

John T. Epting
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July 16, 2010

Ms. Meredith Moldenhausner, Chairperson
D.C. Board of Zoning Adjustment
441 4th Street, N.W., Second Floor
Washington, D.C. 20001

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18037
EXHIBIT NO. 45

2010 JUL 16 PM 3:00
OFFICE OF ZONING

Re: Board of Zoning Adjustment (“BZA”) Case No. 18037 by Dix Street Corridor Revitalization Partners, LLC Granting Variance and Special Exception Relief for 400 – 414 Eastern Avenue NE and 405 – 407 61st Street NE and Dix Street NE (Square 5260, Lot 2, 17,18, 19, 28, 800, 806), Washington, DC (the “Property”) – BZA Order No. 18037 Minor Modification Request under Section 3129 of the Zoning Regulations

Dear Chairperson Moldenhausner and Members of the Board of Zoning Adjustment:

On behalf of the Dix Street Corridor Revitalization Partners, LLC (“**Applicant**”), the applicant in BZA Case No. 18037, we hereby submit a request for a minor modification of the project approved by BZA Order No. 18037 under §3129 of the Zoning Regulations. Order No. 18037 approved the construction of 60 rowhouses on the Property by granting special exception relief from 11 DCMR §§ 353.1 and 2516.1, and area variance relief from 11 DCMR §§ 2101.1, 2115.1, 2115.4, 2115.10, and 2516.4. The Applicant now requests minor modifications to the special exception relief from 11 DCMR § 353.1, and area variance relief from 11 DCMR §§ 2101.1 and 2516.4.

As depicted on the cover page of Exhibit B, the Property is bounded by Eastern Avenue, NE to the north, 61st Street, NE to the east, and Dix Street, NE to the south. As depicted on such cover page, the Property is split-zoned and is located in the R-5-A and C-2-A Zone Districts. As depicted on page C3.00 of Exhibit B, the Property is currently improved with five abandoned residential buildings and a small one story commercial building and contains vacant lots. Except for the small one story commercial building (with two tenants, as shown on Tab 6 of the original Application), the majority of the site is unutilized and/or abandoned. The Property includes approximately 78,989 square feet of land area (1.81 acres), including areas to be designated as alleyways. The Property includes a grade change of over 24 feet from the northern edge to the southwestern edge of the Property.

The Applicant proposes to add three (3) townhouses to the originally approved 60 townhouse project for a total of 63 townhouses (the “**Project**”). The townhomes will be constructed in eleven separate buildings on the Property and all will be affordable housing.¹ A comparison of the new configuration and the approved configuration is shown on page C2.20 of Exhibit B. Buildings 2, 4 and 6 have been modified to each contain five (5) units instead of four (4) units. All other buildings approved under Order No. 18037 will remain the same. The Applicant has attached updated plans for the Project as Exhibit A.

¹These units will have the following affordability levels: 12 units will be priced at or under 30% AMI; 4 units will be priced between 31 % AMI and 60% AMI; 3 units will be priced between 61 and 80% AMI (these are the 3 new units); 44 units will be priced between 61 % and 120% AMI.

Further, the Applicant has attached as Exhibit C an updated Self Certification containing the slightly modified information resulting from the addition of three (3) residential units to the project. Similarly, attached as Exhibit D is the updated building plat showing the addition of the three (3) new residential units.

Applicant has enclosed a check for \$2,240.00, representing twenty percent (20%) of the initial filing fee, as required under Section 3180.1(f).

Alterations in relief

As a result of the minor modification to the Project, the Applicant's requested relief will be slightly altered. The following list details the changes in relief for the Applicant's Project:

- Additional §353 relief for the construction of three additional multi-family units at the Property – In order to develop new multi-family residential units in the R-5-A Zone District, special exception relief must be granted by the Board pursuant to §353. The Applicant was granted §353 special exception approval for the construction of four new residential units in one new building and the renovation of two buildings that currently exist into ten new residential units (five units each). The three other existing structures on the Property will be renovated or reconstructed into fifteen residential units (five units each), rather than twelve units (four units each). The footprints for Buildings 2 and 4 will be reduced. The modification to the Project will not create any adverse impacts on the surrounding community.
- Altered §2516.4 relief – The Applicant requires minor altered variance relief from §2516.4 regarding the requirement that each theoretical lot satisfy all open spaces and density requirements since the footprints of Buildings 2, 4 and 6 have changed. The footprints of all other buildings on the Property remain the same. The proposed

buildings will not satisfy all rear, side yard, lot occupancy, and FAR requirements under these Sections of the Zoning Regulations as described below.²

- Side yards – The R-5-A Zone District require side yards to be 3 inches per foot of height, but no less than 8 feet. Therefore, with the height of Buildings 2, 4, and 6 of 28 feet, 4 inches, side yards of 7.08 feet are required. The proposed theoretical lots in the R-5-A Zone District include five non-conforming side yards, measuring 3.1 (previously there was no side yard for Building 6), 3.46, and 5.88 (when required to be 7.08 feet) and 4 and 4 feet (when required to be 10 feet). The number of nonconforming side yards in this Zone District has not changed although the extent of the relief required has improved.
- Rear yards – The R-5-A Zone District requires rear yards of 20 feet. The proposed theoretical lots in the R-5-A Zone District include two non-conforming rear yards of 18 and 17.58 (previously 15.13) feet. The number of nonconforming rear yards in this Zone District has not changed although the extent of the relief required has improved.
- Front yards – §2516.5 requires that theoretical lots containing buildings without street frontage maintain an open space at the front of the building equivalent to the required rear yard. Building 6 requires a front yard of 20 feet. Previously, Building 6 had no front yard, however

² Note that the Applicant included the Building 9, which is primarily on the C-2-A portion of the Property, in the R-5-A calculations to take the most conservative approach in its application. Such building is not included in this modification request since the building and its theoretical lot did not change.

it now has a compliant front yard and does not require relief under from this Section.

- FAR – The R-5-A Zone District allows a maximum FAR of 0.9. The proposed theoretical lots for Buildings 2 and 4 now have non-conforming FARs of 1.1 (previously 0.9) and the FAR for Building 6 is now more non-conforming at 1.1 (previously 1.0).³
- Lot occupancy – The R-5-A Zone District allows a maximum lot occupancy of 40%. The proposed theoretical lot for Building 6 is now non-conforming at 43% (previously 38%). The proposed theoretical lots for Buildings 2 and 4 still require relief, although to less of an extent. Buildings 2 and 4 had lot occupancies of 45% and 52%, respectively, and now have lot occupancies of 42% and 47%, respectively.
- Additional §2101.1 relief for parking – The Applicant is seeking additional variance relief from §2101.1 regarding the number of parking spaces required. The R-5-A Zone District requires one parking space for each residential unit. The Applicant is proposing 16 parking spaces for 29 residential units (formerly 26 residential units) on the R-5-A portion of the Property. Altogether, the proposed project provides 57 parking spaces for 63 residential units.

³ Note that Inclusionary Zoning bonuses are not included in this discussion for the most conservative approach to be considered.

The justification for such variance relief remains as described in the Applicant's statement submitted along with its original application and as presented during the Applicant's hearing on March 2, 2010.

The special exception approval pursuant to 11 DCMR § 2516.1 in order to construct more than one building on a single record lot remains unchanged from the approval under BZA Order No. 18037. Similarly, the approved variance relief from §§2115.1, 2115.4, and 2115.10 remains unchanged.

The Project still includes significant landscaping and green space throughout the Property. The Project will replace an existing asphalt parking lot with a tot lot and park area for its residents. Such open space will be located in the interior of the Property. After an alley closing and reconfiguration for the square, approximately 25% of the Project, or approximately 19,600 square feet of lot area, will remain public green space.

Update on Discussions with Commercial Tenants

At the hearing for Case No. 18037, there was some question about the status of the commercial tenants on the Property. As noted in the Applicant's application materials for this case, there are two commercial tenants on the property: Skip's Liquor & Laundromat at 405 61st Street, NE and Kids Are People Too! at 407 – 409 61st Street, NE.

Representatives of the Applicant have been meeting with the owners of Kids Are People Too and Skip's Liquors and Laundromat, to provide a project overview and updates and to discuss relocation options in the neighborhood to maintain continuity. As the project moves forward, the Applicant will remain in communication with the tenants.

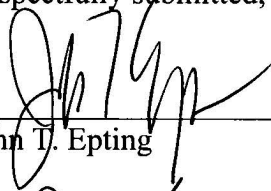
Conclusion

The Applicant will be meeting with ANC 7C and surrounding neighbors to discuss the modifications to the project plan.

We request that the modification to BZA Order No. 18037 is processed and approved administratively. In the alternative, we request that the BZA insert this modification request on the BZA's consent agenda at the earliest possible opportunity.

Thank you for your attention to this request.

Respectfully submitted,



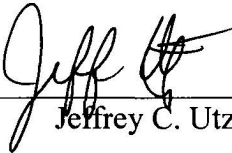
John T. Epting

Jeffrey C. Utz

cc: Kevin Sadowski

Certificate of Service

I certify that on July 16, 2010, I delivered a copy of the foregoing document via hand delivery or first class mail to the addresses listed below.



Jeffrey C. Utz

Stephen Cochran
Office of Planning
1100 4th Street, SW, E650
Washington, DC 20024

Advisory Neighborhood Commission 7C (7 copies)
4651 Nannie Helen Burroughs Ave., NE #2
Washington, DC 20019

Mary Gaffney
ANC 7C05
328 62nd Street, NE
Washington, DC 20019

A



SITE PLAN

EDEN PLACE, DIX & EASTERN AVE, NE

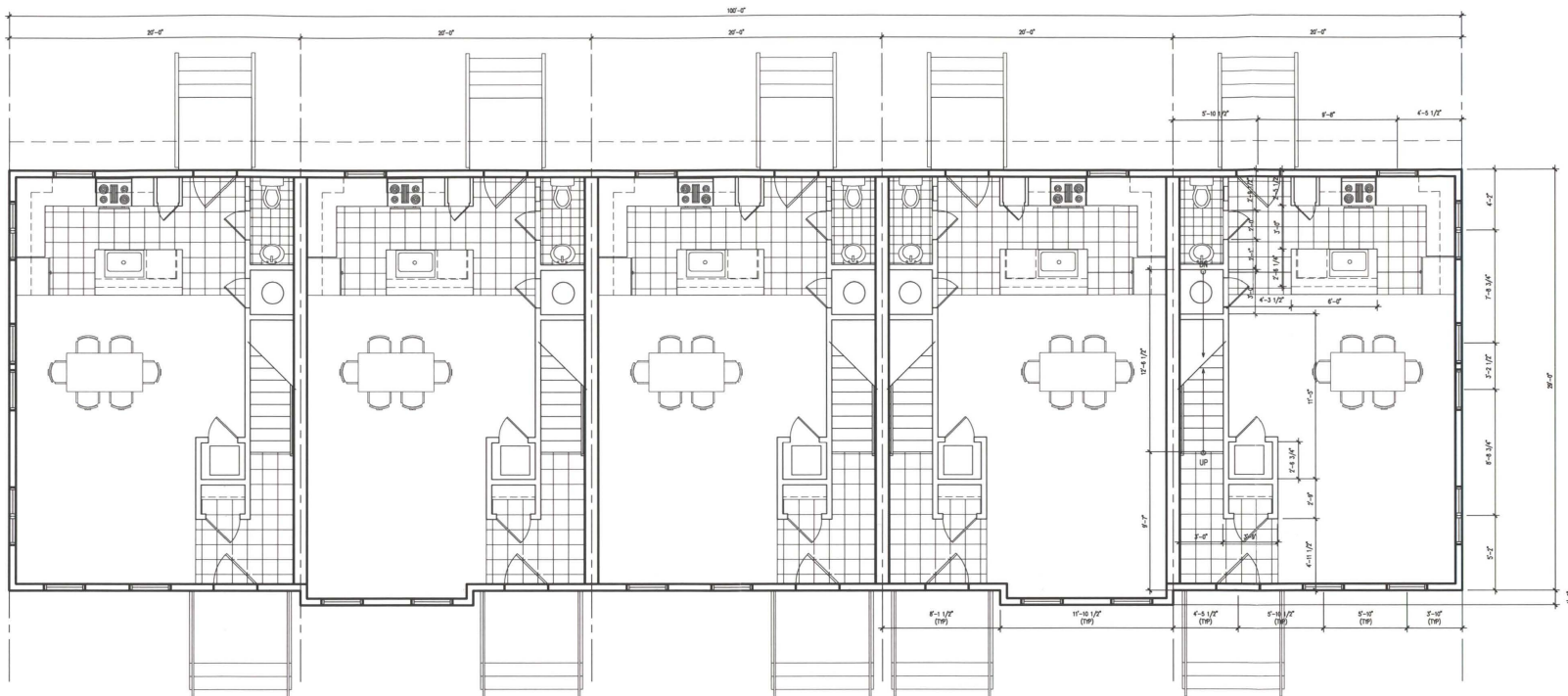


• Dix Street Corridor Revitalization Partners, LLC •



BZA SUBMISSION
July 9, 2010

Square 134 Architects



GROUND FLOOR

1/8"=1'-0"

EDEN PLACE, DIX & EASTERN AVE, NE

BUILDINGS 1 and 3 FLOOR PLANS

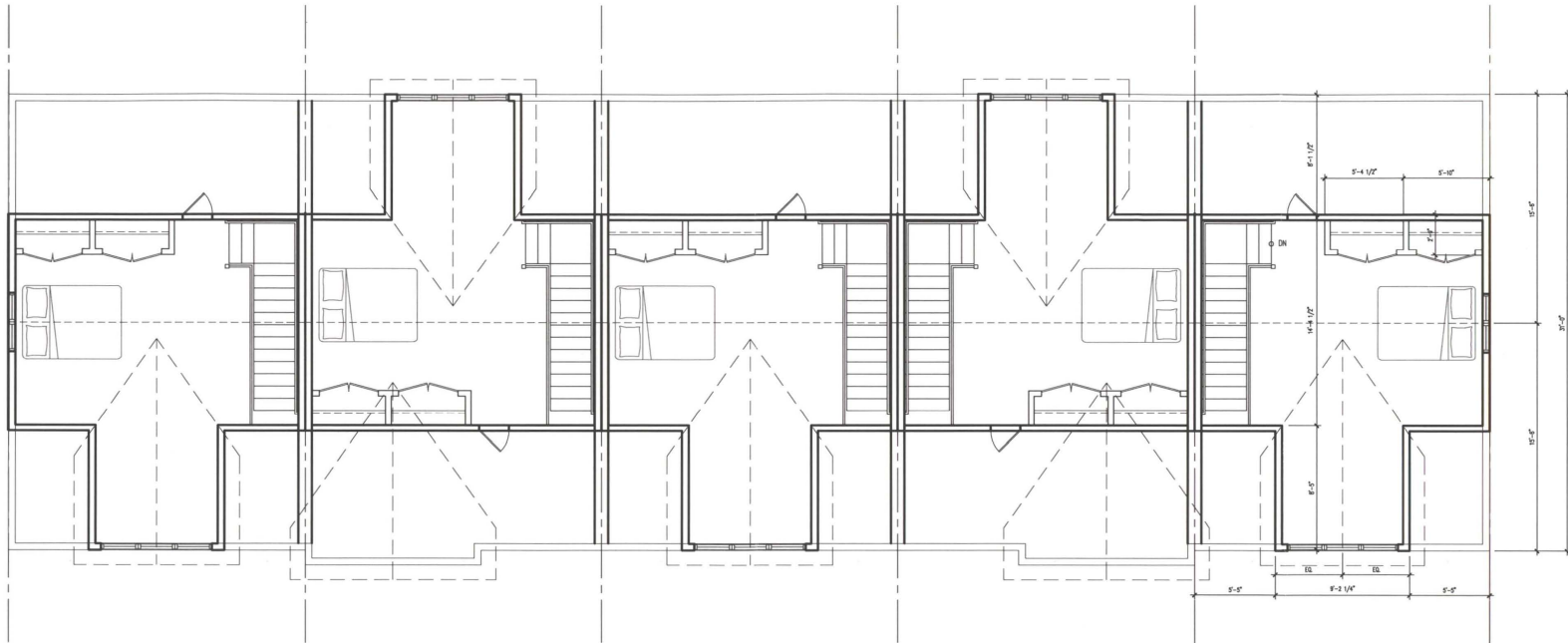
BZA SUBMISSION
July 9, 2010



• Dix Street Corridor Revitalization Partners, LLC •



Square 134 Architects



ATTIC PLAN

1/8"=1'-0"

EDEN PLACE, DIX & EASTERN AVE, NE

BUILDINGS 1 and 3 FLOOR PLANS

BZA SUBMISSION

July 9, 2010



• Dix Street Corridor Revitalization Partners, LLC •



Square 134 Architects

B

Bowman
CONSULTING

COVER SHEET

EDEN PLACE

EASTERN AVENUE AND DIX STREET N.E.

SQUARE 5260, LOTS 1, 2, 17, 18, 19, 28, AND A&T 806

WASHINGTON, DC



VICINITY MAP
SCALE: 1"=200'

SHEET INDEX

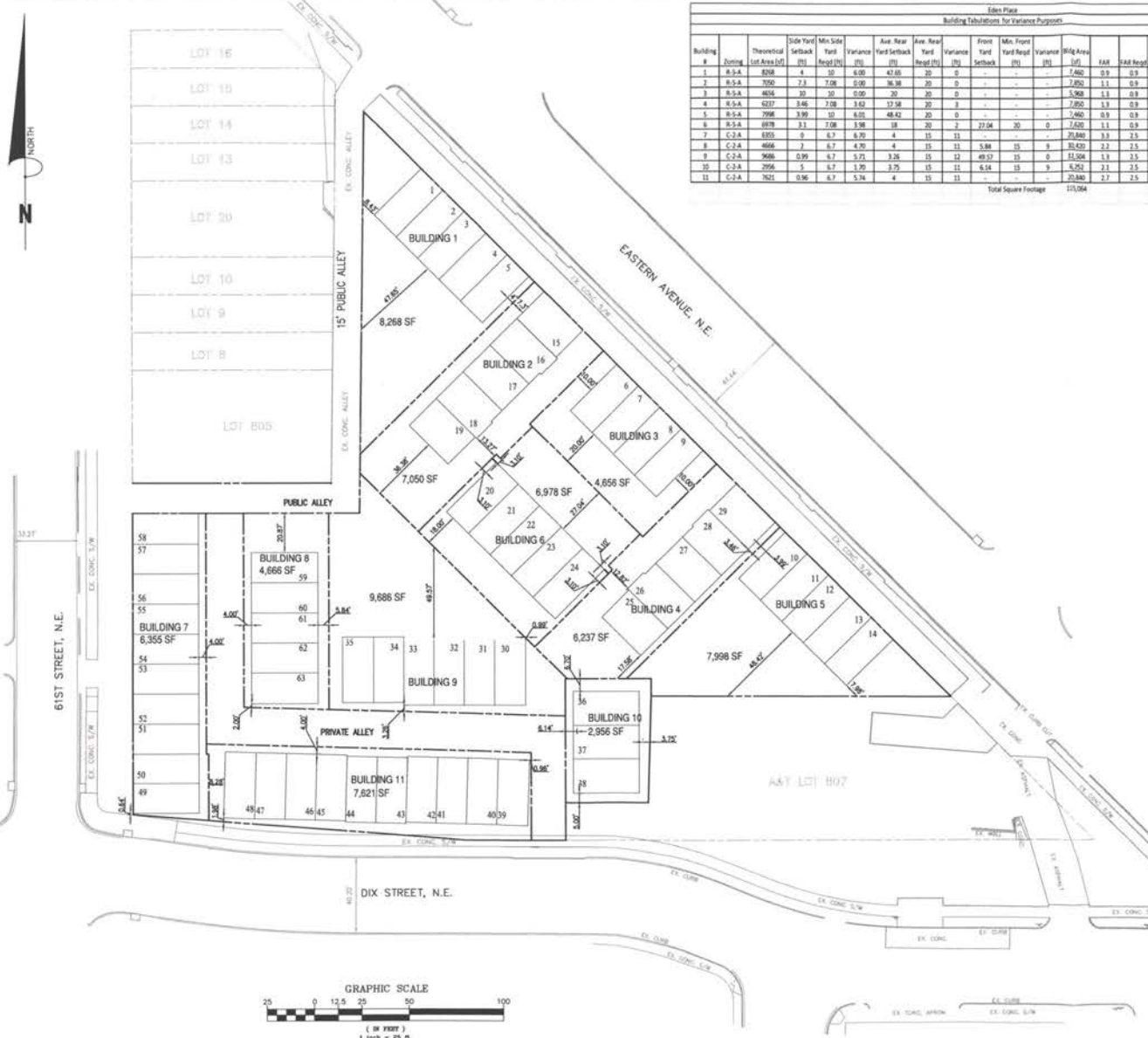
C3.00 COVER SHEET
C2.00 LEGEND AND NOTES
C2.10 BUILDING LAYOUT AND TABULATION TABLE
C2.20 CURRENT & PROPOSED MOOIFIED BUILDING LAYOUT
C3.00 EXISTING CONDITIONS PLAN
C4.00 DEMOLITION PLAN
C5.00 SITE PLAN
C5.10 GEOMETRIC LAYOUT PLAN
C5.20 TOWNHOUSE COMMUNITY LAYOUT
C6.00 GRADING PLAN
C7.00 UTILITY PLAN

(TOTAL SHEETS=11)

NOTE:

ALL SITE PLANS AND LANDSCAPE PLANS ARE SUBJECT TO REVISION. THE DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES WITHOUT NOTICE, IN ELEVATIONS, DIMENSIONS, CONTOURS, ETC., INCLUDING THE SIZING, LOCATION, CREATION, OR ELIMINATION OF ANY PATIO, DECK, RETAINING WALL, OR OTHER LOT FEATURES. WHEN REQUIRED, APPROVAL OF ANY REVISION TO SITE AND LANDSCAPE PLANS WILL BE OBTAINED FROM THE APPROPRIATE LOCAL JURISDICTION.

SHEET C1.00



Eden Place
Building Tabulation for Variance Purpose

Building	Zone	Theoretical Lot Area (sq ft)	Side Yard Setback (ft)	Min Side Yard (ft)	Variance (%)	Ave. Rear Yard Setback (ft)	Ave. Rear Yard (sq ft)	Variance (%)	Front Yard Setback (ft)	Min. Front Yard (sq ft)	Variance (%)	Bldg Area (sq ft)	FAR	FAR Reg'd	Variance (%)	Bldg Occupancy (%)	Lot Occupancy (%)	Max Lot Occupancy (%)	Variance (%)
1	R-5-A	8268	4	10	0.00	47.65	20	0	-	-	-	7,460	0.9	0.9	0.0	2824	34%	40%	0%
2	R-5-A	7050	7.5	7.08	0.00	36.38	20	0	-	-	-	7,850	1.1	0.9	0.2	2541	42%	40%	2%
3	R-5-A	4004	30	30	0.00	20	20	0	-	-	-	5,968	1.1	0.9	0.4	2254	49%	40%	9%
4	R-5-A	6237	9.46	7.08	3.42	17.58	20	7	-	-	-	7,850	1.1	0.9	0.4	2541	47%	40%	7%
5	R-5-A	7996	9.99	10	0.01	48.42	20	0	-	-	-	7,460	0.9	0.9	0.0	2824	37%	40%	0%
6	R-5-A	6979	3.1	7.08	3.98	18	20	2	27.04	30	0	7,420	1.1	0.9	0.2	2864	43%	40%	3%
7	C-2-A	6355	0	6.7	6.70	4	15	11	-	-	-	20,840	3.3	2.5	0.8	1589	38%	62%	20%
8	C-2-A	4866	7	6.7	4.70	4	15	11	5.98	15	9	16,420	2.2	2.5	0.3	2624	57%	62%	5%
9	C-2-A	9686	0.99	6.7	5.71	3.24	15	12	49.17	15	9	11,504	1.1	2.5	0.0	3884	37%	62%	0%
10	C-2-A	2956	5	6.7	1.70	3.75	15	11	6.14	15	9	6,252	2.1	2.5	0.4	3884	64%	62%	4%
11	C-2-A	7621	0.96	6.7	5.74	4	15	11	-	-	-	20,840	2.7	2.5	0.2	3624	78%	62%	16%
Total Square Footage																			115,094

Bowman
CONSULTING

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BUILDING LAYOUT AND TABULATION TABLE

EDEN PLACE

EASTERN AVENUE AND DIX STREET N.E.

SQUARE 5260, LOTS 1, 2, 17, 18, 19, 28, AND A&T 506

WASHINGTON, DC

PLAN STATUS

12/08/09 ISA SUBMISSION

07/08/10 ISA SUBMISSION

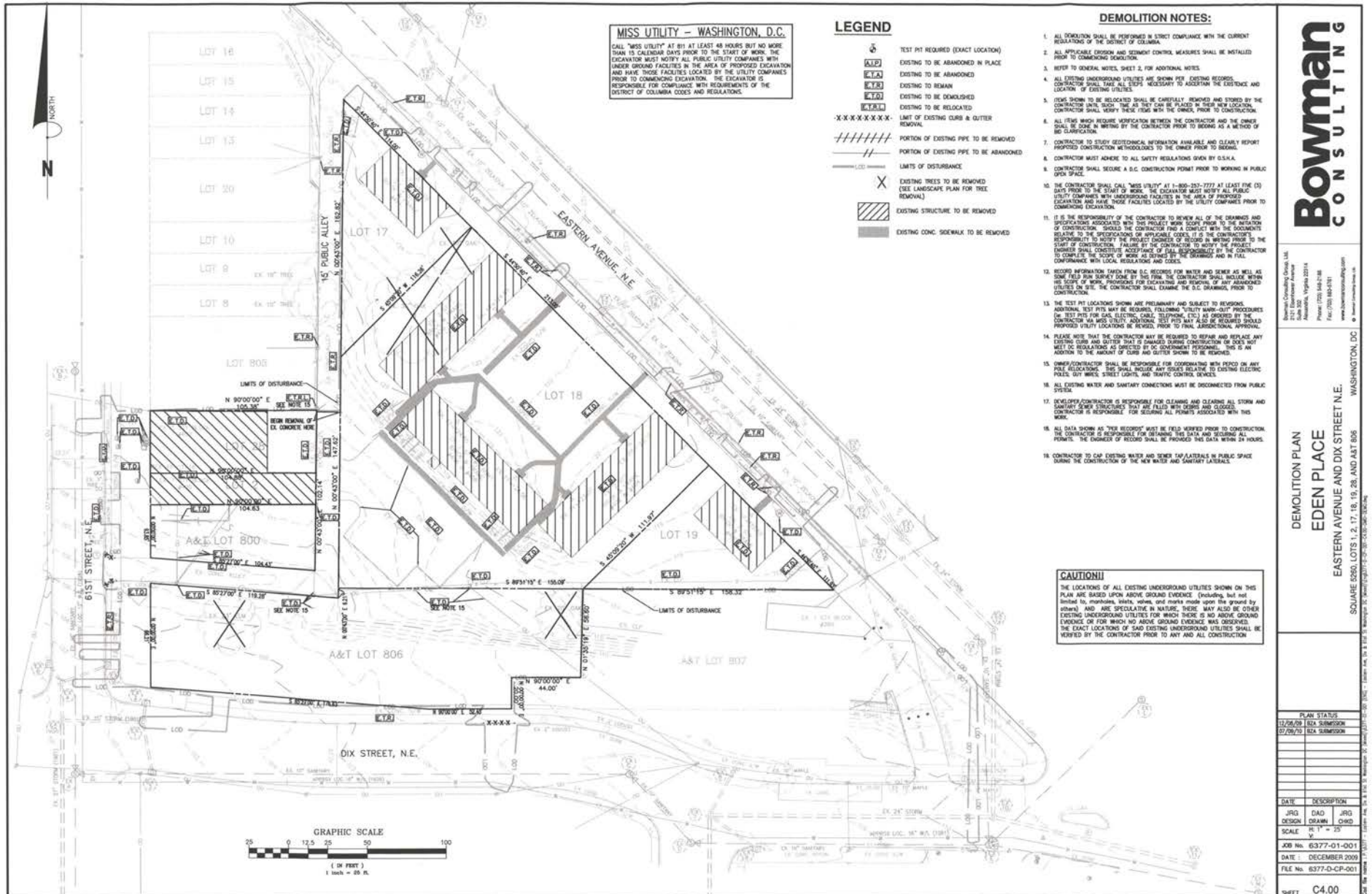
DATE	DESCRIPTION
JRG	DAD
DESIGN	DRAWN
JRG	CHKD
SCALE	1" = 20'

JOB No. 6377-01-001

DATE: DECEMBER 2009

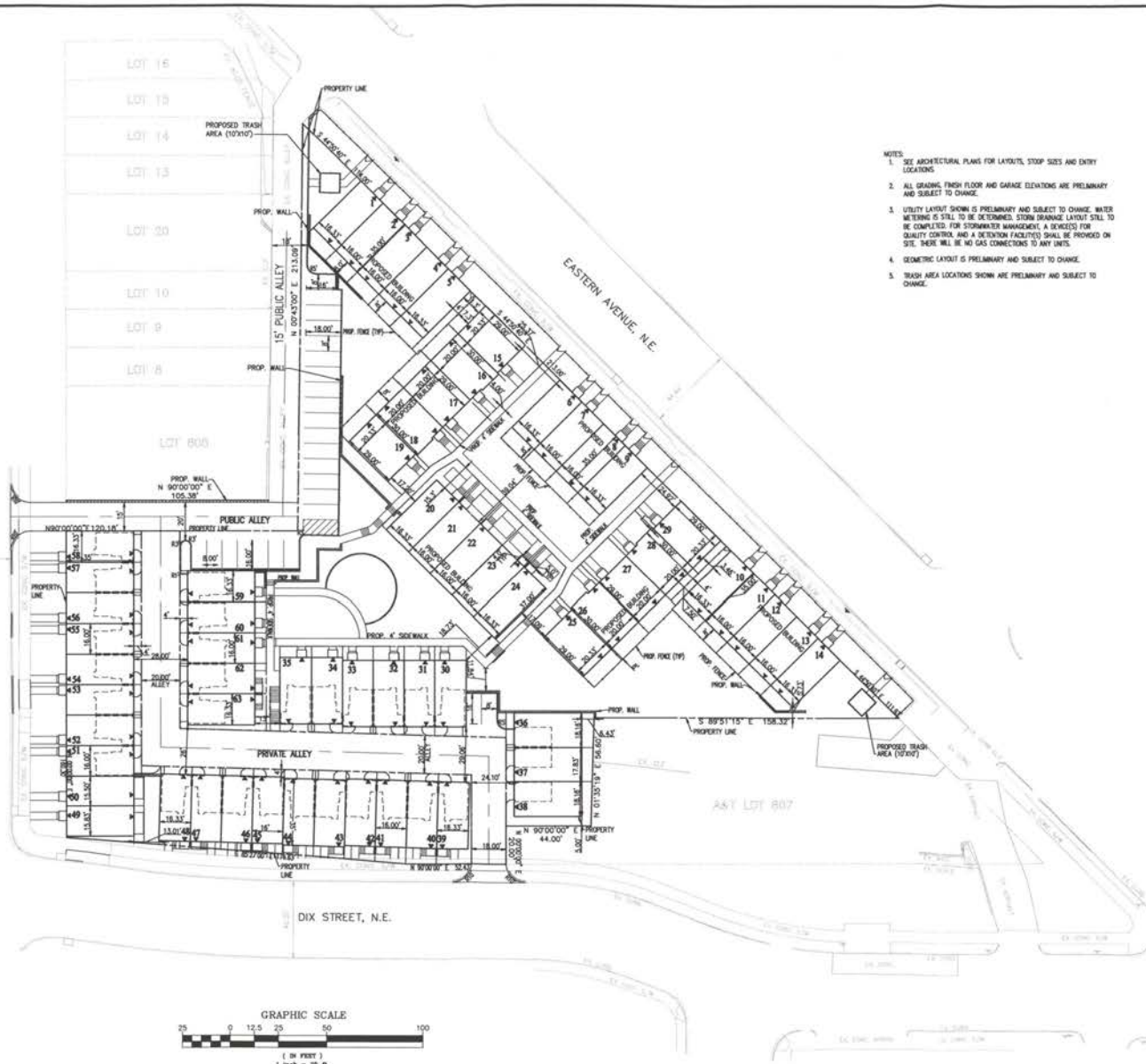
FILE No. 6377-D-CP-001

SHEET C2.10





61ST STREET, N.E.



- NOTES:
1. SEE ARCHITECTURAL PLANS FOR LAYOUTS, STAIR SIZES AND ENTRY LOCATIONS.
 2. ALL GRADING, FINISH FLOOR AND GARAGE ELEVATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE.
 3. UTILITY LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE. WATER METERING IS STILL TO BE DETERMINED. STORM DRAINAGE LAYOUT STILL TO BE COMPLETED. FOR STORMWATER MANAGEMENT, A DETENTION FACILITY FOR QUALITY CONTROL AND A DETENTION FACILITY(S) SHALL BE PROVIDED ON SITE. THERE WILL BE NO GAS CONNECTIONS TO ANY UNITS.
 4. GEOMETRIC LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE.
 5. TRASH AREA LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE.

Bowman
CONSULTING

James C. Bowman, P.E.
1000 1st Avenue, NE
Atlanta, Georgia 30309
Phone: (770) 544-0100
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www.bowmanconsulting.com

GEOMETRIC LAYOUT PLAN

EDEN PLACE

EASTERN AVENUE AND DIX STREET, N.E.

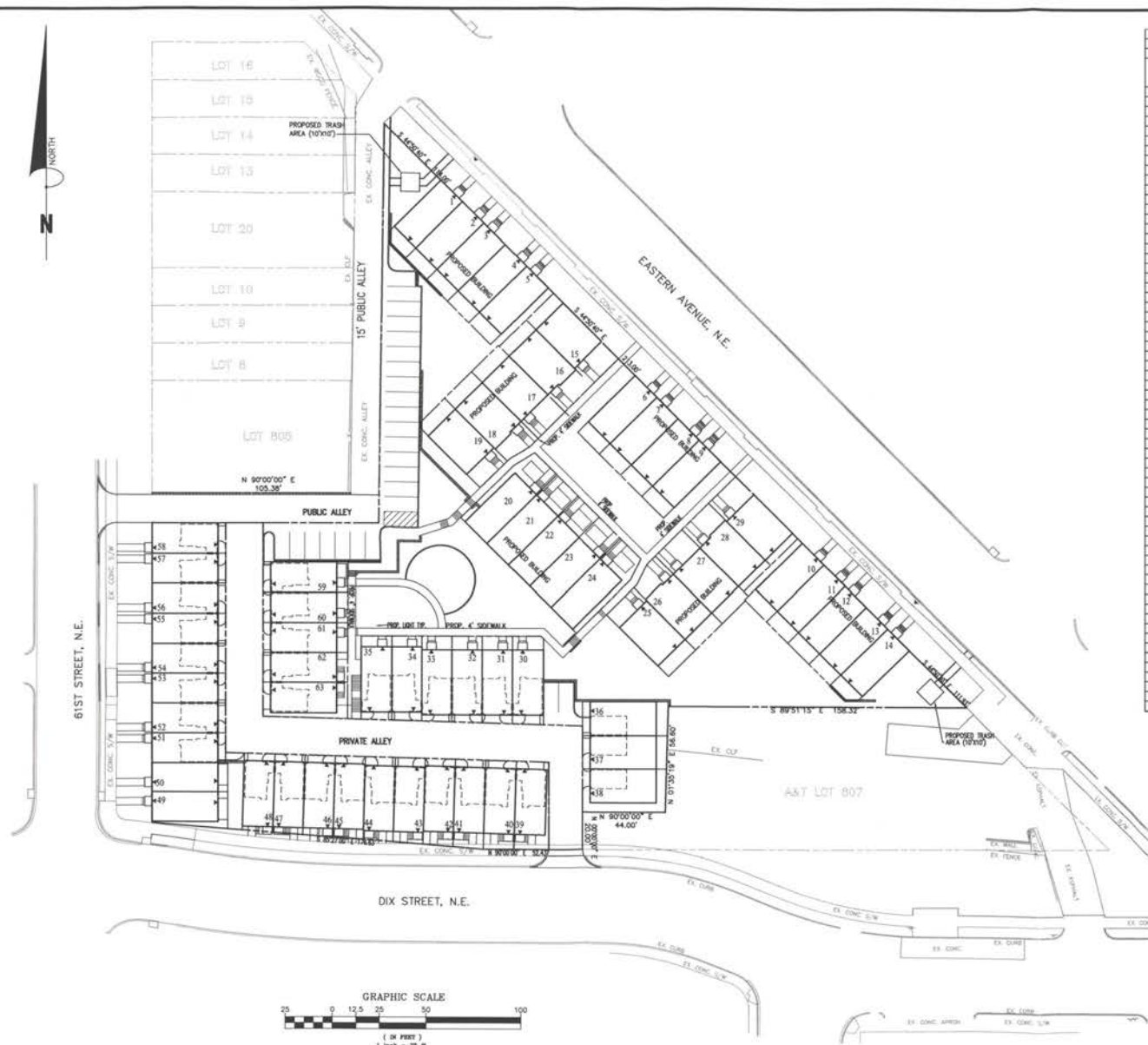
COLUMBIA RIVER, LOTS 1, 5, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30

WINDSOR, CO

PLAN STATUS
12/06/09 B2A SUBMISSION
07/06/10 B2A SUBMISSION

DATE DESCRIPTION
DESIGN DAD
SCALE 1/8" = 1'-0"
JOB No. 0077-01-001
DATE: 0000-00-00
FILE No. 0077-01-001

SHEET C5.10



Unit #	Ed's Price		Units
	Zone	Unit	
1	5.5-A	687	1672
2	5.5-A	688	580
3	5.5-A	688	580
4	5.5-A	688	580
5	5.5-A	702	1372
6	5.5-A	702	1372
7	5.5-A	688	580
8	5.5-A	688	580
9	5.5-A	702	1372
10	5.5-A	688	580
11	5.5-A	688	580
12	5.5-A	688	580
13	5.5-A	688	580
14	5.5-A	688	580
15	5.5-A	997	193
16	5.5-A	997	193
17	5.5-A	997	193
18	5.5-A	875	165
19	5.5-A	997	193
20	5.5-A	997	193
21	5.5-A	834	352
22	5.5-A	834	352
23	5.5-A	834	352
24	5.5-A	889	404
25	5.5-A	889	404
26	5.5-A	889	404
27	5.5-A	1012	580
28	5.5-A	997	193
29	5.5-A	989	317
30	C-2-A	780	1572
31	C-2-A	717	1372
32	C-2-A	780	1580
33	C-2-A	783	580
34	C-2-A	775	1372
35	C-2-A	773	1572
36	C-2-A	824	636
37	C-2-A	807	1372
38	C-2-A	1076	636
39	C-2-A	836	1372
40	C-2-A	756	1372
41	C-2-A	756	1372
42	C-2-A	781	580
43	C-2-A	728	580
44	C-2-A	773	580
45	C-2-A	752	580
46	C-2-A	689	580
47	C-2-A	877	1372
48	C-2-A	876	1372
49	C-2-A	728	1372
50	C-2-A	824	1372
51	C-2-A	824	1372
52	C-2-A	824	580
53	C-2-A	824	580
54	C-2-A	824	580
55	C-2-A	824	580
56	C-2-A	824	580
57	C-2-A	624	580
58	C-2-A	637	1372
59	C-2-A	752	1372
60	C-2-A	717	1372
61	C-2-A	717	580
62	C-2-A	717	580
63	C-2-A	717	580
64	C-2-A	717	580

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U.S. DC

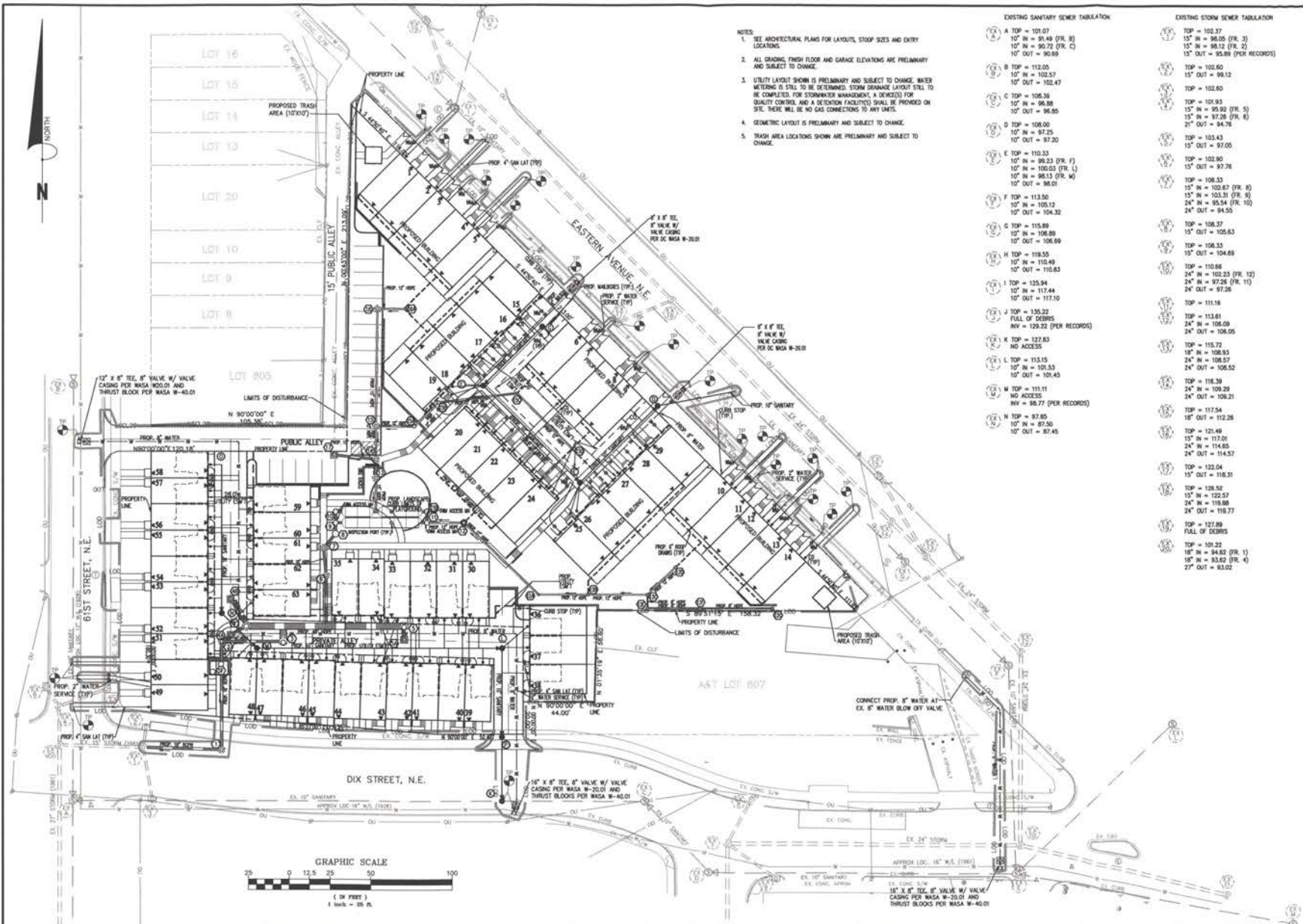
TOWNHOUSE COMMUNITY LAYOUT
EDEN PLACE
EASTERN AVENUE AND DIX STREET N.E.
SQUARE 5260, LOTS 1, 2, 17, 18, 19, 26, AND A&T 608
WAS

PLAN STATUS	
12/08/09	62A SUBMISSION
07/09/10	62A SUBMISSION

DATE	DESCRIPTION	
JRG DESIGN	DAO DRAWN	JRG CHKD

JOB No. 6377-01-001
DATE : DECEMBER 2009
FILE No. 6377-D-CP-001

SHEET C5.20



- NOTES:
1. SEE ARCHITECTURAL PLANS FOR LAYOUT, STOP STEPS AND ENTRY LOCATIONS.
 2. ALL GRADING, FINISH FLOOR AND GARAGE ELEVATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE.
 3. UTILITY LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE. WATER METERING IS STILL TO BE DETERMINED. STORM DRAINAGE LAYOUT STILL TO BE COMPLETED FOR STORMWATER MANAGEMENT. A DEDICATED FOR QUALITY CONTROL AND A DETENTION FACILITY SHALL BE PROVIDED ON SITE. THERE WILL BE NO GAS CONNECTIONS TO ANY UNITS.
 4. GEOMETRIC LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE.
 5. TRASH AREA LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE.

EXISTING SANITARY SEWER TABULATION

A	TOP = 101.07
10" IN = 91.49 (FR. 8)	
10" IN = 90.72 (FR. 2)	
10" OUT = 90.89	
B	TOP = 112.05
10" IN = 102.57	
10" OUT = 102.47	
C	TOP = 105.39
10" IN = 96.88	
10" OUT = 96.85	
D	TOP = 108.00
10" IN = 97.25	
10" OUT = 97.20	
E	TOP = 110.33
10" IN = 99.23 (FR. F)	
10" IN = 100.53 (FR. I)	
10" IN = 98.13 (FR. M)	
10" OUT = 98.01	
F	TOP = 113.50
10" IN = 105.12	
10" OUT = 104.32	
G	TOP = 115.89
10" IN = 106.89	
10" OUT = 106.69	
H	TOP = 118.55
10" IN = 110.49	
10" OUT = 110.83	
I	TOP = 125.94
10" IN = 117.44	
10" OUT = 117.10	
J	TOP = 135.22
FULL OF DEBRIS	
INV = 129.22 (PER RECORDS)	
K	TOP = 127.83
NO ACCESS	
L	TOP = 113.13
10" IN = 101.53	
10" OUT = 101.43	
M	TOP = 111.11
NO ACCESS	
INV = 98.77 (PER RECORDS)	
N	TOP = 97.85
10" IN = 87.50	
10" OUT = 87.45	

EXISTING STORM SEWER TABULATION

TOP = 102.37	
15" IN = 96.05 (FR. 3)	
15" IN = 96.12 (FR. 2)	
15" OUT = 95.89 (PER RECORDS)	
TOP = 102.60	
15" OUT = 99.12	
TOP = 102.60	
15" IN = 101.93	
15" IN = 95.92 (FR. 5)	
15" IN = 97.26 (FR. 4)	
21" OUT = 94.78	
TOP = 103.43	
15" OUT = 97.05	
TOP = 102.90	
15" OUT = 97.76	
TOP = 108.33	
15" IN = 100.87 (FR. 8)	
15" IN = 103.31 (FR. 9)	
24" IN = 95.54 (FR. 10)	
24" OUT = 94.55	
TOP = 108.37	
15" OUT = 105.63	
TOP = 108.33	
15" OUT = 104.69	
TOP = 110.66	
24" IN = 102.23 (FR. 12)	
24" OUT = 97.26 (FR. 11)	
TOP = 111.16	
TOP = 113.61	
24" IN = 106.08	
24" OUT = 106.05	
TOP = 115.72	
18" IN = 108.93	
24" IN = 108.57	
24" OUT = 108.52	
TOP = 116.39	
24" IN = 109.29	
24" OUT = 109.21	
TOP = 117.54	
15" OUT = 112.26	
TOP = 121.49	
15" IN = 117.01	
24" IN = 114.65	
24" OUT = 114.57	
TOP = 122.04	
15" OUT = 118.31	
TOP = 126.52	
15" IN = 122.57	
24" IN = 118.98	
24" OUT = 119.77	
TOP = 127.89	
FULL OF DEBRIS	
TOP = 101.22	
18" IN = 94.82 (FR. 1)	
18" IN = 93.62 (FR. 4)	
27" OUT = 93.02	

Bowman

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 Seattle, WA 98108
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UTILITY PLAN

EDEN PLACE

EASTERN AVENUE AND DIX STREET, N.E.

COASIDE BLDG, LOTS 1, 5, 7, 9, 10, 13, 14, 15, 16, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

PLAN STATUS

12/08/06 BSA SUBMISSION

07/09/05 BSA SUBMISSION

DATE DESCRIPTION

DESIGN DAD JMB

DRAWN CHD

SCALE 1" = 20'

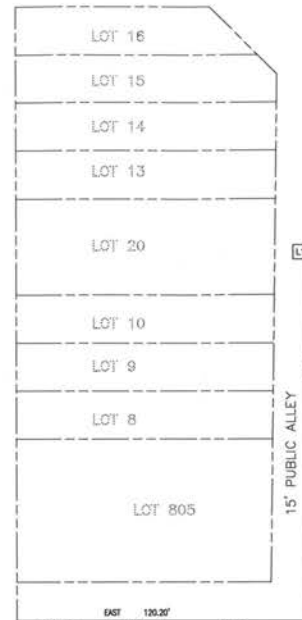
JOB No. 0077-01-001

DATE 00000000

FILE No. 0077-01-001

SHEET C7.00

61ST STREET, N.E.



DIX STREET, N.E.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°43'00" E	7.17
L2	S 58°18'50" W	12.30
L3	N 58°18'50" E	12.29
L4	S 26°22'22" W	12.85
L5	N 26°22'22" E	12.54
L6	N 89°51'15" W	7.06
L7	N 00°43'00" E	3.85
L8	S 44°51'01" E	2.28

AREA TABULATION

AREA OF LOTS (1 THRU 33)	= 48,490 SQ. FT. OR 1.11295 AC.
AREA OF PARCEL A	= 23,520 SQ. FT. OR 0.53994 AC.
AREA OF PARCEL B	= 7,027 SQ. FT. OR 0.16132 AC.
AREA OF PARCEL C	= 134 SQ. FT. OR 0.00308 AC.
TOTAL SITE AREA	= 79,181 SQ. FT. OR 1.81729 AC.

EXHIBIT SHOWING A&T LOTS
SQUARE 5260
WASHINGTON, D.C.

SCALE: 1" = 30'

DATE: FEBRUARY 12, 2010

Bowman CONSULTING	
Bowman Consulting Group, Ltd. 14020 Thurmond Place, Suite 300 Chantilly, Virginia 20151 Phone: (703) 464-1000 Fax: (703) 441-6720 www.bowmanconsulting.com	
7/8/16 REVISION REVISE LOTS	BOWMAN CONSULTING GROUP, LTD. 14020 THURMOND PLACE, SUITE 300 CHANTILLY, VIRGINIA 20151 PHONE: (703) 464-1000 FAX: (703) 441-6720 WWW.BOWMANCONSULTING.COM
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6377-C-PP-001

C

ZONING SELF-CERTIFICATION FORM

Project Address(es)	Square	Lot(s)	Zone District(s)	ANC(s)/Single Member District(s)
400 – 414 Eastern Avenue NE	5260	17, 18, 19	R-5-A	7C05
405 – 407 61 st Street NE and Dix Street NE	5260	2, 28, 800, 806	C-2-A	7C05

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			2101.1, 2115.1, 2115.4, 2115.10, 2516.4			353.1, 2516.1

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

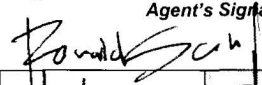
- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception 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 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.

Owner's Signature		Owner's Name (Please Print)	
Agent's Signature		Agent's Name (Please Print)	
		RONALD SCHUEH JR	
Date	7/8/2010	D.C. Bar No.	or Architect Registration No.

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

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.)	Aprx. 72,742 sf (+ alley areas)	N/A	N/A	N/A	N/A
Lot Width (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Lot Occupancy (building area/lot area)	R-5-A: ~29.2% C-2-A: ~19.9%	N/A	R-5-A: 40% C-2-A: 60%	Varies; See p.C2.10 of Exhibit B of Tab 1	Varies; See p.C2.10 of Exhibit B of Tab 1
Floor Area Ratio (FAR) (floor area/lot area)	R-5-A: ~.58 C-2-A: ~.20	N/A	R-5-A: 0.9 C-2-A: 2.5	Varies; See p.C2.10 of Exhibit B of Tab 1	Varies; See p.C2.10 of Exhibit B of Tab 1
Parking Spaces (number)	R-5-A: 15 C-2-A: 10	R-5-A: 29 C-2-A: 34	N/A	R-5-A: 16 C-2-A: 41	R-5-A: 13 C-2-A: N/A
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	N/A	Equal to rear yard where no street frontage	N/A	Varies; See p.C2.10 of Exhibit B of Tab 1	Varies; See p.C2.10 of Exhibit B of Tab 1
Rear Yard (ft. to the tenth)	R-5-A: (Note 1) C-2-A: 0' (at lots 2 & 28)	R-5-A: 20' C-2-A: 15'	N/A	Varies; See p.C2.10 of Exhibit B of Tab 1	Varies; See p.C2.10 of Exhibit B of Tab 1
Side Yard (ft. to the tenth)	R-5-A: 10' (or greater) C-2-A: 0' (at lots 2 & 28)	R-5-A: 10' @ 40' height C-2-A: 6.7' @ 40' height	N/A	Varies; See p.C2.10 of Exhibit B of Tab 1	Varies; See p.C2.10 of Exhibit B of Tab 1
Court, Open	N/A	N/A	N/A	N/A	N/A

(width by depth in ft.)					
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Height (ft. to the tenth)	R-5-A: 28.3' C-2-A: 16'	N/A	R-5-A: 40' C-2-A: 50'	R-5-A: 40' C-2-A: 40'	N/A

Notes:

1. 20' feet or greater average. The corner of one existing building is 10' from the property line.

D

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., October 29, 2009

Plat for Building Permit of: SQUARE 5260 LOTS 2, 17 - 19, 28 800 & 806

Scale: 1 inch = 40 feet

Recorded in Book 61 Page 21 (LOT 2)
Book 181 Page 52 (LOT 28)
Book 120 Page 76 (LOTS 17 - 19)
Book A & T Page 331 (LOT 800)
Book A & T Page 377B - B (LOT 806)

Receipt No. 05352

Furnished to: P W S P

Surveyor, D.C.

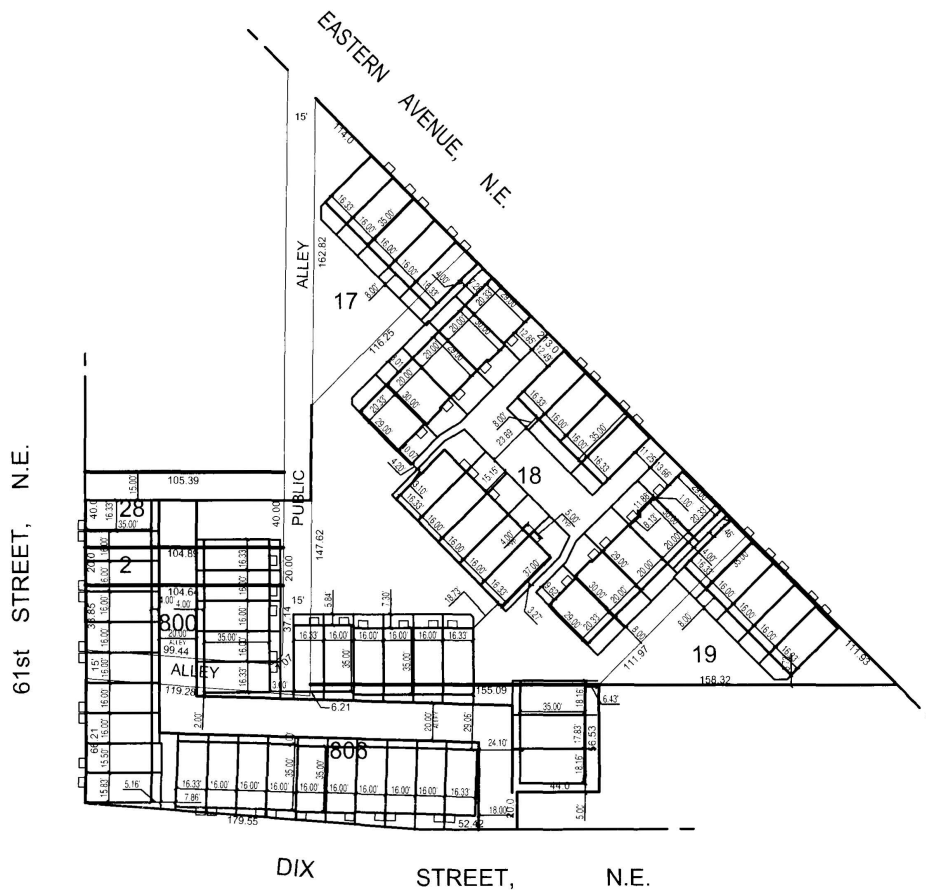
By: A.S.

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue Assessment Administration, and do not necessarily agree with deed description.

I hereby certify that all existing improvements shown hereon, are completely dimensioned and are correctly plotted, that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and plotted, and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point or private property in excess of 20% for single family dwellings or lots, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: 7/9/10

(Signature of owner or his authorized agent)



1025

DIX STREET CORRIDOR

REVITALIZATION PARTNERS LLC
2000 L STREET NW STE 675
WASHINGTON, DC 20036

65-329-550

DATE July 14, 2010

PAY
TO THE
ORDER OF DC Treasurer

\$ 2240.00

Two Thousand Two Hundred and Forty Dollars & 00/100

DOLLARS

 Security Features
Included
Details on Back



Bethesda, MD 20814

FOR BZA #18037 - Modification Request

Mowen

MP