HOUSE

Revised 1/1/11

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 this form. 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 8 1/2" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	102,684 sf	4,000 sf	—	44,160 sf	—
Lot Width (ft. to the tenth)	—	40'-0"	—	313'-4"	—
Lot Occupancy (building area/lot area)	—	—	40%	35.9%	—
Floor Area Ratio (FAR) (floor area/lot area)	—	—	1.08	1.08	—
Parking Spaces (number)	—	50 (100-Lot A + B)	—	92	8 spaces total, Lots A+B combined
Loading Berths (number and size in ft.)	—	(1) 55' Berth (1) Serv./Deliv.	—	(1) 30' Berth	Berth size + Serv/Deliv. space
Front Yard (ft. to the tenth)	—	—	—	—	—
Rear Yard (ft. to the tenth)	—	20'-0"	—	39'-3"	—
Side Yard (ft. to the tenth)	—	10'-0"	—	25'-3"/70'-8"	—
Court, Open (width by depth in ft.)	—	—	—	—	—
Court, Closed (width by depth in ft.)	—	—	—	—	—
Height (ft. to the tenth)	—	—	40'-0"	40'-0"	—



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.

**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 this form. 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 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	102,684 sf	4,000 sf	—	44,174 sf	—
Lot Width (ft. to the tenth)	—	40'-0"	—	35'-6"	—
Lot Occupancy (building area/lot area)	—	—	40%	35.8%	—
Floor Area Ratio (FAR) (floor area/lot area)	—	—	1.08	1.08	—
Parking Spaces (number)	—	50 (100-Lot Attrs)	—	92	8 spaces total lots A+B combined
Loading Berths (number and size in ft.)	—	(1) - 55' Berth (1) - Serv./Deliv.	—	(1) 30' Berth	Berth size + Serv/Deliv Space.
Front Yard (ft. to the tenth)	—	—	—	—	—
Rear Yard (ft. to the tenth)	—	20'-0"	—	36'-4"	—
Side Yard (ft. to the tenth)	—	10'-0"	—	26'-9"/109'-10"	—
Court, Open (width by depth in ft.)	—	—	—	—	—
Court, Closed (width by depth in ft.)	—	—	—	—	—
Height (ft. to the tenth)	—	—	40'-0"	40'-0"	—

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.



LOT C

Revised 1/1/11

**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 this form. 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 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	102,684 sf	4,000 sf	—	4,715 sf	—
Lot Width (ft. to the tenth)	—	40'-0"	—	56'-9"	—
Lot Occupancy (building area/lot area)	—	—	40%	24.5%	—
Floor Area Ratio (FAR) (floor area/lot area)	—	—	1.08	0.34	—
Parking Spaces (number)	—	1	—	1	—
Loading Berths (number and size in ft.)	—	—	—	—	—
Front Yard (ft. to the tenth)	—	—	—	—	—
Rear Yard (ft. to the tenth)	—	20'-0"	—	33'-11"	—
Side Yard (ft. to the tenth)	—	8'-0"	—	11'-9½"/14'-5"	—
Court, Open (width by depth in ft.)	—	—	—	—	—
Court, Closed (width by depth in ft.)	—	—	—	—	—
Height (ft. to the tenth)	—	—	40'-0"	29'-0"	—

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.



LOT D

Revised 1/1/11

**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 this form. 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 8 1/2" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	102,684 sf	4,000 sf	—	4,715 sf	—
Lot Width (ft. to the tenth)	—	40'-0"	—	52'-10 1/2"	—
Lot Occupancy (building area/lot area)	—	—	40%	30.7%	—
Floor Area Ratio (FAR) (floor area/lot area)	—	—	1.08	0.23	—
Parking Spaces (number)	—	1	—	1	—
Loading Berths (number and size in ft.)	—	—	—	—	—
Front Yard (ft. to the tenth)	—	—	—	—	—
Rear Yard (ft. to the tenth)	—	20'-0"	—	26'-0"	—
Side Yard (ft. to the tenth)	—	8'-0"	—	8'-8 1/2" / 13'-1"	—
Court, Open (width by depth in ft.)	—	—	—	—	—
Court, Closed (width by depth in ft.)	—	—	—	—	—
Height (ft. to the tenth)	—	—	40'-0"	22'-0"	—

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.



1 LOT E

Revised 1/1/11

**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 this form. 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 8 1/2" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	102,684 sf	4,000 SF	—	4,920sf	—
Lot Width (ft. to the tenth)	—	40'-0"	—	59'-2"	—
Lot Occupancy (building area/lot area)	—	—	4090	23.990	—
Floor Area Ratio (FAR) (floor area/lot area)	—	—	1.08	0.23	—
Parking Spaces (number)	—	1	—	1	—
Loading Berths (number and size in ft.)	—	—	—	—	—
Front Yard (ft. to the tenth)	—	—	—	—	—
Rear Yard (ft. to the tenth)	—	20'-0"	—	26'-0"	—
Side Yard (ft. to the tenth)	—	8'-0"	—	8'-0"/12'-7"	—
Court, Open (width by depth in ft.)	—	—	—	—	—
Court, Closed (width by depth in ft.)	—	—	—	—	—
Height (ft. to the tenth)	—	—	40'-0"	20'-0"	—

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.



**Exhibit C**

**Resume and Testimony Outline of Erwin Andres**

# **Erwin N. Andres, P.E.**

## **Principal**

Mr. Andres's diverse experience bridges the disciplines of civil engineering design, urban transportation planning, traffic engineering, land development, environmental analysis, and transportation systems design. Mr. Andres has directed traffic circulation and transit studies, and parking needs and design optimization studies for central business districts and new developments. He has evaluated alternative public transportation modal options. He is familiar with roadway classification and its application to transportation planning. He has performed traffic impact assessments for residential, office, shopping and convention centers, and institutional complexes. He has been responsible for the transportation and parking components for academic, government, and corporate campuses.

## **Professional Registration**

Professional Engineer: Maryland (#29177), New Jersey (#4557000)

## **Education**

Bachelor of Science, Civil Engineering, *Rutgers University, New Brunswick, NJ*

## **Publications**

"Ask the Expert", *Healthcare Magazine*, November 2003

North Capitol Main Street Technical Assistance Program Study, *Urban Land Institute*, August 2009

## **Professional Associations**

Urban Land Institute (ULI); American Planning Association (APA); Institute of Transportation Engineers (ITE)  
Lambda Alpha International (LAI) Land Economics Honorary Society, Board Member; Georgetown University  
Real Estate Program, Capstone Advisor

## **Representative Projects**

### **MIXED-USE AND TRANSIT ORIENTED DEVELOPMENTS**

Mr. Andres has managed a number of mixed-used developments in the District of Columbia, including the redevelopment of a defunct mall into a premiere mixed-use town center. The analysis addresses the existing traffic conditions, future traffic conditions without development, future traffic conditions with development, and future traffic conditions in ten to twenty years. Other tasks that are usually involved in larger projects of this nature are traffic signal design plans, parking analysis, site access planning, vehicular maneuverability analysis and loading access design, Transportation Demand Management (TDM) planning, and site circulation planning.

Mr. Andres has also managed transportation studies for mixed-use developments that analyzed potential multi-trip sharing and shared parking between restaurant, hotel, bank, residential, office, and retail center uses. Principal tasks of these projects include hourly trip and parking generation, development of parking demand profiles, entrance design for large vehicle circulation access, and identification of general street traffic conditions around the site.

Projects include: North Bethesda Conference Center, Bethesda, MD; Half Street Akridge Development, Washington, DC; Poplar Point Master Plan, Washington, DC; Burnham Place, Washington, DC; Georgetown Safeway, Washington, DC; Southeast Federal Center Master Plan, Washington, DC

#### **MASTER PLANNING AND REDEVELOPMENT PROJECTS**

Mr. Andres has worked on the transportation aspects of overall master planning efforts for several redevelopment projects. Tasks for these types of projects include developing multi-modal plans, long-term transportation master plans, near-term detailed traffic analyses, on-site circulation studies, parking and shared parking studies, loading dock maneuverability analyses, and Transportation Demand Management plans.

Projects include: Poplar Point Master Plan, Washington, DC; Southwest Waterfront Development, Washington, DC; Boathouse Row, Washington, DC; Bethlehem Baptist Church Planned-Unit Development (PUD), Washington, DC; Takoma Small-Area Plan, Washington, DC; The Yards, Washington, DC; Walter Reed Army Medical Center LRA and Department of State Redevelopments, Washington, DC

#### **CAMPUSES, SCHOOLS, AND INSTITUTIONS**

Mr. Andres has been involved with the development of circulation studies, traffic simulations, traffic signal design, parking studies, transportation master plans and data collection for many universities, schools and institutions. In addition, Mr. Andres has worked on numerous federal agency installations throughout the metropolitan Washington, DC area.

Projects include: Ohio State University, Columbus, OH; Howard University, Washington, DC; Georgetown University, Washington, DC; Kingsbury Academy, Washington, DC; Washington International School, Washington, DC; Washington National Cathedral, Washington, DC; National Institutes of Health, Bethesda, MD; National Cancer Institute, Fort Detrick, Frederick, MD; NASA Goddard Space Flight Center, Greenbelt, MD; Suitland Federal Center, Suitland, MD; Department of Homeland Security at St. Elizabeth's Campus, Washington, DC; USDOT Headquarters Building, Washington, DC.

#### **Public Testimony**

Mr. Andres has been qualified as an expert witness before Zoning Boards and Commissions in numerous jurisdictions throughout the northeast United States that include the District of Columbia, Montgomery County in Maryland, and numerous counties in Pennsylvania, New Jersey, New York and Connecticut.

**JEMAL'S TP LAND  
BZA APPLICATION No. 18671**

**OUTLINE OF TESTIMONY OF ERWIN ANDRES  
GOROVE/SLADE ASSOCIATES**

- I. **Traffic Analysis of Previously Approved Plans**
  - A. **Trip Generation**
  - B. **Traffic Circulation**
  
- II. **Traffic Analysis of Proposed Modification to Approved Plans**
  - A. **Trip Generation**
  - B. **Traffic Circulation**
  
- III. **Parking Requirements**
  - A. **Required Parking**
  - B. **Provided Parking**
  
- IV. **Loading Requirements**
  - A. **Requirements**
  - B. **Provision of Loading Berths, Platforms and Service Spaces**

**Exhibit D**

**Resume and Testimony Outline of Paul Millstein**

# PAUL MILLSTEIN

pmillstein@douglasdev.com  
(202) 638-6300; Fax: (202) 638-0303

702 H Street, NW Suite 400  
Washington, DC 20001

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## PREVIOUS BZA BOARD QUALIFICATIONS

- Accepted by the BZA Board as an expert in construction management and urban development on 3 separate occasions for sites located at 6<sup>th</sup> and L Streets, NW, Takoma Park, and 10<sup>th</sup> and F Streets, NW

## PROFESSIONAL EXPERIENCE

**Douglas Development Corporation: Washington, DC**  
*Vice President of Construction and Property Management 1987-present*

**Company overview:** DDC owns, leases, manages, and oversees construction on over 150 buildings in five states and the District. Total portfolio includes over 9 million square feet of office, retail, and residential space worth approx. \$2 billion.

### Personal Responsibilities:

- Oversight of all construction projects undertaken by DDC.
  - Includes reviewing and approving budgets, tracking schedules, approving payments, oversight of the bid process, coordination with lenders, reviewing selection of subcontractors, working with government review boards for approval of projects. Over \$200 million of financing.
- Oversight of the Division of Property Management
  - Monitors the ongoing operation and condition of all completed projects. Oversees property managers, building engineers, subcontractors and maintenance staff.
- Personally brings all projects with Historic Significance through the HPRB and DCPL processes

### Examples of Historic projects recognized favorably by the community:

- **800 F Street, NW:** Five Nationally Registered buildings preserved and converted to the International Spy Museum, Zola Restaurant, Spy City Café, five floors of offices and nine luxury apartments.
- **77 P Street, NE:** Renovation and conversion of the former People's Drug Warehouse into DC Government offices
- **700-734 7<sup>th</sup> Street, NW:** Preservation and restoration of storefront and offices in historic Chinatown.
- **3600 M Street, NW, Historic Car Barn:** Continued preservation of former Car Barn in Georgetown.
- **2301 Georgia Avenue, Wonder Plaza:** Preservation of former Wonderbread factory into Howard University shops and offices.
- **Park N' Shop in Cleveland Park:** Preservation of first "strip mall" in DC
- **Woodward and Lothrop Building:** Former department store restored into three floors of street front retail and eight floors of office averaging 50,000 square feet per floor.
- **Jemal's Lofts at 910 F Street, NW:** Two historic buildings and one non-historic building converted to 65 condominiums filling the housing requirement for Woodies Building.
- **Atlantic Building at 950 F Street, NW:** Five historic buildings and two non-historic preserved and extensively renovated into 50,000 square feet of street level retail and 250,000 square feet of offices with five levels of underground parking.
- **1155 F Street, NW:** 253,500 square foot Class A trophy office/retail development featuring new construction as well as historic renovation.

### Projects currently under construction, design, or review:

- **450 K Street, NW:** Constructing multifamily residential property through joint venture with a national residential developer and Wall Street equity partner.
- **OBA Building at 600 F Street:** Restoration is underway of the Historic OBA Bank building, located directly across from the Verizon Center, into 12,800 square feet of mixed-use space including ground floor retail.
- **2221 14<sup>th</sup> Street, NW Apartments:** Planned redevelopment of 5,530 square foot site into a six-story 30-unit apartment building that will complement the existing neighborhood and appeal to the area's renters.
- **Kent Narrows at Kent Island, 51-61 Piney Narrows Road:** Planned redevelopment of approximately 14.0 acres in Kent Narrows, Maryland into a mixed-use lifestyle center right on the Chesapeake Bay
- **Uline Arena and Ice House, 1132 & 1140 3<sup>rd</sup> Street, NW:** Planned redevelopment of the former U-Line Arena and Ice House to convert the under-utilized site into a Class "A" commercial and multifamily complex, while at the same time preserving its unique historical appeal.

- **Cheverly Row/Addison Road, 4800 Addison Rd.:** Planned development of approximately 33.4 acres of vacant land into a lifestyle center with 2,370 residential units, 136,000 square feet of commercial space and ample parking and recreation area.
- **Hecht's Warehouse, 1401 New York Ave:** Planned redevelopment of the former Hecht's Warehouse into a Class "A" commercial and multifamily complex.
- **920 Rhode Island Ave, NE Apartments:** Planned redevelopment of the under-utilized 1.4 acre site into a residential building with 450 residential units, 6,000 square feet of ground-floor retail space and one story of garage parking.
- **Square 670, NE:** Planned development of one of the few remaining urban infill development sites, approximately 5.0 acres of vacant land, in the rapidly developing NoMa neighborhood into a top quality retail and residential project.
- **Washington Post Site, 3700 Forestville Rd.:** Planned development of approximately 33.4 acres of vacant space into a lifestyle center with 1,140 multifamily units, 47,000 square feet of retail space and ample park and recreation area.
- **818 Michigan Ave, NE Apartments:** Planned redevelopment of approximately 4.0 acres adjacent to The Catholic University of America into a 427-unit multifamily complex.

**Chesapeake Building Specialties: Laurel, MD**

*Vice President* 1981-1986

Oversaw all renovation projects, bid jobs, directly oversaw various construction projects with firm totaling \$5 million and approximately 1 million square feet.

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**EDUCATION**

**University of Maryland, College Park: College Park, MD**

**B S., Criminology with Minor in Psychology, graduated with Honors, May 1986**

**JEMAL'S TP LAND  
BZA APPLICATION No. 18671**

**OUTLINE OF TESTIMONY OF PAUL MILLSTEIN  
DOUGLAS DEVELOPMENT CORPORATION**

- I. Project History
- II. Development Goals
- III. Community Outreach

**Exhibit E**

**Resume and Testimony Outline of Colline Hernandez**

Colline E. Hernandez-Ayala  
Partner



**Highland Park II • Washington, DC**  
Residential Addition, 96,900 sf

**Velocity Condominium • Washington, DC**  
Mixed Use Residential Development,  
246,000 sf

**Loree Grand • Washington, DC**  
Mixed Use Residential Development,  
236,900 sf



**Union Place Phases I • Washington, DC**  
Master Planning/Planned Unit Development  
Residential/Retail, 205,000 sf

**Union Place Phases II & III • Washington, DC**  
Master Planning/Planned Unit Development  
Residential/Retail, 580,000 sf

**Howard Town Center • Washington, DC**  
Mixed Use Residential Development,  
485,000 sf



**6th & I Street • Washington, DC**  
Adaptive Reuse/Historic Preservation  
Residential, 22,050 sf

**Takoma Park • Washington, DC**  
Master Planning/Residential Development,  
88,000 sf

**Channing Place • Washington, DC**  
Master Planning/Residential Development/  
Interior Package, 176,000 sf



**Blk 699N Phases I, II, & III • Washington, DC**  
Master Planning/Residential Retail  
Development, 820,000 sf

**U-Line Arena • Washington, DC**  
Historic Preservation/Master Planning/  
Office Retail Development, 290,000 sf

**PROFESSIONAL  
EXPERIENCE**

25 years

**EDUCATION**

Syracuse University,  
Bachelor of Architecture

**PROFESSIONAL  
AFFILIATIONS**

Montgomery County  
Chamber of Commerce

MNCBIA (Maryland  
National Capital Building  
Industry Association)

NAHB (National  
Association of Home  
Builders)

National Organization of  
Minority Architects

Urban Land Institute

DC Commission for  
Women's Economic  
Development Committee

Mrs. Hernandez-Ayala possesses strong design and project management ability, gained through twenty-five years of experience coordinating all phases of the design process from conception through completion. She has served as Lead Project Designer and Senior Project Manager for various Mixed-Use, Residential, Retail, Commercial, and Healthcare design projects.



**JEMAL'S TP LAND  
BZA APPLICATION No. 18671**

**OUTLINE OF TESTIMONY OF COLLINE HERNANDEZ  
GTM ARCHITECTS**

- I. Overview of Site Plan
- II. Overview of Project Design
- III. Discussion on Proposed Modifications to Previously Approved Plans

**Exhibit F**

**Resume and Testimony Outline of Steven E. Sher**



**Steven E. Sher**, Director of Zoning and Land Use Services, has more than 30 years' experience as the leading consultant in the Zoning Regulations and development processes in the District of Columbia. For more than 18 years, he has advised developers and property owners on the interpretation and application of development regulations and approval processes in the city. He has appeared as an expert witness in zoning and planning before the District of Columbia Zoning Commission, Board of Zoning Adjustment, Historic Preservation Review Board and the Mayor's Agent for the historic preservation act, before the Zoning Hearing Examiner and the Planning Board in Montgomery County, Maryland, and in local and federal courts. Recent major cases in which he has played a leading role include the MCI Center, the new Washington Convention Center, the residential/retail/hotel complex at 2200 M Street for the Ritz Carlton, and the planned redevelopment of the old Hecht's block at 7<sup>th</sup> and F Streets, the Station Place office development adjacent to Union Station, to be the new headquarters for the SEC, the International Monetary Fund's Headquarters II office building at 1900 Pennsylvania Avenue, the new headquarters for the U.S. Department of Transportation at the Southeast Federal Center and the redevelopment of the Capper/Carrollburg public housing projects in Southeast using a HOPE VI grant.

For more than 14 years, Mr. Sher was employed in the various zoning and planning offices of the District of Columbia. As one of the chief technical staff persons for the Zoning Commission, he played a significant role in drafting major portions of the present Zoning Regulations, including the waterfront and mixed use (CR) districts, the regulations concerning community based residential facilities, the planned unit development regulations and the regulations governing parking and loading.

For eight years, Mr. Sher served as the Executive Director of the Zoning Secretariat. As such, he was the chief executive/operating/administrative officer for the Zoning Commission and the Board of Zoning Adjustment of the District of Columbia. Mr. Sher supervised the handling of over 1,600 cases before the Board of Zoning Adjustment and numerous rezoning, planned unit development and text amendment cases before the Zoning Commission. Matters which he assisted the Zoning Commission in resolving included the rezoning of the Dupont Circle area, the Hotel-Residential Incentive District, implementation of the Foreign Missions Act and major development cases such as McLean Gardens, Techworld, Lafayette Center and the Sumner-Magruder schools redevelopment. Mr. Sher represented the Zoning Commission and the BZA before Congress, the Council of the District of Columbia, the Mayor and other public agencies.

Mr. Sher is a member of Lambda Alpha, the honorary land economics society, and the American Planning Association. He also served on the Mayor's Commission on Downtown Housing, various task forces of the Greater Washington Board of Trade and the D.C. Building Industry Association and the Metropolitan Washington Council of Government Metropolitan Development Community Advisory Committee. He has also served as guest lecturer at various universities on planning and zoning issues.

Mr. Sher received a Bachelor of Arts in Urban Studies from Brooklyn College of the City University of New York and a Master of Regional Planning from Cornell University.

**JEMAL'S TP LAND  
BZA APPLICATION No. 18671**

**OUTLINE OF TESTIMONY OF STEVEN E. SHER, LAND USE PLANNER  
HOLLAND & KNIGHT LLP**

- I. Site Location and Description
- II. Description of Surrounding Area
- III. Zoning
- IV. Proposed Development
- V. Consistency with Comprehensive Plan