

ROWHOUSE - 3 STORY

YALE WEST APT. -11 STORY

HOMWOOD SUITES HOTEL - 11 STORY

465 NY AVE HISTORIC CONDO - 3 STORY

COMMERCIAL 1ST FLOOR

ROWHOUSE APT.- 3 STORY

CONDO. -11 STORY

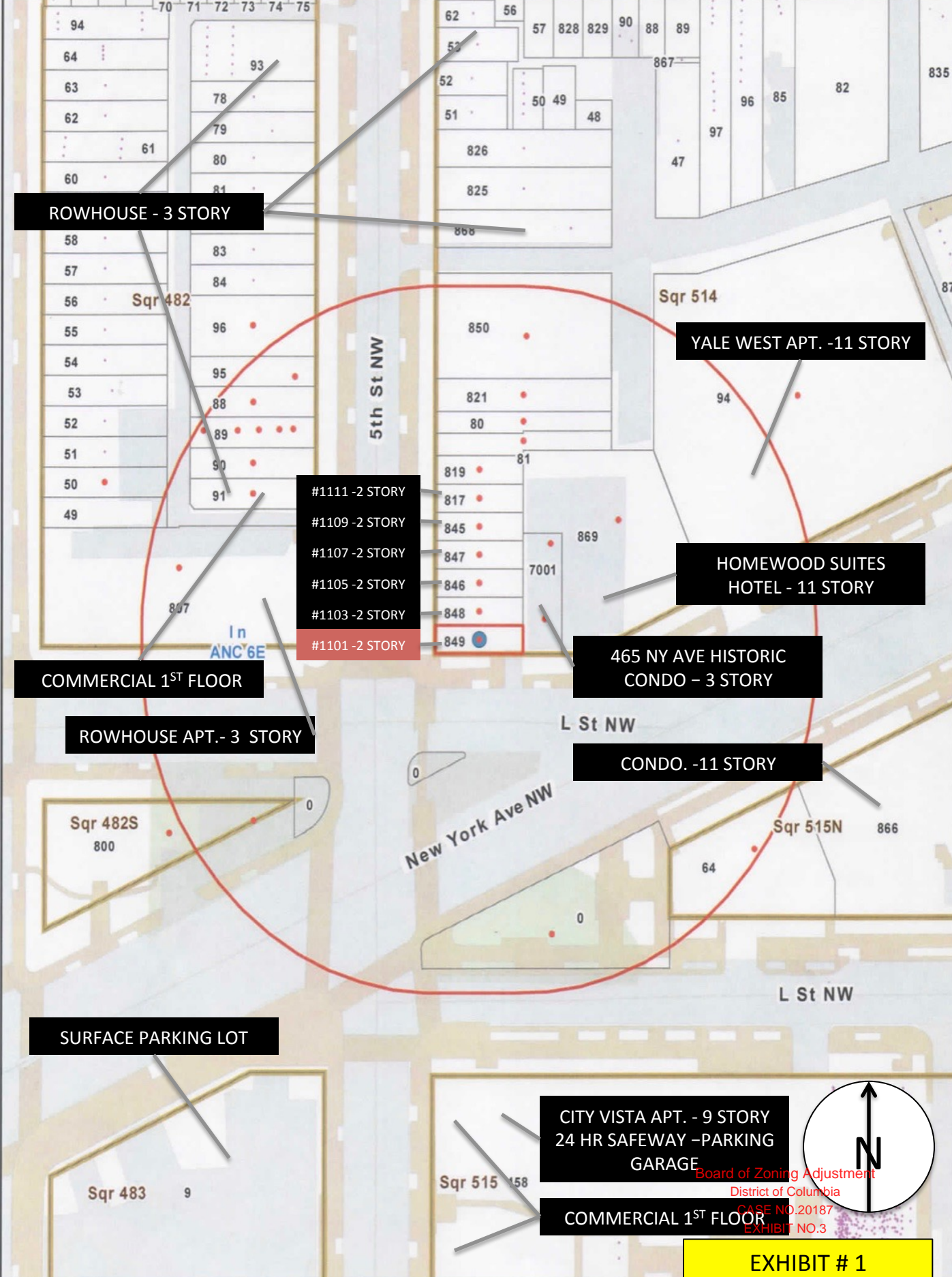
SURFACE PARKING LOT

CITY VISTA APT. - 9 STORY
24 HR SAFEWAY - PARKING GARAGE

COMMERCIAL 1ST FLOOR

Board of Zoning Adjustment
District of Columbia
CASE NO.20187
EXHIBIT NO.3

EXHIBIT # 1



- #1111 - 2 STORY
- #1109 - 2 STORY
- #1107 - 2 STORY
- #1105 - 2 STORY
- #1103 - 2 STORY
- #1101 - 2 STORY

In ANC 6E

5 TH

1894~

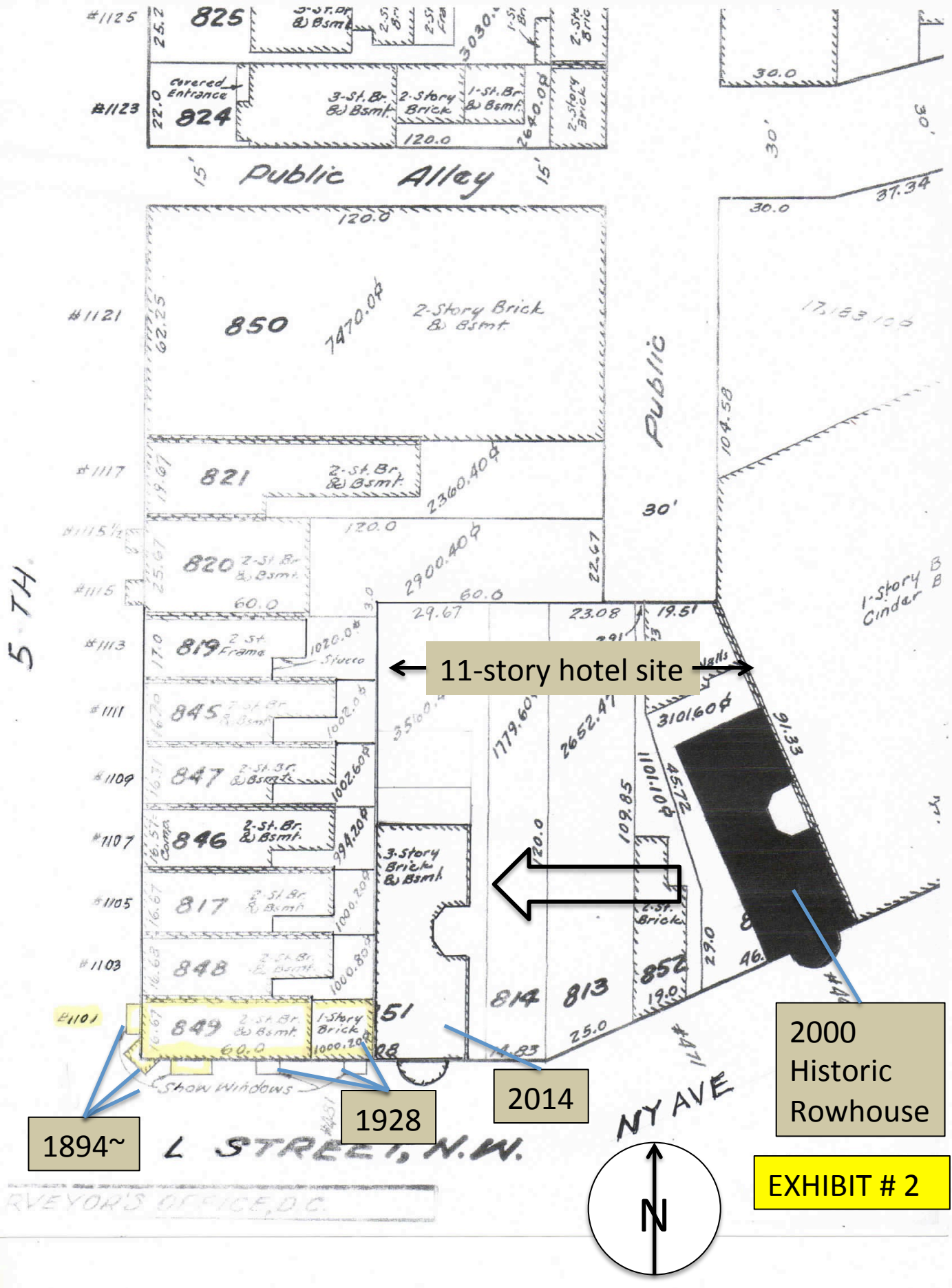
1928

2014

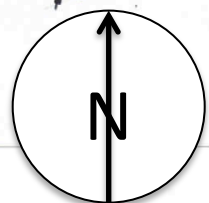
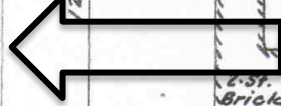
2000
Historic
Rowhouse

EXHIBIT # 2

REVEYOR'S OFFICE, D.C.



← 11-story hotel site →

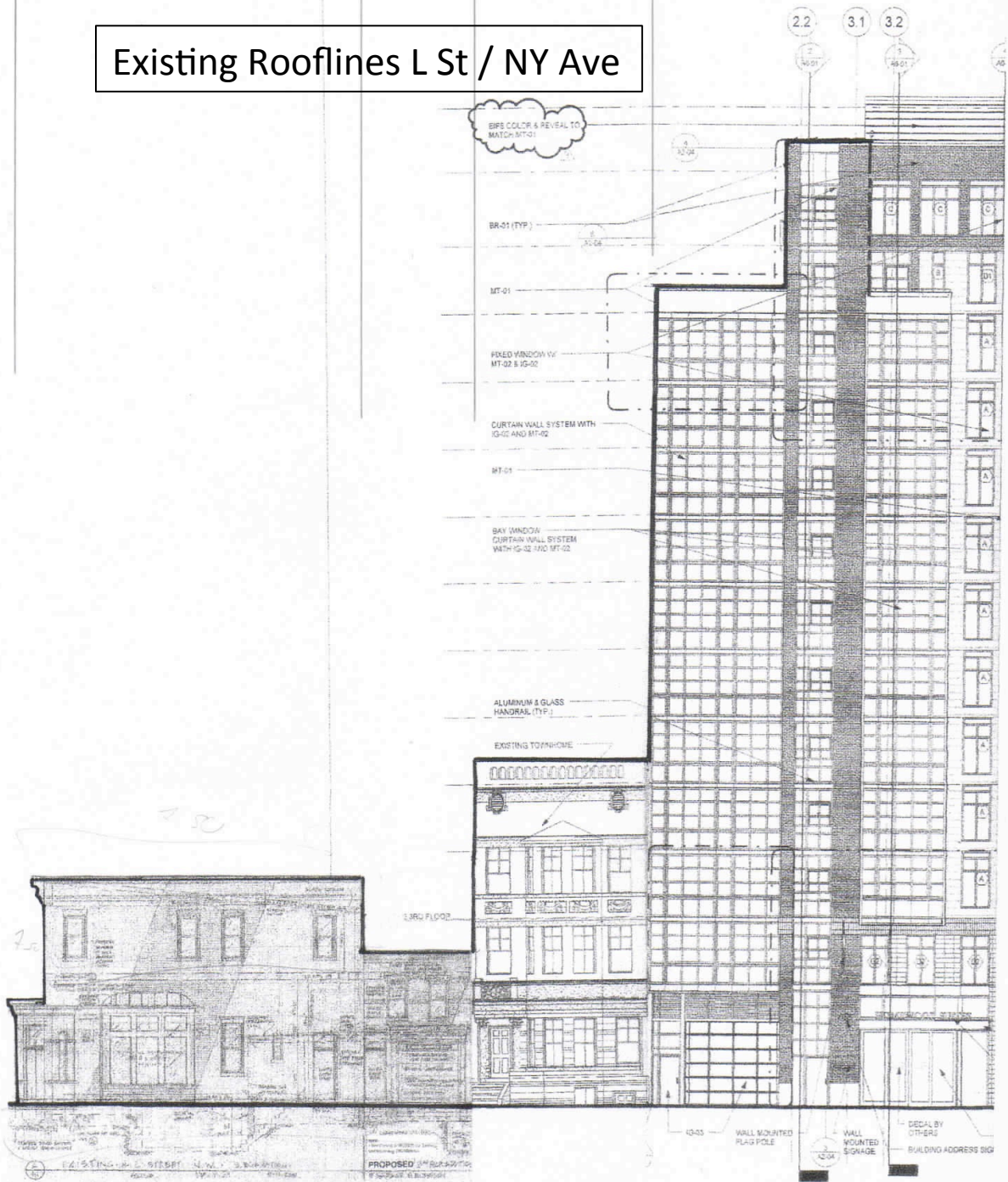


1101 5TH

GARAGE 475 NY AVE

465 NY AVE

Existing Rooflines L St / NY Ave



SHEET 3

2 New York Avenue
1/8" = 1'-0"
1:20

EXISTING ROOFLINES

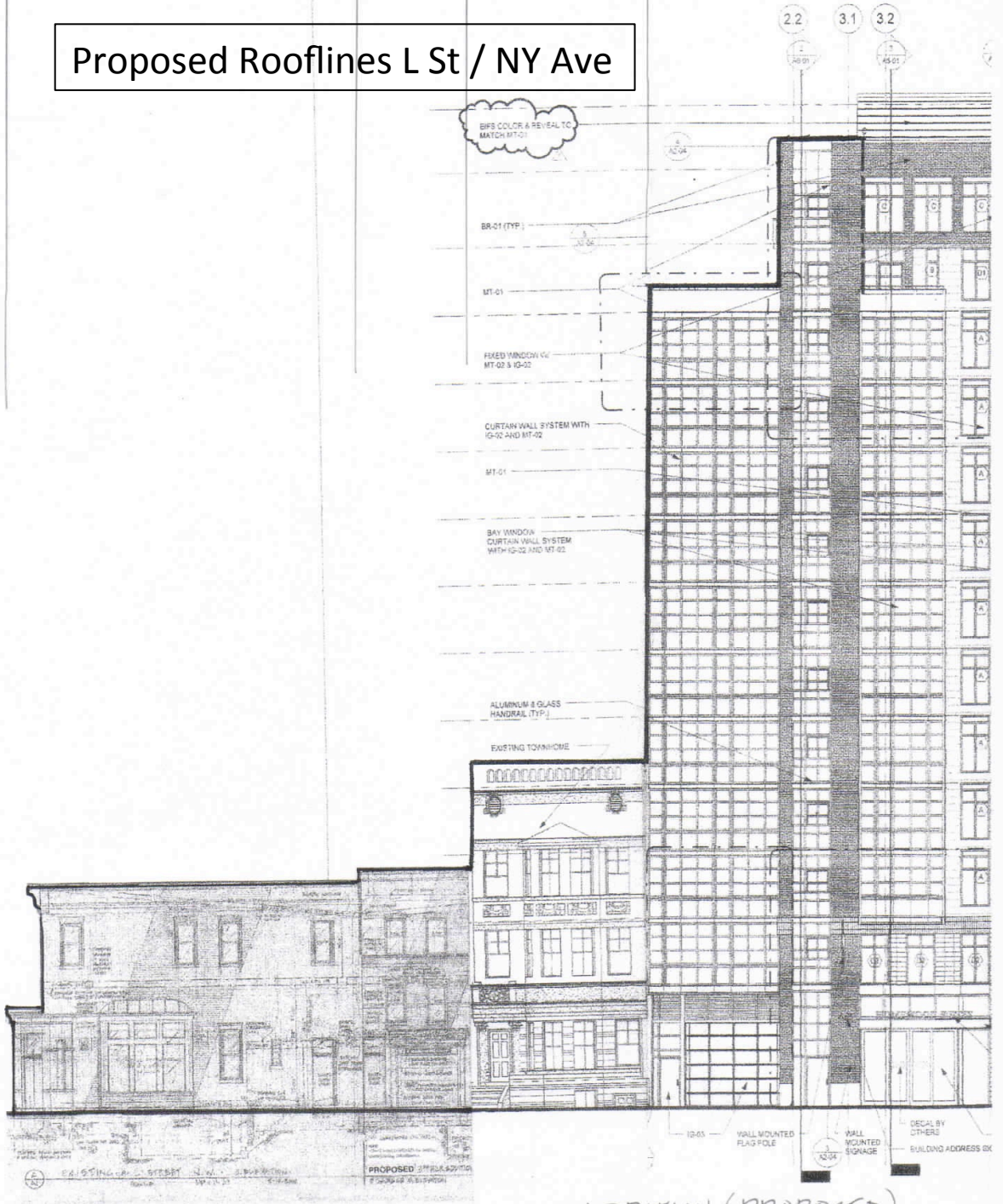
EXHIBIT # 3

1101 5TH

ADDITION 475 NY AVE

465 NY AVE

Proposed Rooflines L St / NY Ave



SHEET 4

2 New York Avenue
1/8" = 1'-0"
1:20

ADDITION (PROPOSED)

EXHIBIT # 4



Commercial 1st floor

5th & L St, facing West - 2019



Commercial 1st Floor

L St & 5th St, facing South - 2019

PHOTOS



5th St West front, #1101-1111... 2000



5th St West front, #1101-1111... 2019

PHOTOS

EXHIBIT # 5



L St / NY Ave, South side - 2000



Original Walk-up Residential Entrance

L St / NY Ave, South side - 2019

PHOTOS

EXHIBIT # 6

BUILDING PERMIT

PERMIT NO. B477725

Date 8/20/05

(Type) A/R

Address of work 1101 5TH ST. NW.

Permission is hereby granted to JOHN JOSEPH

who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit.

Authorized work and conditions of performance thereon:

TEMPORARY CONSTRUCTION OFFICE ON THE FIRST FLOOR. INTERIOR WORK ONLY.

SEPARATE ELEC., PLUMB., & MECH. INSTALLATION PERMITS ARE REQUIRED.

Builder -

Width of Bldgs.

Zone DD/R-5-B

Height of terrace above grade

Address of owner

Deposit No. SAME

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

DR. PATRICK J. CANAVAN DIRECTOR

Lot 849 Square 514

TOTAL PERMIT FEE \$

FILING FEE \$

DATE

FEE PAYABLE \$ 2030.00

FOR INSPECTIONS CALL 727-756442-4641

No. of Stories 3

No. of Bldgs. 3

TEMP. CONSTRUCTION OFFICE Chief, Permit Issuance Branch

E. KING Permit Clerk

CERTIFICATE OF OCCUPANCY

No. B 73948

Washington, D.C., APRIL 8, 19 70

Permission is hereby granted to NATHANIEL GREENE BAKER

to use the FIRST floor(s) of the building located on Lot 849 Square 514

known as premises 1101 5TH STREET, NORTHWEST for the following

purpose(s): RETAIL GROCERY A DELICATESSEN A PATENT MEDICINE A CARRY OUT.

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions.

ZONE C-2-B

FEE \$ 12.00

CERTIFICATE OF OCCUPANCY

No. B 45619

Washington, D.C., MARCH 31ST, 19 64

Permission is hereby granted to CURTIS ARTHUR PIATT

to use the 1ST floor(s) of the building located on Lot 849 Square 514

known as premises 1101 5TH STREET, N.W. for the following

purpose(s): RETAIL GROCERY, DELICATESSEN AND PATENT MEDICINE

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

ZONE C-3-B FEE \$ 10.00

EXHIBIT #

Chief, Permit Branch

By Evelyn Johnson

DEPT. OF LICENSES & INSPECTIONS, GOVT. OF DIST. OF COL.

EXHIBIT # 7

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of the Chief Financial Officer
Office of Tax and Revenue



Tax and Revenue

October 20, 2000

Dear Property Owner:

The District of Columbia Code requires that real property be classified and taxed based on its use. Property is classified as residential, hotel, or commercial (tax classes 2, 3 and 4 respectively). When an individual tax lot has multiple uses, the law requires the real property tax rate be applied in proportion to the square footage committed to each use (building square footage only). When more than one rate of tax applies to a parcel, the property is referred to as a "mixed use" property.

Your property has been listed in our records as being in **mixed use** for Tax Year 2000. The owner(s) of a property taxed as "mixed use" must file an annual report to verify the continued nature and proportion of the mixed use. We are about to begin assessing property for Tax Year 2001. Enclosed you will find a *Declaration of Mixed Use*. Please fill out your declaration and mail it to the following address:

Government of the District of Columbia
Real Property Assessment Administration
941 North Capitol Street, NE, 4th Floor
Washington, D.C. 20002
Attn: Veronica Earl

If you wish, you may also indicate eligibility for the Homestead Deduction, and/or the Senior Exemption.

Please return your Declaration no later than 30 days from the date of this letter. In the absence of a properly filed Declaration of Mixed Use, your entire property will be taxed at the highest applicable tax rate. If you have any questions or require an extension,

Natwar M. Gandhi - Chief Financial Officer
Daniel L. Black, Jr. - Deputy Chief Financial Officer
GOVERNMENT OF THE DISTRICT OF COLUMBIA



REAL PROPERTY TAX BILL 3,178
OFFICE OF TAX AND REVENUE
P.O. BOX 98095
Washington DC 20090-8095

SQUARE	SUFFIX	LOT	PROPERTY ADDRESS	MORTGAGE NO.	ASSESSMENT	TAX RATE PER \$100	TOTAL TAX FOR YEAR
0514		0849	1101 5TH ST NW			1.85	

#BYNQJCZ
#0514 0000 0849 RPT2#
JAN JOSEPH RUSSO

1101 5TH ST NW
WASHINGTON, DC 20001-3605

PAYMENT DUE BY: **Mar 31, 2004** AMOUNT DUE: [REDACTED]

3 0514 0849 041024155 00

EXHIBIT # 8



Mezz. (rebuilt) from Gallery - 2001



Mezz. (orig.) from Gallery - 2000



Gallery, tin ceiling (restored) towards Mezzanine - 2019

EXHIBIT # 9

PUBLIC OUTREACH

The screenshot shows a web browser window displaying a Yahoo! Mail inbox. The browser's address bar shows the URL <https://mail.yahoo.com/d/folders/1/messages/69233?.src=fp>. The page title is "Find messages, documents, photos or people". The user's name "Jon-Joseph" is visible in the top right corner. The inbox contains two messages from "Nigro, Rachelle (SMD 6E04) <6E04@anc.dc.gov>".

Message 1:
To: jon-Joseph russo
Date: Oct 14 at 1:24 AM
Hi Mr. Russo,
I don't have to write an email. You were just going to come before the zoning committee and the ANC. I just wrote Tony an email who is head of the zoning committee about when his meeting is. Then you can present to them and then the ANC the first Tuesday of November. I hope your show went well.
Talk to you soon.
Rachelle Nigro
Commissioner, 6E04
202- [REDACTED]
IG & Twitter: @nigro4dc
FB: facebook.com/VoteNigro

Message 2:
To: jon-Joseph russo
Date: Oct 19 at 9:43 AM
Hi,
The next ANC zoning committee meeting will be on October 31 at 6:30 PM at the Shaw library. If you have questions contact Tony Brown. See his number below.
Anthony Brown
(202) [REDACTED]
Talk to you soon,
Rachelle
Rachelle Nigro
Commissioner, 6E04
202- [REDACTED]

EXHIBIT # 10



Deck height

6'

Addition height matches existing #1101 & neighboring rooflines

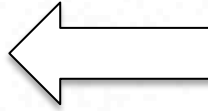
Existing garage roofline

EXHIBIT # 11

RE: PLans- sheet 1

From: Callcott, Steve (OP) (steve.callcott@dc.gov)
To: studiorussojrr@yahoo.com
Date: Tuesday, September 24, 2019, 11:46 AM EDT

Yes, looks fine; compatible with character of historic district.



Steve Callcott • Deputy Preservation Officer

DC Office of Planning

1100 4th Street SW, Suite E650 • Washington, DC 20024

202.741-5247

steve.callcott@dc.gov

planning.dc.gov

From: jon-Joseph russo <studiorussojrr@yahoo.com>
Sent: Tuesday, September 24, 2019 10:57 AM
To: Callcott, Steve (OP) <steve.callcott@dc.gov>
Subject: Fw: PLans- sheet 1

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Steve,

The stamped sheet 1 (front facade) drawing is compressed in the zip file. There is a stairwell to the roof, but it is located on the rear wall of the addition so not visible from curb.

Please give your comments if everything is OK. T