



February 13, 2018

**Meridith H. Moldenhauer**

Direct Phone 202-747-0763  
Direct Fax 202-683-9389  
mmoldenhauer@cozen.com

Frederick L. Hill, Chairperson  
Board of Zoning Adjustment  
441 4th Street, NW, Suite 200S  
Washington, DC 20010

**RE: BZA Application 19629 (Lawrence) - Submission of Revised Plans and Form 135**

Chairperson Hill and Honorable Members of the Board:

On behalf of Tim and Charlotte Lawrence (the “Applicant”), please find enclosed revised plans for the one-story garage as proposed in the Applicant’s Pre-hearing filing (the “Revised Plans”) (**Exhibit A**) and revised Form 135 (**Exhibit B**).

The Revised Plans show a one foot-wide reduction along the public walk to the east, thereby eliminating the need for pervious surface relief, reducing the alley centerline setback relief, and providing a better angle of visibility for pedestrians approaching the ‘intersection’ of the public walk and alley.

Thank you for your attention to this matter and we look forward to presenting to the Board on February 21, 2018.

Sincerely,

COZEN O’CONNOR

By: Meridith Moldenhauer

## Certificate of Service

I certify that on February 13, 2018, a copy of these revised plans were served, via email, as follows:

District of Columbia Office of Planning  
c/o Anne Fothergill, Development Review Specialist  
1100 4th Street SW, Suite E650  
Washington, DC 20024  
[anne.fothergill@dc.gov](mailto:anne.fothergill@dc.gov)

District Department of Transportation  
c/o Anna Chamberlin  
55 M Street SE, Suite 400  
Washington, DC 20003  
[Anna.chamberlin@dc.gov](mailto:Anna.chamberlin@dc.gov)

Advisory Neighborhood Commission 1D  
c/o Yasmin Romero-Latin, Chairperson  
1380 Monroe St. NW #117  
Washington, DC 20010  
[yasminkikiANC1D04@yahoo.com](mailto:yasminkikiANC1D04@yahoo.com)

Advisory Neighborhood Commission 1D  
c/o Stuart Karaffa, SMD Commissioner  
[stuart.k.anc@gmail.com](mailto:stuart.k.anc@gmail.com)



Meridith Moldenhauer

# EXHIBIT A

| No. | Revision/Issue  | Date   |
|-----|-----------------|--------|
| 1   | Comments        | 10/13  |
| 2   | Garage revision | 011318 |
| 3   | Garage revision | 020718 |

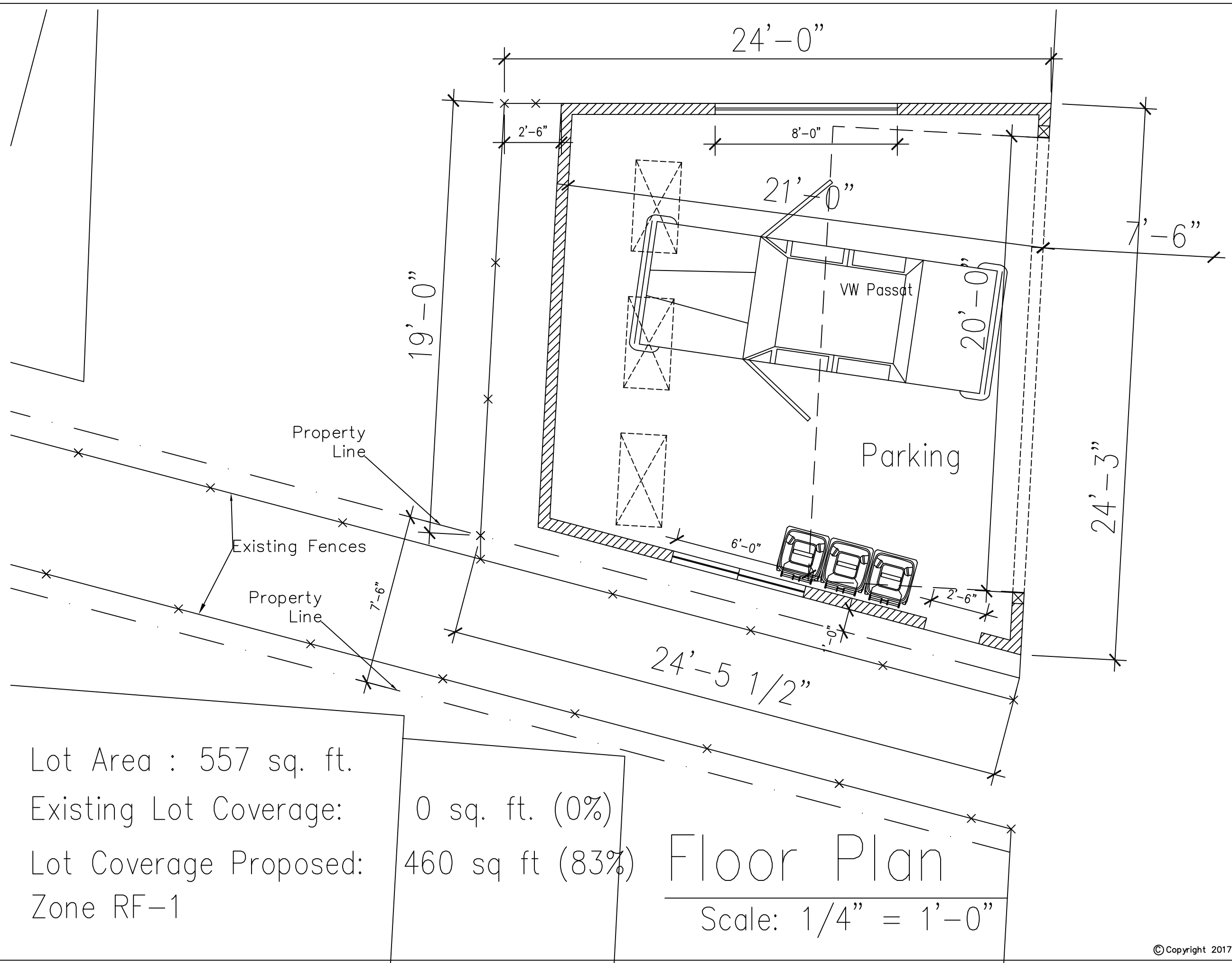
1665 Harvard St NW - Rear  
Garage Floor Plan

Sq. 2588  
Lot 827

Inner City Development, LLC  
1516 12th St NW  
WDC 20005

Ms. Charlotte Lawrence  
Mr. Timothy Lawrence  
1665 Harvard St NW  
Washington, DC 20009

|                         |              |
|-------------------------|--------------|
| Project<br>1708         | Sheet<br>A-1 |
| Date<br>August 28, 2017 |              |
| Scale<br>1/4" = 1'-0"   |              |



Lot Area : 557 sq. ft.  
Existing Lot Coverage:  
Lot Coverage Proposed:  
Zone RF-1

0 sq. ft. (0%)  
460 sq ft (83%)

Floor Plan  
Scale: 1/4" = 1'-0"

| No. | Revision/Issue  | Date   |
|-----|-----------------|--------|
| 1   | Comments        | 10/13  |
| 2   | Garage revision | 011318 |
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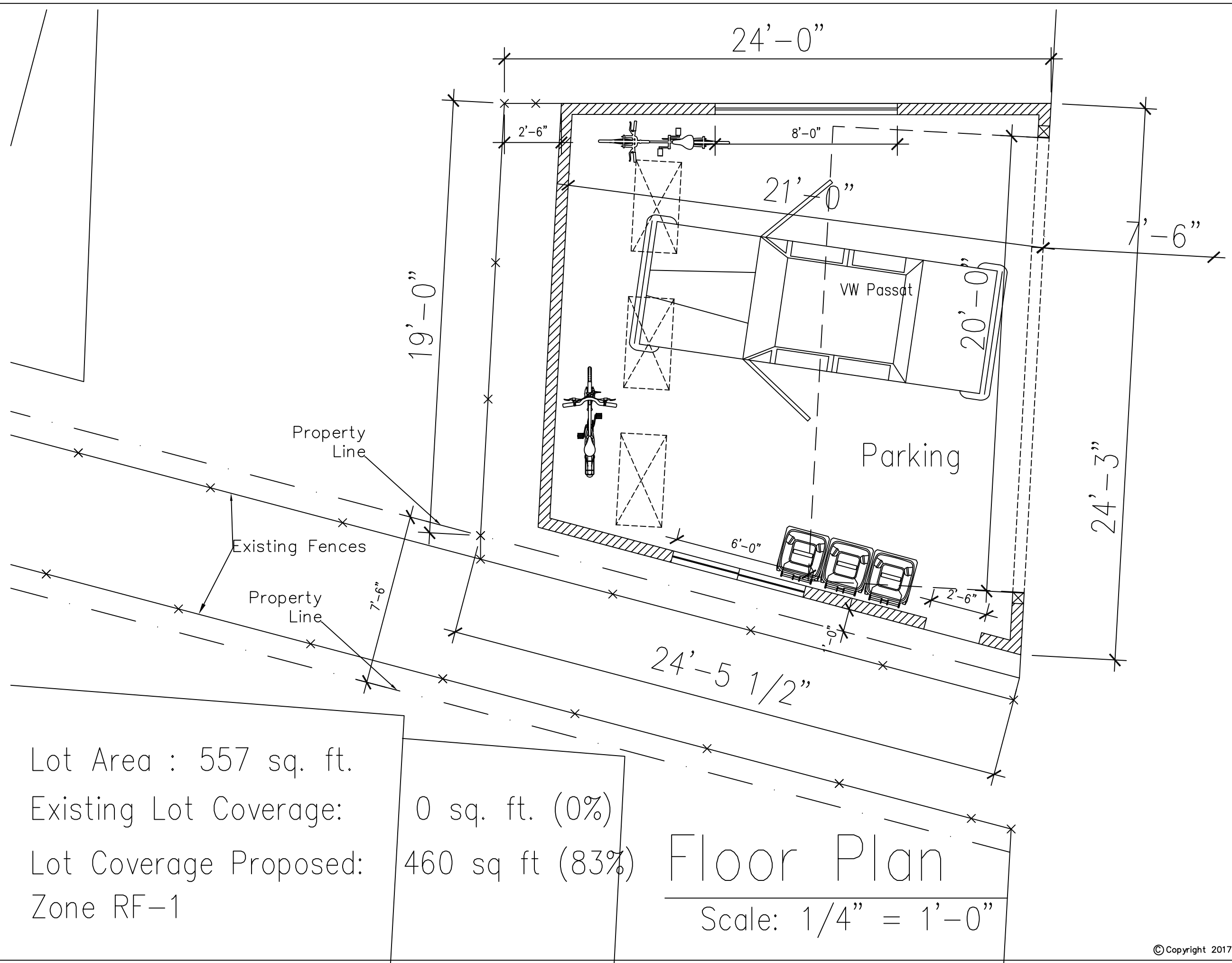
1665 Harvard St NW - Rear  
Garage Floor Plan

Sq. 2588  
Lot 827

Inner City Development, LLC  
1516 12th St NW  
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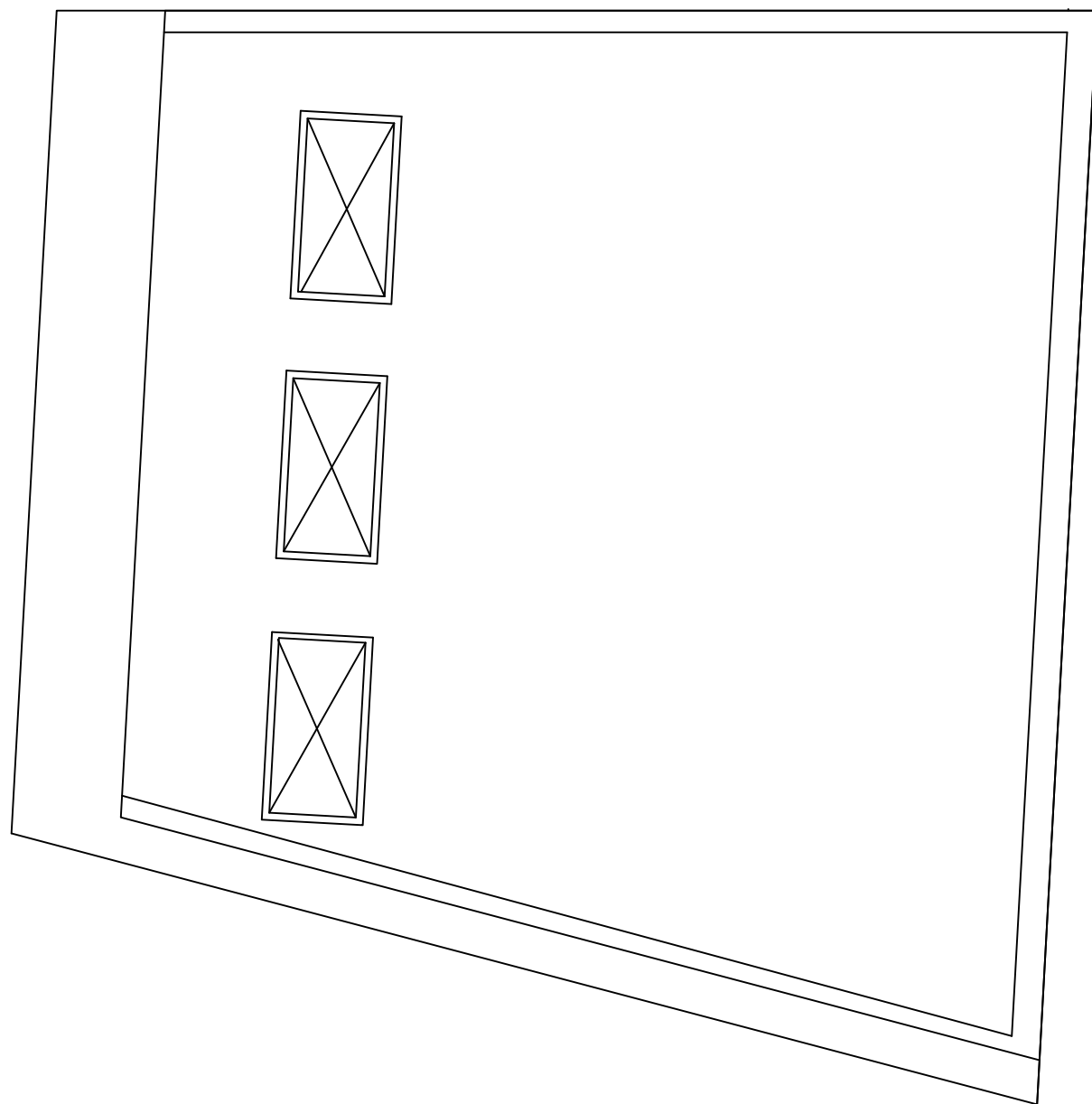
|                         |              |
|-------------------------|--------------|
| Project<br>1708         | Sheet<br>A-1 |
| Date<br>August 28, 2017 |              |
| Scale<br>1/4" = 1'-0"   |              |



Lot Area : 557 sq. ft.  
Existing Lot Coverage:  
Lot Coverage Proposed:  
Zone RF-1

0 sq. ft. (0%)  
460 sq ft (83%)

Floor Plan  
Scale: 1/4" = 1'-0"



# Roof Plan

Scale: 1/4" = 1'-0"

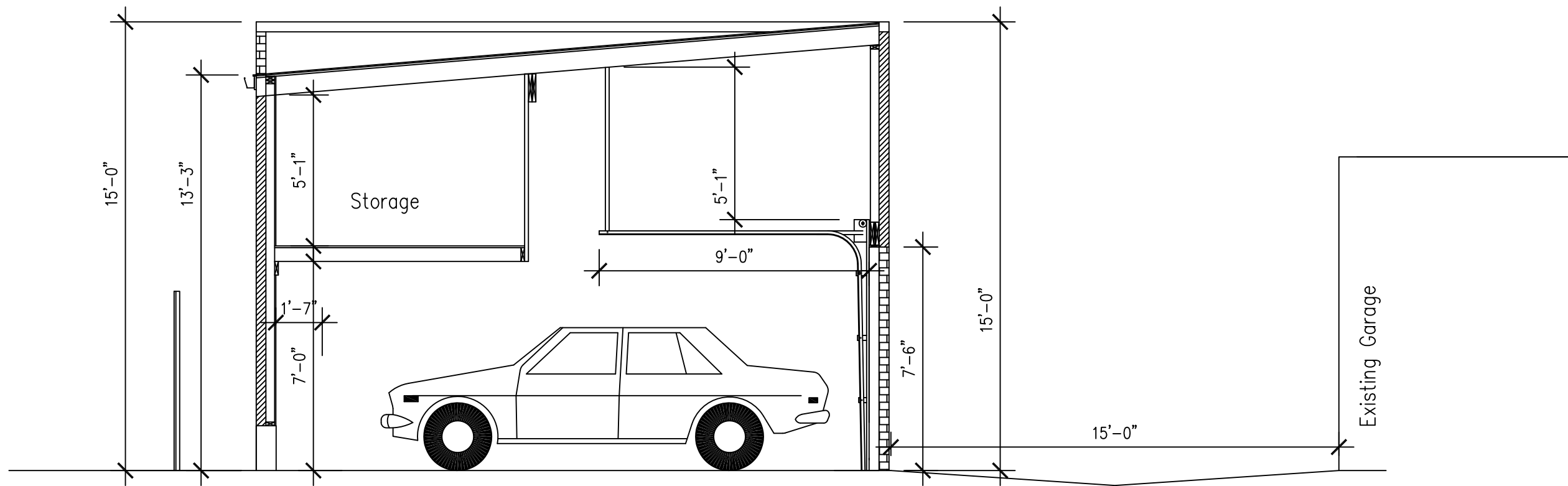
| No. | Revision/Issue  | Date   |
|-----|-----------------|--------|
| 1   | Comments        | 10/13  |
| 2   | Garage revision | 011318 |
| 3   | Garage revision | 020718 |

Sq. 2588  
Lot 827  
1665 Harvard St NW - Rear

Firm Name and Address  
Inner City  
Development, LLC  
1516 12th St NW  
WDC 20005

Project Name and Address  
Ms. Charlotte Lawrence  
Mr. Timothy Lawrence  
1665 Harvard St NW  
Washington, DC 20009

|  |                      |
|--|----------------------|
| <small>Project</small><br>1708         | <small>Sheet</small> |
| <small>Date</small><br>August 28, 2017 | A-2                  |
| <small>Scale</small><br>1/4" = 1'-0"   |                      |



Section A-A  
 Scale: 1/4" = 1'-0"

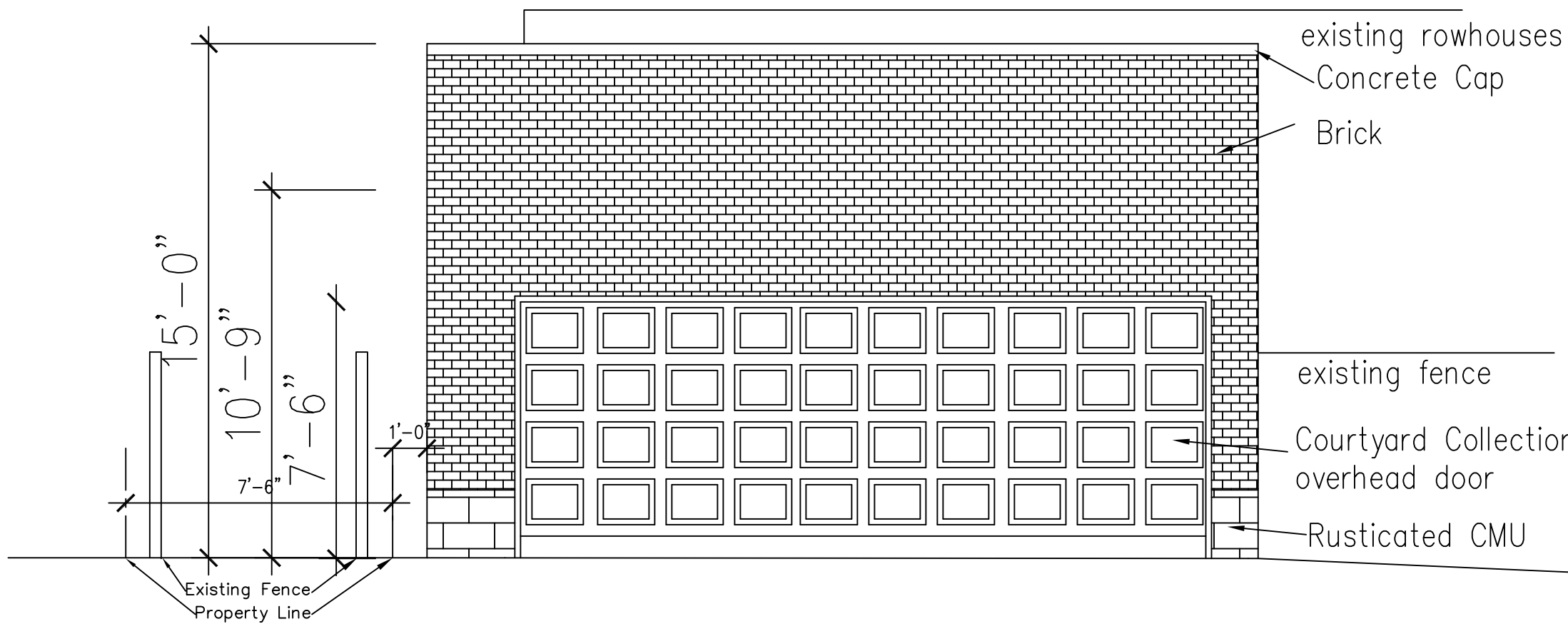
| No. | Revision/Issue  | Date   |
|-----|-----------------|--------|
| 1   | Comments        | 10/13  |
| 2   | Garage revision | 011318 |
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Sq. 2588  
 Lot 827  
 1665 Harvard St NW - Rear  
 Section

Inner City  
 Development, LLC  
 1516 12th St NW  
 WDC 20005

Ms. Charlotte Lawrence  
 Mr. Timothy Lawrence  
 1665 Harvard St NW  
 Washington, DC 20009

|                         |              |
|-------------------------|--------------|
| Project<br>1708         | Sheet<br>A-3 |
| Date<br>August 28, 2017 |              |
| Scale<br>1/4" = 1'-0"   |              |



| No. | Revision/Issue  | Date   |
|-----|-----------------|--------|
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Sq. 2588  
Lot 827

1665 Harvard St NW - Rear  
Alley (North) Elevation

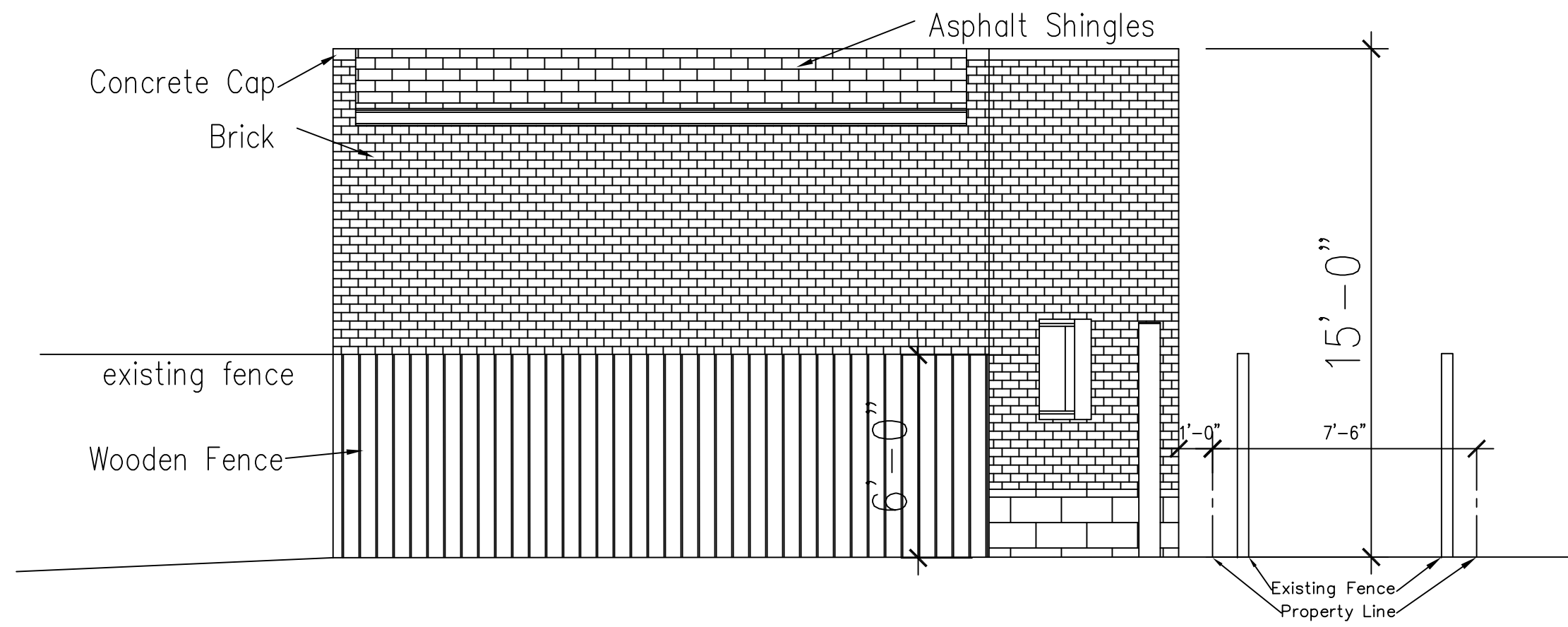
Inner City  
Development, LLC  
1516 12th St NW  
WDC 20005

Ms. Charlotte Lawrence  
Mr. Timothy Lawrence  
1665 Harvard St NW  
Washington, DC 20009

|                         |              |
|-------------------------|--------------|
| Project<br>1708         | Sheet<br>A-4 |
| Date<br>August 28, 2017 |              |
| Scale<br>1/4" = 1'-0"   |              |



| No. | Revision/Issue  | Date   |
|-----|-----------------|--------|
| 1   | Comments        | 10/13  |
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| 3   | Garage revision | 020718 |



# South Elevation

Scale: 1/4" = 1'-0"

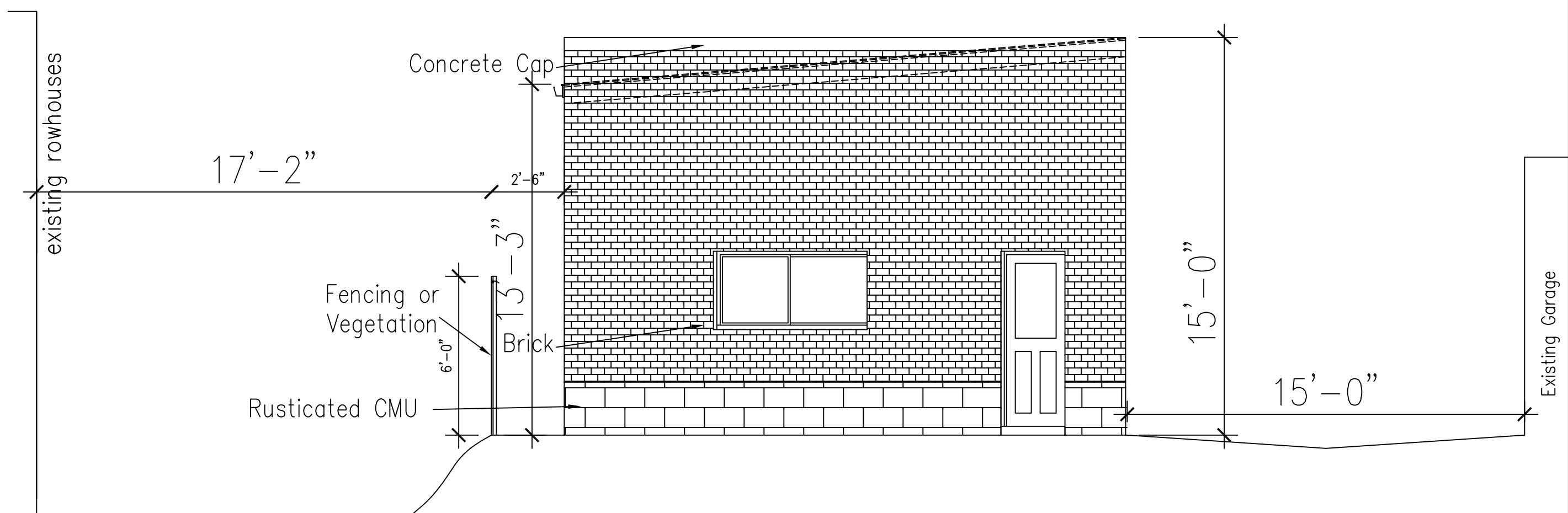
Sq. 2588  
Lot 827  
1665 Harvard St NW - Rear  
South Elevation

Inner City Development, LLC  
1516 12th St NW  
WDC 20005

Ms. Charlotte Lawrence  
Mr. Timothy Lawrence  
1665 Harvard St NW  
Washington, DC 20009

Project: 1708  
Date: August 28, 2017  
Sheet: A-5  
Scale: 1/4" = 1'-0"

| No. | Revision/Issue  | Date   |
|-----|-----------------|--------|
| 1   | Comments        | 10/13  |
| 2   | Garage revision | 011318 |
| 3   | Garage revision | 020718 |



Sq. 2588  
Lot 827

1665 Harvard St NW - Rear

East Elevation

Inner City Development, LLC  
1516 12th St NW  
WDC 20005

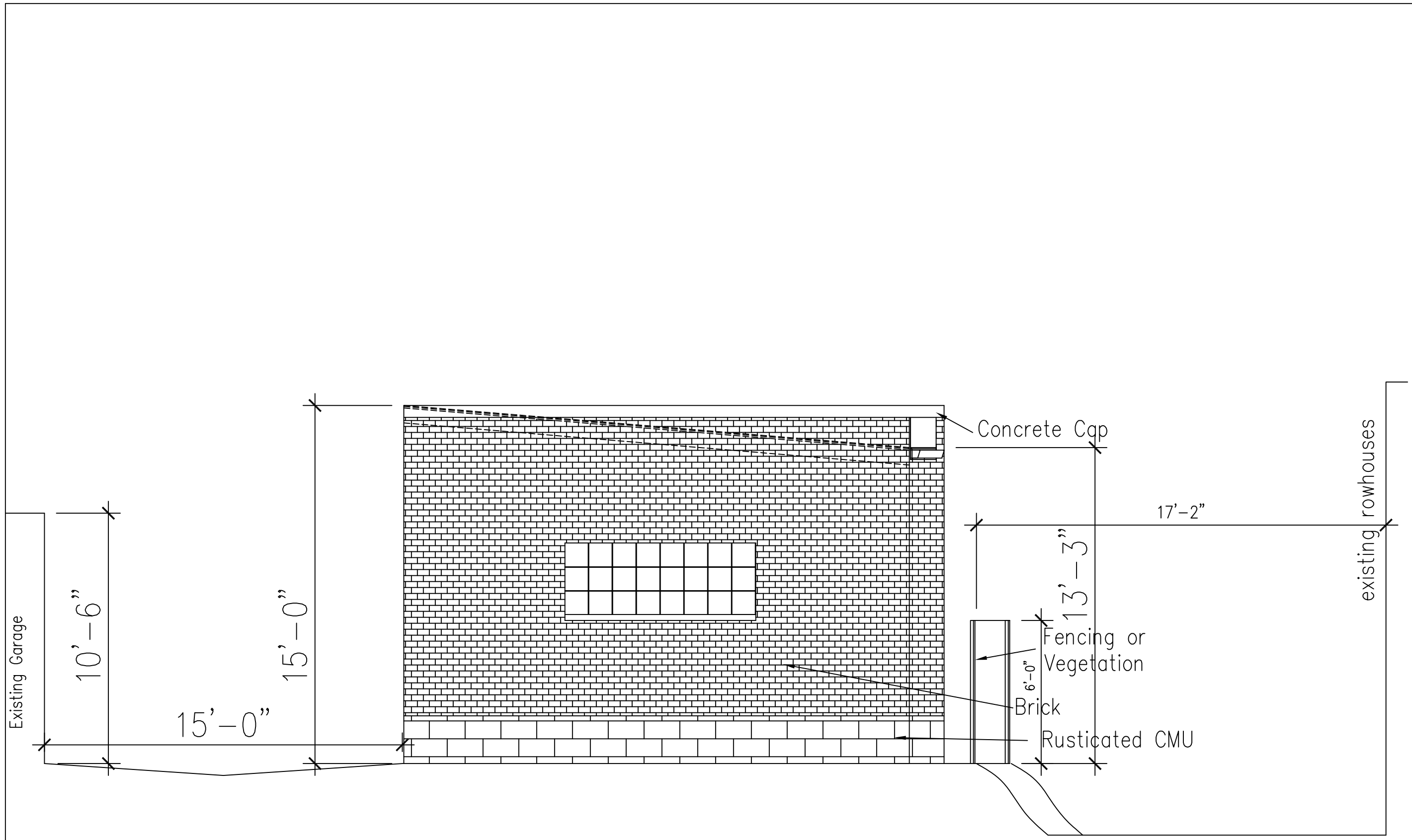
Ms. Charlotte Lawrence  
Mr. Timothy Lawrence  
1665 Harvard St NW  
Washington, DC 20009

Project: 1708  
Date: August 28, 2017  
Sheet: A-6  
Scale: 1/4" = 1'-0"

# East Elevation

Scale: 1/4" = 1'-0"

| No. | Revision/Issue  | Date   |
|-----|-----------------|--------|
| 1   | Comments        | 10/13  |
| 2   | Garage revision | 011318 |
| 3   | Garage revision | 020718 |



# West Elevation

Scale: 1/4" = 1'-0"

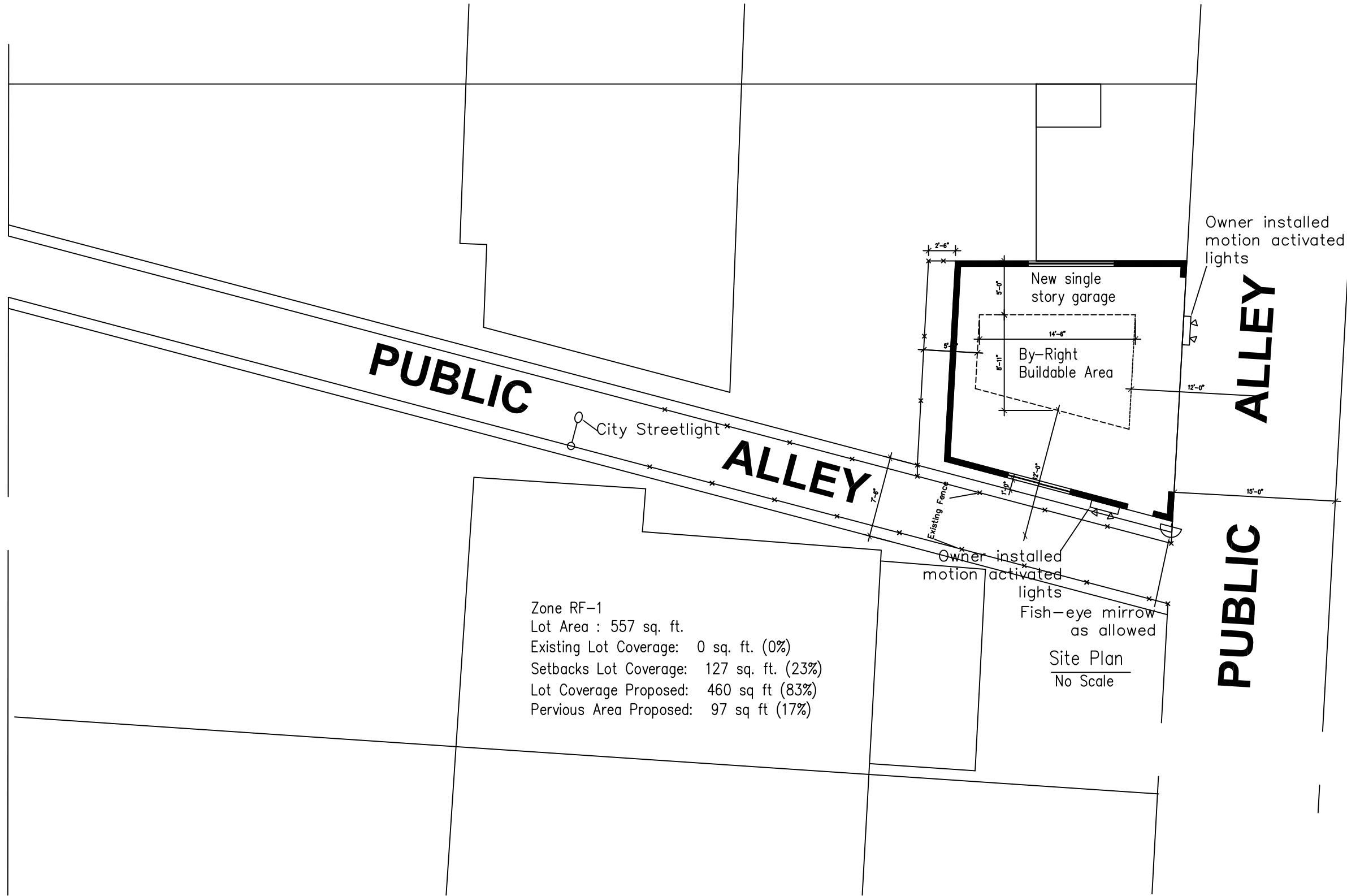
Sq. 2588  
Lot 827  
1665 Harvard St NW - Rear  
West Elevation

Inner City Development, LLC  
1516 12th St NW  
WDC 20005

Ms. Charlotte Lawrence  
Mr. Timothy Lawrence  
1665 Harvard St NW  
Washington, DC 20009

Project: 1708  
Date: August 28, 2017  
Sheet: A-7  
Scale: 1/4" = 1'-0"

# HARVARD STREET



Zone RF-1  
 Lot Area : 557 sq. ft.  
 Existing Lot Coverage: 0 sq. ft. (0%)  
 Setbacks Lot Coverage: 127 sq. ft. (23%)  
 Lot Coverage Proposed: 460 sq ft (83%)  
 Pervious Area Proposed: 97 sq ft (17%)

Site Plan  
 No Scale

| No. | Revision/Issue  | Date   |
|-----|-----------------|--------|
| 1   | Comments        | 10/13  |
| 2   | Garage revision | 011318 |
| 3   | Garage revision | 020718 |

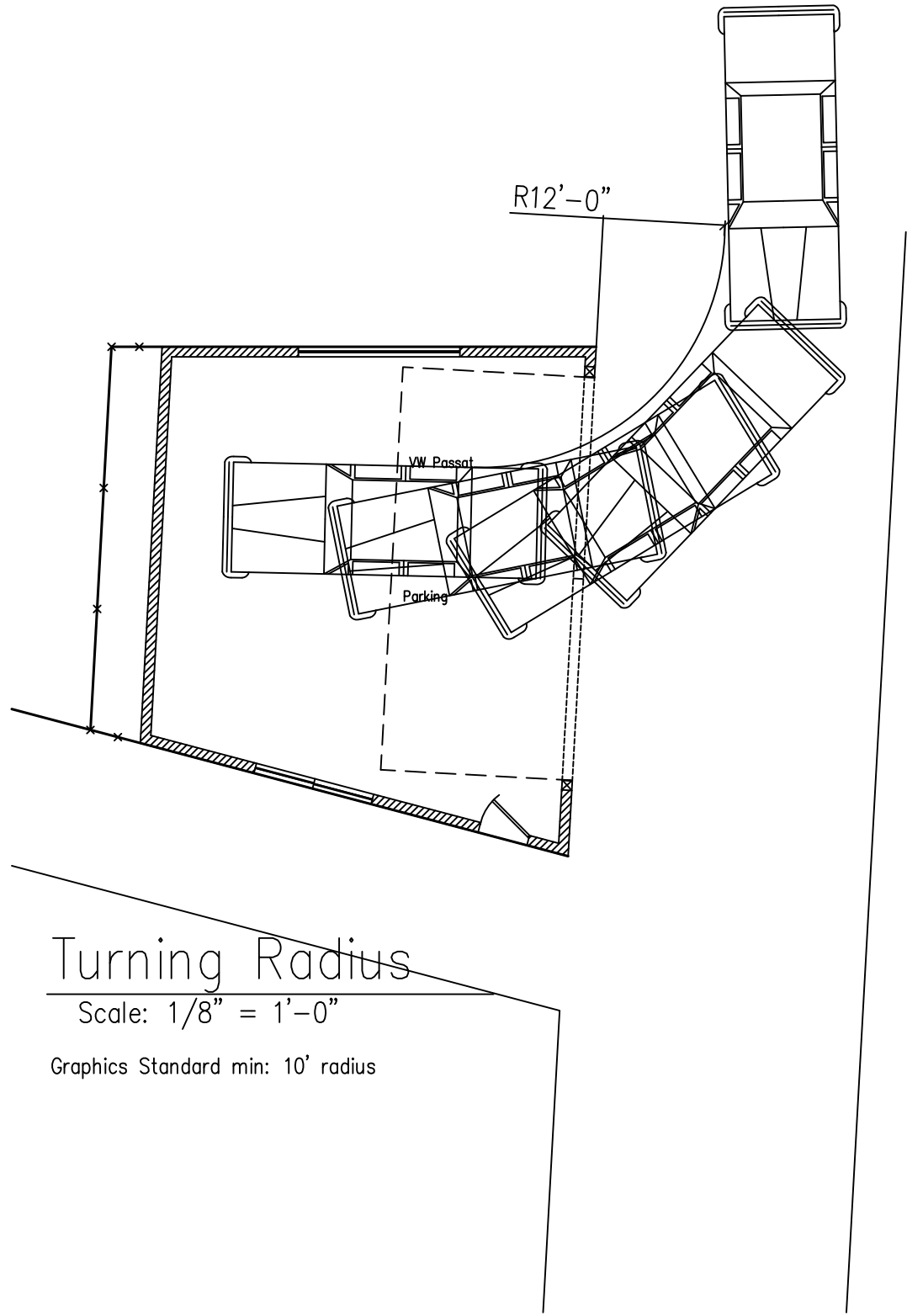
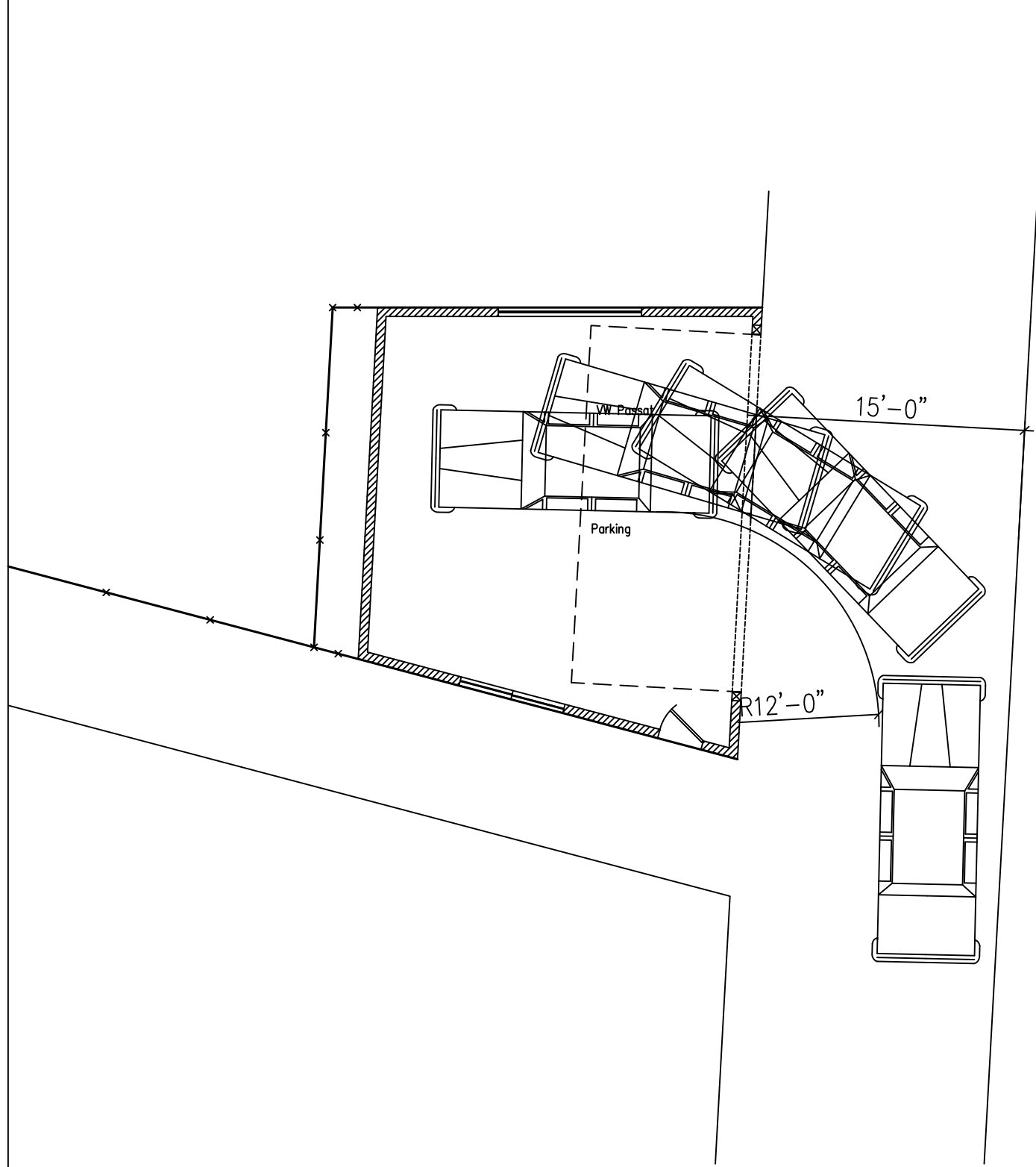
Sq. 2588  
 Lot 827  
 1665 Harvard St NW - Rear  
 Site Plan

Inner City Development, LLC  
 1516 12th St NW  
 WDC 20005

Ms. Charlotte Lawrence  
 Mr. Timothy Lawrence  
 1665 Harvard St NW  
 Washington, DC 20009

|                         |              |
|-------------------------|--------------|
| Project<br>1708         | Sheet<br>C-1 |
| Date<br>August 28, 2017 |              |
| Scale<br>1/4" = 1'-0"   |              |

| No. | Revision/Issue  | Date   |
|-----|-----------------|--------|
| 1   | Comments        | 10/13  |
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| 3   | Garage revision | 020718 |



### Turning Radius

Scale: 1/8" = 1'-0"

Graphics Standard min: 10' radius

# 1665 Harvard St NW - Rear Turning Radii

Sq. 2588  
Lot 827

Firm Name and Address  
Inner City  
Development, LLC  
1516 12th St NW  
WDC 20005

Project Name and Address  
Ms. Charlotte Lawrence  
Mr. Timothy Lawrence  
1665 Harvard St NW  
Washington, DC 20009

|  |                             |
|--|-----------------------------|
| <small>Project</small><br>1708         | <small>Sheet</small><br>C-2 |
| <small>Date</small><br>August 28, 2017 |                             |
| <small>Scale</small><br>1/8" = 1'-0"   |                             |

# EXHIBIT B



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



**FORM 135 – ZONING SELF-CERTIFICATION**

| <i>Project Address(es)</i> | <i>Square</i> | <i>Lot(s)</i> | <i>Zone District(s)</i> |
|----------------------------|---------------|---------------|-------------------------|
| (rear) 1665 Harvard St. NW | 2588          | 827           | RF-1                    |
|                            |               |               |                         |
|                            |               |               |                         |

Single-Member Advisory Neighborhood Commission District(s): 1D05

**CERTIFICATION**

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

| <i>Relief Sought</i>           | <input type="checkbox"/> | <i>X § 1000.1 - Use Variance</i> | <input checked="" type="checkbox"/> | <i>X § 1002.1 - Area Variance</i> | <input checked="" type="checkbox"/> | <i>X § 901.1-Special Exception</i> |
|--------------------------------|--------------------------|----------------------------------|-------------------------------------|-----------------------------------|-------------------------------------|------------------------------------|
| <i>Pursuant to Subsections</i> |                          |                                  | C-303.3, E-5106.1                   |                                   |                                     | U-601.1, E-5104.1, E-5105.1        |

Pursuant to 11 DCMR Y § 300.6, 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.


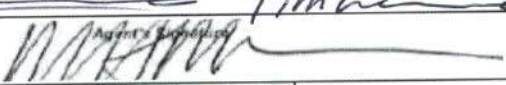
The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination 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)

|   |         |  |                                   |
|---|---------|--|-----------------------------------|
| <i>Owner's Signature</i><br>  |         | <i>Owner's Name (Please Print)</i><br>Timothy and Charlotte Lawrence |                                   |
| <i>Agent's Signature</i><br> |         | <i>Agent's Name (Please Print)</i><br>Meridith Moldenhauer           |                                   |
| <i>Date</i>   | 2/13/18 | <i>D.C. Bar No.</i>  | 494695                            |
|   |         | or   | <i>Architect Registration No.</i> |