

Certificate of Proficiency


We hereby certify that we have read and are familiar with the Rules of Practice and Procedure of the D.C. Board of Zoning Adjustment (the “Board”) as set forth in Subtitle Y of the Zoning Regulations of the District of Columbia and are able to competently represent the Applicant in all proceedings before the Board regarding the following application:

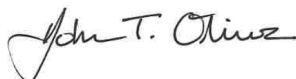
Applicant: Beacon Communities, LLC

Property: 2033 11th Street, NW (Sq. 332, Lot 807)

Type:

- (i) Special exception relief from the requirements in 11-K DCMR § 804.1 to allow the ground floor, consisting of a residential use, to exceed 80 percent lot occupancy, pursuant to 11-K DCMR § 813 and 11-X DCMR § 901.2;
- (ii) Special exception relief from the open court width requirement of 11-K DCMR § 807.1, pursuant to 11-K DCMR § 813 and 11-X DCMR § 901.2;
- (iii) Special exception relief from the requirements in 11-K DCMR § 808.1 to allow a Green Area Ratio (“GAR”) of less than 0.3, pursuant to 11-K DCMR § 813 and 11-X DCMR § 901.2;
- (iv) Special exception relief from the requirements in 11-C DCMR § 909.1 to provide no loading berth or delivery space, pursuant to 11-C DCMR § 909.2 and 11-X DCMR § 901.2;
- (v) Special exception relief from 11-C DCMR § 1504.1(d) for a reduced penthouse setback adjacent to an open court, pursuant to 11-C DCMR § 1506 and 11-X DCMR § 901.2; and
- (vi) Area variance from the requirements in 11-C DCMR § 711.8 to permit a garage ramp to have a 20 percent slope where a maximum of 12 percent is permitted, pursuant to 11-X DCMR § 1001.1.

By: 
Leila M. Jackson Batties


John T. Oliver