ShawPittman LLP

A Limited Liability Partnership Including Professional Corporations

PHIL FEOLA
202--663--8789
phil.feola@shawpittman.com

June 25, 2002

D.C. ZONING COMMISSION
2002 JUN 25 PM 3:26

BY HAND DELIVERY

District of Columbia Zoning Commission
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

Re: BZA Special Exception Application of the University of Notre Dame for 1615 New Hampshire Avenue, N.W. (Square 155, Lot 249)

Dear Members of the Commission:

Enclosed please find a special exception application on behalf of the University of Notre Dame for the establishment of university use at 1615 New Hampshire Avenue, N.W. ("**Subject Property**"). Enclosed please find the following documents:

- A check for the filing fee.
- Completed BZA Form 120 application;
- Letters from Nauru Phosphate Royalties (Washington, D.C.), Inc., the property owner, and the University of Notre Dame, the contract purchaser, authorizing Shaw Pittman to file the application and represent them before the Board;
- Zoning Self-Certification Form;
- Statement of existing and intended use;
- Photographs of pertinent portions of the subject property;
- Names and mailing addresses (including mailing labels) of the owners of all property within 200 feet in all directions of the boundaries of the subject property; and
- Names and addresses of all persons with leases with the owner for portions of the building.
- Building plat, prepared by the D.C. Surveyor, depicting the property;

ZONING COMMISSION
District of Columbia
Case 02-25
Exhibit 1

ZONING COMMISSION
District of Columbia
CASE NO.02-25
EXHIBIT NO.1

Form 120 – Exhibit 1
(Revised 04/29/02)

Case No._____

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

APPLICATION

Notice: See other side of application form for instructions

Pursuant to Sections §3103.2 - Use Variance, §3103.2 - Area Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zoning Districts	Relief Being Sought Area Variance * Use Variance * Special Exception*	Section No(s).
1615 New Hampshire Ave.,NW	155	249	DC/SP-1	Special Exception	507 and/or 210

Present use(s) of Property:	Office, Chancery, residential
Proposed use(s) of Property:	University
Owner of Property:	Nauru Phosphate Royalties (Washington, D.C.), Inc.
Telephone No:	c/o 202-663-8789
Address of Owner:	Level 50, Nauru House, 80 Collins Street Melbourne, 3000 Australia

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:

Estimated construction cost	$ 0.00	Advisory Neighborhood Commission Single Member District(s)	ANC 2B03
Date:	June 25, 2002	Signature:	Applicant *

* *The Owner of the Property for which the application is made or his/her authorized agent. In the event an authorized agent files an application on the behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany the notice of application.*

To be notified of hearing and decision:
(Owner or Authorized Agent*)

Name:	Phil Feola c/o Shaw Pittman LLP				
Address:	2300 N Street, N.W., Washington, D.C. 20037				
Phone No:	202-663-8789	Fax No:	202-663-8007	E-Mail:	phil.feola@shawpittman.com

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

INSTRUCTIONS

Any notice of application for action provided in the District of Columbia Zoning Regulations (11 DCMR Zoning) that is not completed in accordance with the following instructions shall not be accepted. ***Do not mail this form to the Board of Zoning Adjustment.***

1. All applications shall be made on Form 120. All applications must be completely filled out and be typewritten or printed. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form (drawings and plans may be no larger than 11"x17").

2. Present this form and supporting documents, in person, to the Office of Zoning at 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

3. At the time of filing an application before the Board of Zoning Adjustment, the Petitioner shall pay a filing fee in accordance with the Board of Zoning Adjustment Schedule of Fees (11 DCMR 3180).

4. ***REQUIRED information to be submitted when making an application submission, includes <u>one (1) original and twenty (20) copies</u> of the following (except for labels of which (1) original and (1) copy is required):***

   A. All applicants shall obtain from the Zoning Administrator (DCRA) a memorandum directing the applicant to the Board of Zoning Adjustment prior to filing this application or file through self-certification using Form 135. For self-certification, a licensed architect or attorney must certify the proposed relief requested.

   B. A plat, drawn to scale and certified by a DC licensed survey engineer or the D.C. Office of the Surveyor showing boundaries and dimensions of the existing and proposed buildings and accessory buildings. Also required are architectural plans and elevations in sufficient detail to clearly illustrate any proposed building to be erected or altered, proposed landscaping/screens and building materials. Submittal of plat and plans shall not exceed 11" x 17" in size. (See Form 130 – Plat, Plan and Elevation Specifications for the required information on these drawings.)

   C. A detailed statement of existing and intended use of such building or part of building.

   D. A detailed statement explaining how the application meets the specific tests identified in the Zoning Regulations for variance (area and/or use), special exception or other specific relief being sought. (See Form 121 – Applicant's Burden of Proof for Variance and Special Exception Applications.)

   E. Three color photograph views of appropriate size, not-to-exceed 8½" x 11", showing pertinent features of the building and the property involved (front, rear and sides, if possible).

   F. The names and mailing addresses of the owners of all property within 200 feet, in all directions from all boundaries of the property involved in the application, **<u>and self-stick labels of the names and mailing addresses of the owners of the properties</u>.** (Note: This information is most readily available from the D.C. Department of Tax and Revenue, Tax Assessors, 941 North Capitol Street, N.E., 1st Floor, Washington, D.C. 20002.)

   G. The name and mailing address of any person who has a lease with the owner for all or part of any building located on the property involved in the application.

   H. Documentation or a copy of the Certificate of Occupancy showing the current authorized use. In cases where a change in one conforming use to another non-conforming use is requested, provide a copy of the past authorized uses.

Note: All applications are referred for review and recommendation to the D.C. Office of Planning (OP) and the Advisory Neighborhood Commission within which the affected property is located. Their reports are given "great weight" in the BZA decision-making process. Applicants are strongly recommended, at the time of filing a Form 120 application, to make contact with these agencies to discuss the merits of their application. OP can be reached at (202) 442-7602.

NAURU PHOSPHATE ROYALTIES (WASHINGTON D.C), INC.

Level 50, Nauru House
80 Collins Street,
MELBOURNE VIC., 3000

Telephone: (613) 9653 5709
Facsimile: (613) 9650 6479

29th May, 2002

Board of Zoning Adjustment
441 4th Street, N.W.
Room 210
Washington, D.C. 20001

D.C. ... Commission
2002 JUN 25 PM 3: 27

Honourable Members of the Board:

Re: BZA Application for Square 155 Lot 249
1615 New Hampshire Avenue, N.W.

On behalf of Nauru Phosphate Royalties (Washington D.C.), Inc., Owner of the property noted above, this letter authorizes the law firm of Shaw Pittman, LLP to appear before the Board of Zoning Adjustment on behalf of the Owner in order to secure for the University of Notre Dame permission to establish university use on the premises.

Yours sincerely,
Nauru Phosphate Royalties (Washington D.C.), Inc.

Niral Fernando
Secretary/Treasurer

BEC/jw

OFFICE OF THE VICE PRESIDENT
AND GENERAL COUNSEL

PHONE 574/631-6411
FAX 574/631-8233

UNIVERSITY OF NOTRE DAME
203 MAIN BUILDING
NOTRE DAME, INDIANA 46556-5602

June 11, 2002

D.C. ... ZONING
2002 JUN 25 PM 3:27

Board of Zoning Adjustment
441 4th Street, N.W.
Room 210
Washington, DC 20001

Re: BZA Application for Square 155 Lot 249
1615 New Hampshire Avenue, N.W.

Honorable Members of the Board:

As the contract purchaser of the above-referenced property, this is to authorize the law firm of Shaw Pittman, LLP to represent us in all proceedings before the Board of Zoning Adjustment concerning the above-referenced application.

Sincerely,

UNIVERSITY OF NOTRE DAME

Carol C. Kaesebier

By: Carol C. Kaesebier
Vice President and General Counsel

CCK/sd

pittman6.11

Form 135 - Side 1
(Revised 03/15/02)

Case No._____

ZONING SELF-CERTIFICATION FORM

Project Address(es)	Square	Lot(s)	Zone District(s)	ANC(s)/Single Member District(s)
1615 New Hampshire Ave., NW	155	249	DC/SP-1	ANC 2B-03

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			507 and/or 210

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)	
ON BEHALF OF NAURU PHOSPHATE ROYALTIES (WASHINGTON D.C) INC.	Niral Fernando	Secretary
Agent's Signature	**Agent's Name (Please Print)**	
	Phil Feola	Nauru Phosphate Royalties (Washington D.C Inc.

Date	D.C. Bar No.	290387	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 _____

PM 3:27

Signature _____ Date _____

Jerrily R. Kress, FAIA – Director
District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov

Side 2

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.

* No new construction is contemplated with this application.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	6,600	0	N/A	N/A	0
Lot Width (ft. to the tenth)	100'	0	N/A	N/A	0
Lot Occupancy (building area/lot area)	80%	N/A	80%	N/A	0
Floor Area Ratio (FAR) (floor area/lot area)	4.0	N/A	4.0	N/A	0
Parking Spaces (number)	11	11	N/A	N/A	0
Loading Berths (number and size in ft.)	0	0	N/A	N/A	0
Front Yard (ft. to the tenth)	0	0	N/A	N/A	0
Rear Yard (ft. to the tenth)	12	12	N/A	N/A	0
Side Yard (ft. to the tenth)	0	0	N/A	N/A	0
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	0
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	0
Height (ft. to the tenth)	65'	N/A	65'	N/A	0

BEFORE THE ZONING COMMISSION
OF THE
DISTRICT OF COLUMBIA

APPLICATION
OF THE
UNIVERSITY OF NOTRE DAME

Zoning Commission Case No. 02-25
ANC 2B

STATEMENT OF THE APPLICANT

I.

Nature of Relief Sought

This is an application for a special exception to allow the use of an existing building located at 1615 New Hampshire Avenue, NW (Lot 249, Square 155) in the District of Columbia for a University. This application, pursuant to 11 DCMR §507 (and/or 210) and 3104, will allow the current owner of the property to sell the facility to the University of Notre Dame for its Washington Program.

II.

Jurisdiction of the Commission

The Commission has jurisdiction to grant the relief requested pursuant to Zoning Commission Order No. 932 and §3104 of the Zoning Regulations.

III.

Description of Environs

A. The Subject Property ("Property")

The Property is located on the south side of the 1600 block of New Hampshire Avenue, N.W. at the northeast corner of the intersection of New Hampshire Avenue, NW and Corcoran Street, NW. The Property is generally triangular in shape. It has frontage on New Hampshire Avenue of approximately 101 feet and frontage on Corcoran Street, NW of approximately 136 feet. To the rear, the Property abuts a fifteen foot wide public alley (Exhibit A). The total land area of the Property is approximately 6,660 square feet. It is currently improved with a mixed use building containing office and chancery use and residential apartments. The Property is in the D.C./SP-1 Zone District.

B. The Surrounding Area

The Property is located in the Dupont Circle area of the District of Columbia and is surrounded by existing mixed use buildings which include office, chancery and residential uses. The New Hampshire Avenue corridor, northeast of Dupont Circle, contains a mix of office and residential uses.

The properties immediately adjacent to the site to the northeast are used by the Embassy of the Republic of Belarus, law offices and the Embassy of Nicaragua. To the north, west and southwest, the land uses include a mix of residential, institutional, professional and government offices. To the east, across the public alley, is a mixed residential/commercial use.

The area is close to the Downtown and is well served by mass transportation. It is within walking distance of the Dupont Circle Metrorail station and there are numerous bus routes run along New Hampshire Avenue.

C. Existing Zoning

The D.C./SP-1 Zone District is a moderate density zone which allows offices by special exception, housing and mixed use development. The existing building on the Property was approved and built pursuant to BZA Application No. 13810 in 1982 (a copy of which is attached as Exhibit B) and subsequently modified by BZA Application No. 15331 in 1990 (a copy of which is attached as Exhibit C). The building design of the was approved by the Joint Committee on Landmarks, predecessor to the Historic Preservation Review Board, prior to its construction.

IV.

Description of the Project

This application does not require any modification to the exterior of the existing improvements on the Property. The building, which was constructed to a total floor area ratio of 4.0, with a lot occupancy of 80% and eleven parking spaces, will be renovated and reused by University for its students and faculty for the University's Washington Program. Currently the building is occupied by a variety of office, chancery and residential tenants. Copies of the existing Certificates of Occupancy are attached as Exhibit D, No existing tenant will be evicted. However, when those tenants vacate their leased premises, the space will be re-occupied by University for its own use.

The University of Notre Dame's Washington Program, which was begun in 1997, currently accommodates 25 students per semester and is located in leased space at 2807 Connecticut Avenue, NW. The Program's curriculum consists of a Core Seminar, 2 elective courses, a student internship, co-curricular activities and a variety of lectures. Students receive 15 credit hours while in the Washington Program including 3 credit hours for their internship experience. The student internship, which is the heart of the Washington Program experience, requires the student to work between 20 and 25 hours per week at his/her internship site. The internship is intended to provide the student the opportunity to observe policy and decision making, experience the working environment of various federal government agencies, journalism organizations and/or a variety of profit and non-profit organizations centered in Washington, D.C.

The University hopes to expand its current enrollment of its Washington Program from the current 25 students to 50 upon over a period of years at the Property. It is anticipated that staffing requirements will increase from the current 1.5 full time equivalent to 4.0 full time equivalent including an executive director, a full time associate director, a facility manager and a secretary. Adjunct faculty will supplement the staff to with an additional 4 persons per semester. Thus, full use of the building by the University will result in a student population of 50 and 8 faculty/staff. The University anticipates that it will eventually occupy the entire 5 story brick building on New Hampshire Avenue and utilize the eleven residential apartments on the top two floors for the student housing, with classrooms and office space on the first three floors.

V.

Relief Requested

The application requests a special exception pursuant to §507 (and/or §210) of the Zoning Regulations. The Regulations permit a University in the DC/SP-1 Zone District provided that :

1. It is located so that is not likely to become objectionable to neighboring property because of noise, traffic, number of students or other objectionable conditions (11 DCMR §507.7 and/or 210.2);

2. The Commission approves the plans of the campus (building) to include height, bulk, parking, loading, signs and screening (11 DCMR §507.3 and 507.4 and/or 210.4); and

3. The approval does not tend to affect adversely the use of neighboring properties and such approval is in general harmony with the purpose of intent of the Zoning Regulations and Map (11 DCMR §3104.1).

The University's proposal meets the requirements of the Zoning Regulations. The University's use of this building will not create any harmful noise, traffic, illumination or other objectionable conditions that would disrupt the neighborhood. In fact, the University's use of the building will produce no discernible change from the existing uses on the Property. The existing building will be used in virtually the same manner as it is currently being used.

VI.

Comprehensive Plan

The Comprehensive Plan Land Use Map designates the Property for moderate density residential use. The proposed re-use of the property is not inconsistent with the goals and policies as stated in the elements of the District of Columbia Comprehensive Plan.

VII.
List of Exhibits

A. Site Plan

B. BZA Order No. 13810

C. BZA Order No. 15331

D. Zoning Map

VIII.

Conclusion

For all of the above reasons, the University respectfully requests approval of the subject application.

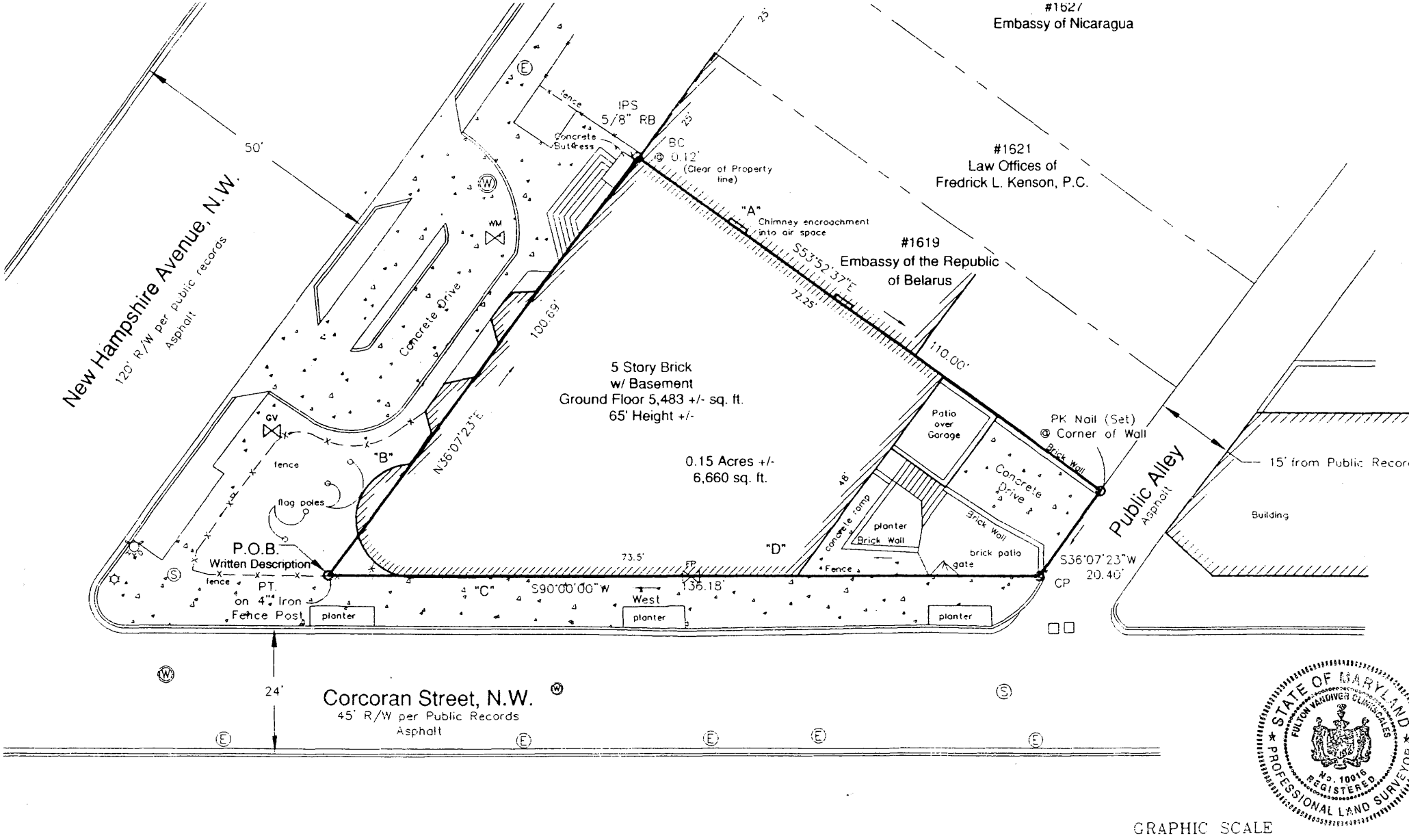
Respectfully submitted,

Phil Feola

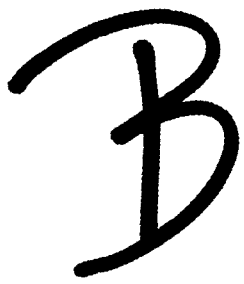
Ashleigh E. Dale

Document #: 1242063 v.1

A



GRAPHIC SCALE



GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 13810 of Dewey Development, Inc., pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 4101.44 to construct an SP office and apartment building in an SP-1 District at the premises 1615 New Hampshire Avenue, N.W., (Square 155, Lot 249).

HEARING DATE: August 11, 1982
DECISION DATE: September 1, 1982

FINDINGS OF FACT:

1. The subject property is located at the northeast corner of the intersection of New Hampshire Avenue and Corcoran Street, N.W. and is known as premises 1615 New Hampshire Avenue, N.W. It is in an SP-1 District.

2. The subject property is generally triangular in shape and contains 6,660 square feet of land area. The site is vacant. The site has approximately 100 feet of frontage on New Hampshire Avenue to the northwest, 136 feet on Corcoran Street to the south, 110 feet along the northeast property line and approximately twenty feet of frontage along a fifteen foot public alley to the east.

3. The site is bounded on the northeast by professional offices and an embassy in the SP-1 District. To the north, west and southwest are residential, institutional professional and government offices in the SP-1 District. To the east across the public alley is a mixed commercial/residential use and residential uses further to the east and south of the site in the R-5-B District.

4. The applicant proposes to construct a five story office and apartment building with a total gross floor area of 26,640 square feet. The first three floors and a portion of the fourth floor will be devoted to office use which will contain 16,650 square feet of floor area. The remaining portion of the fourth floor and all of the fifth floor will be devoted to residential use containing 9,990 square feet of floor area.

5. The proposed building will have two entrances. The office occupants will enter from New Hampshire Avenue. Residents will enter from Corcoran Street and will use a

20. Advisory Neighborhood Commission 2B, by letter dated August 5, 1982, stated its support of the application with the "contingency" that there be at least one two-bedroom unit incorporated in the proposal. The ANC agreed with the scale of the structure, the architecture and the mixed use aspects of the proposal. However, concern was expressed that there was a general lack of two-bedroom units in the community to attract families with children. The Board concurs generally with the ANC recommendation. In its conditioning the grant, the Board will allow the applicant leeway to provide two-bedroom units.

21. A letter in opposition had been received from the owners of a condominimum unit at 1748 Corcoran Street, N.W. The owners do not reside in the District of Columbia and stated, without any specific grounds, that their opposition was based on a need to protect their investment. The Board is unable to find a basis for such objection.

22. The General Grand Chapter Order of the Eastern Star by letter dated August 11, 1982, and by testimony at the public hearing expressed opposition to the application. The Order of the Eastern Star occupies a building located at 1618 New Hampshire Avenue directly across from the subject site. The Order opposed the application because of the anticipated traffic that will be generated by the proposal and that the proposed use will exacerbate existing parking problems. The representative of the Order of the Eastern Star testified that in her opinion the proposed building was in keeping with the character of the existing community. The witness individually had no opposition to the application. The opposition was expressed as a representative of the said Order. The Board finds that there is not likely to be any significant adverse traffic or parking consequences as a result of the proposal.

CONCLUSIONS OF LAW AND OPINION:

Based on the foregoing findings of fact and the evidence of record, the Board concludes that the applicant is seeking a special exception, the granting of which requires proof of compliance with the requirements of Paragraph 4101.44 of the Zoning Regulations, a showing that the proposed use can be permitted without an adverse impact on the use of neighboring property, and a showing that the proposed use is in harmony with the gereral purpose and intent of the Zoning Regulations and Maps. The Board concludes that the applicant has met the requirements of Paragraph 4101.44. The use, height and bulk of the proposed building are in harmony with existing uses and structures on neighboring property. The proposed mix of residential and office use is in keeping with the commercial, residential and institutional uses in the neighborhood and the SP District. The building is designed to meet all the

requirements of the SP-1 District. It is designed to reflect many architectural features of adjacent and nearby structures. The subject site is located in the Dupont Circle Historic District and has been given conceptual approval by the Joint Committee on Landmarks. The Board concludes that the office and residential use will not create dangerous or other objectionable traffic conditions.

The site is located in an area well served by public transportation. The proposed off-street parking is adequate to meet the parking needs of future residents and office employees. Additional off-street parking is available for lease within a three block radius of the site. Because of the small size of the site additional on-site structured parking is impracticable and unreasonably costly.

The Board concludes that it has addressed the issues and concerns of the ANC and that it has accorded the ANC the "great weight" to which it is entitled.

The Board further concludes tha the application is in harmony with the general purpose and intent of the Zoning Regulation and Maps and will not tend to affect adversely the use of neighboring property. Accordingly, it is ORDERED that the application is GRANTED subject to the following CONDITIONS:

1. Construction shall be in accordance with Exhibit No. 26A of the record except that the residential units shown as units 41 and 42, 54 and 55, and 44 and 45 on that exhibit may be combined in order to provide two bedroom units if market conditions in the area warrant larger residential units.

2. A minimum of three parking spaces shall be reserved for the exclusive use of the residential units.

VOTE: 3-1 (Charles R. Norris and Lindsley Williams to grant; William F. McIntosh to grant by proxy; Douglas J. Patton opposed to the motion by proxy; Connie Fortune not voting, not having heard the case).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director



GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 15331 of Nauru Phosphate Royalties (Washington, D. C.), Inc., on behalf of the Embassy of Papua New Guinea, pursuant to 11 DCMR 1001, for permission under Section 1002 and 503 to locate a chancery in an SP-1 District at premises 1615 New Hampshire Avenue, N.W., (Square 155, Lot 249).

HEARING DATE: July 25, 1990
DECISION DATE: July 25, 1990 (Bench Decision)

INTRODUCTION

This application was filed by Nauru Phosphate Royalties (Washington, D.C.), Inc., on behalf of the Embassy of Papua New Guinea pursuant to Section 206 of the Foreign Missions Act (Title II, Public Law 97-241, 96 Stat. 286, August 24, 1982) to locate its chancery at 1615 New Hampshire Avenue, N.W. (Square 155, Lot 249) in an SP-1 District. The application was considered by the Board in accordance with the requirements of Chapter 10 of the Zoning Regulations. Chapter 10 was adopted by the Zoning Commission to implement Section 206 of the Foreign Missions Act. The public hearing was conducted as a rulemaking proceeding under Chapter 33 of the Supplemental Rules of Practice and Procedure before the Board of Zoning Adjustment.

APPLICATION

The subject property, located at 1615 New Hampshire Avenue, N.W., is owned by Nauru Phosphate Royalties (Washington, D.C.), Inc. The lot contains a five story structure known as the Pacific House. It is a mixed-use office/residential building of approximately 26,000 square feet. There is an underground parking garage with eleven spaces for full size cars and one space for compact cars. There is also a circular driveway in front of the building that can accommodate several cars on a short-term basis. Construction of the building was completed in 1987.

Pursuant to Order No. 13810 of the Board of Zoning Adjustment dated December 3, 1982, the first, second, third floors and a portion of the fourth floor of the Pacific House were approved for office use. The balance of the fourth floor and the fifth floor were approved for residential use. The government of Papua New Guinea (the "applicant") proposes to lease the third floor from the

owners and relocate its chancery to this space. The third floor contains approximately 4,600 square feet of floor area and is currently unoccupied. The applicant would be its original tenant. The lease would extend for a period of four years with a single three-year renewal term. The applicant would also receive three parking spaces in the buildings garage. No alterations or renovation are planned for the exterior of the property.

Presently, the chancery of Papua New Guinea is located at 1330 Connecticut Avenue, N.W. The mission of the chancery is to represent the interest of Papua New Guinea in its relations with the United States in the areas of trade, investment, cultural relations, tourism and other matters. Part of this work involves the processing of visa applications from those wishing to visit Papua New Guinea for tourism or business purposes. The applicant employs a staff of four diplomats and three local personnel at the chancery. The diplomats include the Ambassador, the Counselor and the First and Third Secretaries. The applicant does not intend to increase the number of employees for at least five years.

Visitors to the chancery are relatively infrequent. During the period March 21 through April 4, 1990 the current chancery received an average of five visitors per day. The same pattern is expected to ~~continue~~ at the proposed location. The office hours will be from 9:00 A.M. to 5:00 P.M., Monday through Friday.

The location of a chancery in an SP-1 District is permitted subject to disapproval of the Board of Zoning Adjustment after review based on the criteria set forth in Section 206(d) of the Foreign Missions Act.

FOREIGN MISSIONS ACT CRITERIA

In considering the subject application, the Board must apply the specific criteria set forth in Section 1001, et seq., of Chapter 10 of the Zoning Regulations. A chancery shall be a permitted use in a Mixed Use Diplomatic District, subject to disapproval by the Board based on those criteria, which are as follows:

(1) Section 1001.2. The international obligation of the United States to facilitate the provision of adequate and secure facilities for foreign missions in the nation's capital.

(2) Section 1001.3 and 1001.4. Historic preservation, as determined by the Board in carrying out this Section; and in order to ensure compatibility with historic landmarks and historic

(3) Parking and transportation: As indicated by the applicant, the building contains an underground parking garage with a total of 12 spaces. The applicant plans to lease three of the spaces for the three employees that drive to work. The circular driveway at the front of the building can be used by visitors for short term off-street parking. The site is within three blocks of the Dupont Circle Metro Station and the area is well served by the Metrobus system.

(4) Protection: The Office of Foreign Missions, in its letter of May 25, 1990, determined that no special security requirements exist beyond those applicable to all facilities of foreign missions in the District of Columbia and that the site and area are capable of being adequately protected.

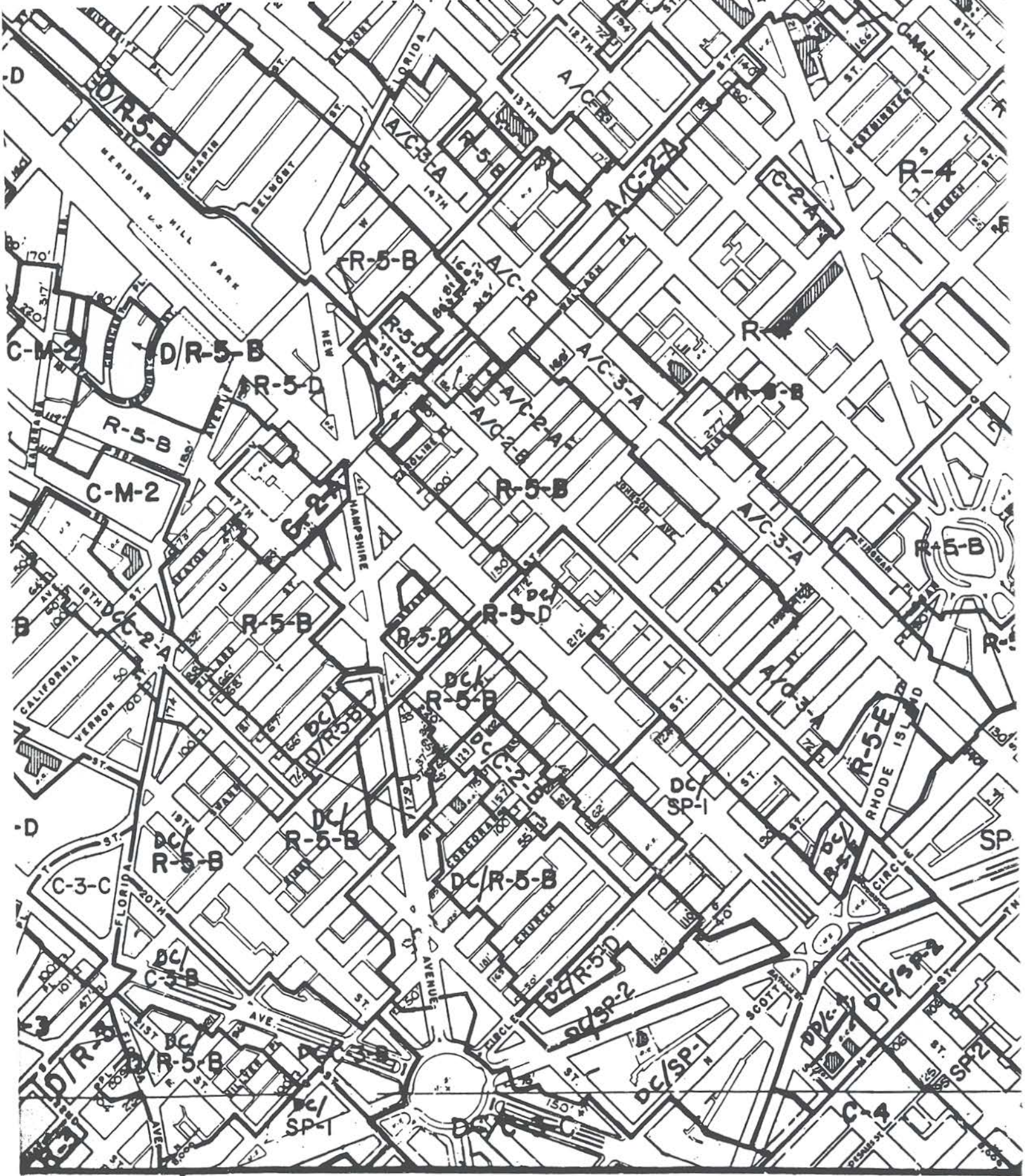
(5) Municipal interest: The Director of the Office of Planning for the District of Columbia, the delegated representative of the Mayor, by memorandum dated July 17, 1990, determined that the proposed chancery is not inconsistent with the criteria for approval as specified in Sections 1001 and 1002 of the Zoning Regulations. Approval of the application was recommended. The Office of Planning noted that the proposed chancery would not create objectionable impacts on the traffic and parking conditions in the area. It was noted further that land use impacts would be minimal because no displacement of residential space is involved. Finally, since no exterior alterations are proposed, historic preservation will not be adversely affected.

Comments on the proposed chancery were received from a number of other city government agencies. The Department of Public Works indicated that the proposal will have a negligible impact on the local transportation system and that the one-space parking requirement has been met.

By letter dated June 21, 1990, the Metropolitan Police Department urged the developer to consider using the following physical security protection measures: alarm system, locks, adequate lighting at employee and pedestrian entrances, surveillance equipment and any other safety features that will create a secure environment.

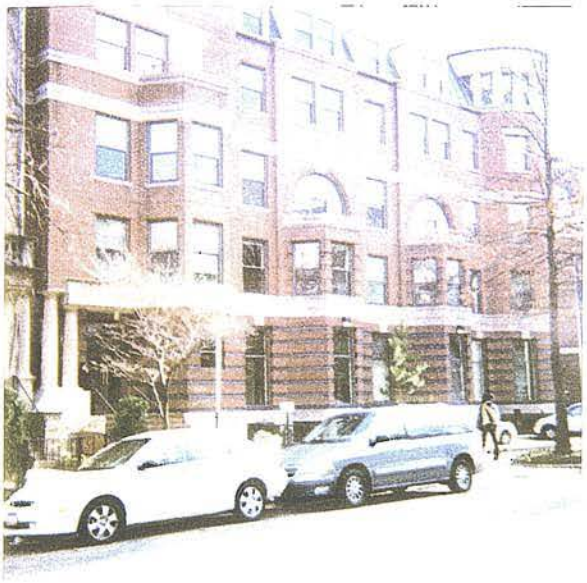
The Fire Department, by memorandum dated June 7, 1990, expressed no objection to the subject application.




C-M-2
D/R-5-B
R-5-B
R-5-D
C-2-A
A/C-2-A
A/C-3-A
R-5-E
C-3-C
C-4
SP-1
SP-2
DC/R-5-B
DC/SP-1
DC/SP-2
MERIDIAN HILL PARK
NEW HAMPSHIRE AVENUE
CALIFORNIA
FLORIDA
RHODE ISLAND AVENUE
SCOTT CIRCLE
1200 FEET
Commission
D I
Z O



NEW HAMPSHIRE AVENUE FAÇADE



CORCORAN STREET FAÇADE



CORNER OF NEW HAMPSHIRE AVENUE
AND CORCORAN STREET

RECEIVED
D.C. OFFICE OF ZONING
2012 JUN 25 PM 3:27

Names and Addresses of
All Persons with Leases with Owner
1615 New Hampshire Avenue

Name	Suite/Apartment
Commercial Tenants	
International Law Institute	100
Asbill, Junkin, Myers & Buffone	200
Republic of Georgia	300
Residential Tenants	
Shawn Campbell	41
Aaron Kotok	42
Karen Usdin	43
Carole Burns	44
Fiona Boyce	45
Jill Levin	51
Andrea Kasper Sarah Gross	52
Peter Varani	53
Vacant	54
Vacant	55
Christopher R. Andrew Olga V. Kolscina-Andrew	56
Gourgen Karapetyan	57

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., 1-21, 2002

Plat for Building Permit of SQ-155 LOT 249

Scale: 1 inch = 20 feet Recorded in Book 170 Page 174

Receipt No. 6917

Furnished to: SHAW PITTMAN

Surveyor, D.C.

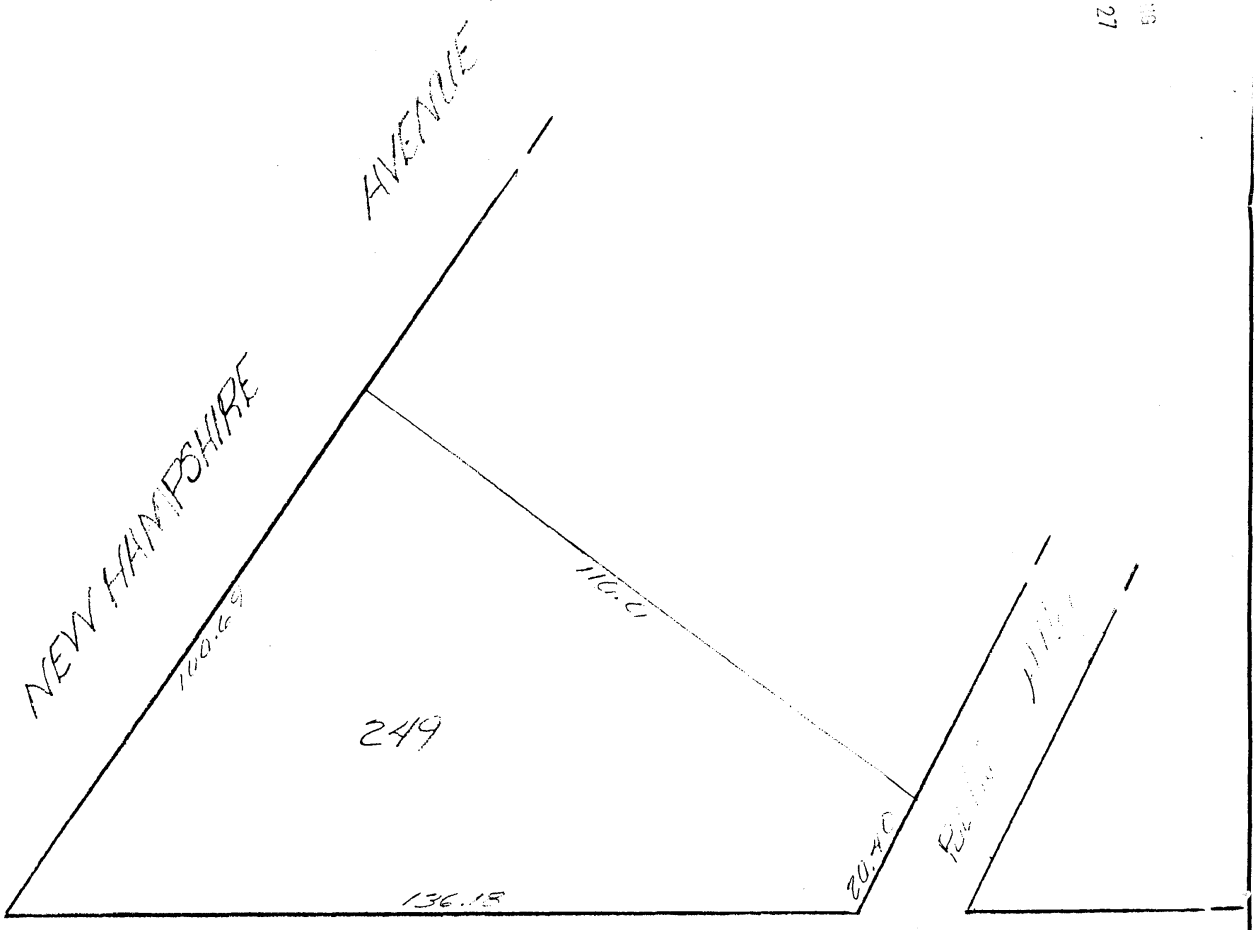
By: DAJ

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted 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 on private property in excess of 20% for single-family dwellings or [illegible] or in excess of 12% at any point for other buildings. (The policy of the Highway Departm[illegible] permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: 6-13-02

(Signature of owner or his authorized agent)

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.



PROPERTY OWNERS' LIST WITHIN [illegible]
FEET OF SUBJECT PROPERTY

Square Suffix and Lot: 0153S 0800 * Lot Address: 1618 NEW HAMPSHIRE AV NW
Owner: VIRGINIA M PAINTER ET AL * Owner's Address: C/O BETTY J BRIGGS 1618 NEW HAMPSHIRE AV NW WA

Square Suffix and Lot: 0155 0061 * Lot Address: 1764 CORCORAN ST NW
Owner: FRANK V HEKIMIAN ET AL * Owner's Address: 1764 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 0108 * Lot Address: 1741 CORCORAN ST NW
Owner: DOROTHY C LAWRENCE * Owner's Address: 0270 DEGRAW ST #3 BROOKLYN, NY 11231

Square Suffix and Lot: 0155 0109 * Lot Address: 1743 CORCORAN ST NW
Owner: JEFFREY HOSLEY & * Owner's Address: 1743 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 0124 * Lot Address: 1736 R ST NW
Owner: BERNARD DRABKIN * Owner's Address: POB 1212 GERMANTOWN, MD 20875

Square Suffix and Lot: 0155 0125 * Lot Address: 1734 R ST NW
Owner: J BRACKETT & * Owner's Address: 1734 R ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 0144 * Lot Address: 1619 NEW HAMPSHIRE AV NW
Owner: UNITED STATES OF AMERICA * Owner's Address: C/O OFFICE FOREIGN MISSIONS 2201 C ST NW #2238

Square Suffix and Lot: 0155 0145 * Lot Address: 1621 NEW HAMPSHIRE AV NW
Owner: AKKA INC PANAMA * Owner's Address: C/O LINDA WAFA POB 40216 WASHINGTON, DC 20016

Square Suffix and Lot: 0155 0146 * Lot Address: NEW HAMPSHIRE AV NW
Owner: REPUBLIC NICARAGUA * Owner's Address: 1627 NEW HAMPSHIRE AV NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 0147 * Lot Address: NEW HAMPSHIRE AV NW
Owner: REPUBLIC NICARAGUA * Owner's Address: 1627 NEW HAMPSHIRE AV NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 0148 * Lot Address: 1627 NEW HAMPSHIRE AV NW
Owner: REPUBLIC NICARAGUA * Owner's Address: 1627 NEW HAMPSHIRE AV NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 0150 * Lot Address: 1742 R ST NW
Owner: MEDICAL PROPERTIES INC * Owner's Address: C/O MEDICAL CARE DEV 0011 PARKWOOD DR AUGUST/

Square Suffix and Lot: 0155 0152 * Lot Address: 1738 R ST NW
Owner: JOSE SOLIS-BETANCOURT * Owner's Address: 1738 R ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 0153 * Lot Address: 1740 CORCORAN ST NW
Owner: ROBERT S MEEHAN & * Owner's Address: 1740 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 0154 * Lot Address: 1742 CORCORAN ST NW
Owner: PHILIP C FROEDER TRS * Owner's Address: 1742 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 0155 * Lot Address: 1744 CORCORAN ST NW
Owner: KEVIN & LISA BLANKESPOOR * Owner's Address: 2003 LAKEPORT WAY RESTON, VA 20191

Square Suffix and Lot: 0155 0194 * Lot Address: 1735 Q ST NW
Owner: T MICHAEL & L G ELLIOTT * Owner's Address: 1735 Q ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 0195 * Lot Address: 1737 Q ST NW
Owner: AMANDA COX FOR FLAGSTAR * Owner's Address: 301 W MICHIGAN AVE JACKSON MI 49201

Square Suffix and Lot: 0155 0196 * Lot Address: 1739 Q ST NW
Owner: JACK & LINDA F GOLODNER * Owner's Address: 1739 Q ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 0198 * Lot Address: 1743 Q ST NW
Owner: DAVID C BRAINERD * Owner's Address: 1743 Q ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 0206 * Lot Address: 1759 Q ST NW
Owner: CESAR A CACERES * Owner's Address: 2500 VA AV NW # 7145 WASHINGTON, DC 20037

Square Suffix and Lot: 0155 0207 * Lot Address: 1738 CORCORAN ST NW
Owner: S WICKOUSKI & D FLETCHER * Owner's Address: 1738 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 0208 * Lot Address: 1736 CORCORAN ST NW
Owner: PHILIP C FROEDER TRUSTEE * Owner's Address: 1742 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 0209 * Lot Address: 1734 CORCORAN ST NW
Owner: IAN D ZILBERKWEIT & * Owner's Address: POB 18348 WASHINGTON, DC 20036

Square Suffix and Lot: 0155 0240 * Lot Address: 1735 CORCORAN ST NW
Owner: HAN-CHIH TANG & R LI * Owner's Address: 6290 COLUMBUS HALL CT MCLEAN, VA 22101-3166

Lot Information

Square Suffix and Lot: 0155 0241 * Lot Address: 1735 CORCORAN ST NW
Owner: JOSEPH E JR & A S PAYNE * Owner's Address: 11635 NEWBRIDGE CT RESTON, VA 20191

Square Suffix and Lot: 0155 0242 * Lot Address: 1737 CORCORAN ST NW
Owner: GARY M LADEN & J M WEBER * Owner's Address: 1737 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 0243 * Lot Address: 1737 CORCORAN ST NW
Owner: THOMAS L & N R WIEKER * Owner's Address: 7900 RIVER FALLS DR POTOMAC, MD 20854

Square Suffix and Lot: 0155 0244 * Lot Address: 1739 CORCORAN ST NW
Owner: GRACE BASSETT * Owner's Address: 409 W 5TH AVE SPOKANE, WA 99201

Square Suffix and Lot: 0155 0245 * Lot Address: 1739 CORCORAN ST NW
Owner: STEVEN P WYNER REV TR * Owner's Address: 1739 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 0246 * Lot Address: 1607 NEW HAMPSHIRE AV NW
Owner: IVB CORP * Owner's Address: C/O RALPH WERNER ESQ 0600 14TH ST NW #6TH FL WASHINGTON, DC 2

Square Suffix and Lot: 0155 0247 * Lot Address: 1605 NEW HAMPSHIRE AV NW
Owner: REPUBLIC NAMIBIA * Owner's Address: 1605 NEW HAMPSHIRE AV NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 0249 * Lot Address: 1615 NEW HAMPSHIRE AV NW
Owner: NAURU PHOSPHATE ROYALTIES * Owner's Address: C/O POLINGER SHANNON 5530 WISCONSIN AV N\

Square Suffix and Lot: 0155 0814 * Lot Address: 1740 R ST NW
Owner: JOHN S HUNTER * Owner's Address: 1740 R ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 0821 * Lot Address: 1730 R ST NW
Owner: DISTRICT OF COLUMBIA * Owner's Address: Dept. of Admin Services, 441 4th Street, N.W.
Washington, DC 20001

Square Suffix and Lot: 0155 0840 * Lot Address: 1747 CORCORAN ST NW
Owner: ERIC EICHMANN & * Owner's Address: 1747 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2001 * Lot Address: 1746 CORCORAN ST NW Unit: 1746
Owner: BRUCE CRAIG & * Owner's Address: 1746 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2002 * Lot Address: 1748 CORCORAN ST NW Unit: 1A
Owner: YAUTHARY KEO * Owner's Address: 1748 CORCORAN ST NW #1A WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2003 * Lot Address: 1748 CORCORAN ST NW Unit: 1B
Owner: PHILIP J MASON * Owner's Address: C/O UNIT 1-B 1748 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2004 * Lot Address: 1748 CORCORAN ST NW Unit: 2A
Owner: JOHN W & CARMEN T VARLEY * Owner's Address: 2872 KELLY SQ VIENNA, VA 22181

Square Suffix and Lot: 0155 2005 * Lot Address: 1748 CORCORAN ST NW Unit: 2B
Owner: CARYL L HADLER TRUSTEE * Owner's Address: 6425 DAHLONEGA RD WASHINGTON, DC 20016

Square Suffix and Lot: 0155 2006 * Lot Address: 1748 CORCORAN ST NW Unit: 3A
Owner: JEFFREY M HACKETT * Owner's Address: 0437 FAIRTREE DR SEVERNA PARK, MD 21146

Square Suffix and Lot: 0155 2007 * Lot Address: 1748 CORCORAN ST NW Unit: 3B
Owner: KATHLEEN A LYNCH * Owner's Address: C/O UNIT 3B 1748 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2008 * Lot Address: 1750 CORCORAN ST NW Unit: A
Owner: PASQUAL NUROD * Owner's Address: 1810 CAUE DE SEBASTIAN D-3 SANTA, NEW MEXICO 87505

Square Suffix and Lot: 0155 2009 * Lot Address: 1750 CORCORAN ST NW Unit: B
Owner: BRUCE & PATRICIA CRAIG * Owner's Address: 1750B CORCORAN ST NW WASHINGTON, DC 20009

Lot Information

Square Suffix and Lot: 0155 2010 * Lot Address: 1752 CORCORAN ST NW Unit: 1A
Owner: FRANCES S JORY * Owner's Address: 1752 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2011 * Lot Address: 1752 CORCORAN ST NW Unit: 1B
Owner: J HERTRICK & E JOHNSON * Owner's Address: C/O UNIT 1B 1752 CORCORAN ST NW WASHINGTON, DC

Square Suffix and Lot: 0155 2012 * Lot Address: 1752 CORCORAN ST NW Unit: 2A
Owner: ZAIDA JOCSON & * Owner's Address: 1752 CORCORAN ST NW #2A WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2013 * Lot Address: 1752 CORCORAN ST NW Unit: 2B
Owner: KATHERINE A DAY * Owner's Address: C/O APT 2B 1752 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2014 * Lot Address: 1752 CORCORAN ST NW Unit: 3A
Owner: MATTHEW L OLMSTEAD * Owner's Address: C/O UNIT 3-A 1752 CORCORAN ST NW WASHINGTON, DC 2

Square Suffix and Lot: 0155 2015 * Lot Address: 1752 CORCORAN ST NW Unit: 3B
Owner: MICHAEL R HUNTLEY * Owner's Address: 1752 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2016 * Lot Address: 1754 CORCORAN ST NW Unit: 46R
Owner: THOMAS P SPIER * Owner's Address: 1754 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2017 * Lot Address: 1754 CORCORAN ST NW Unit: 46B
Owner: JEAN E BERUBE * Owner's Address: C/O UNIT 46B 1754 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2018 * Lot Address: 1754 CORCORAN ST NW Unit: 48R
Owner: KRISTEN HOLTZ * Owner's Address: C/O UNIT 48R 1754 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2019 * Lot Address: 1754 CORCORAN ST NW Unit: 48B
Owner: ELIZABETH B DOLAN ETAL * Owner's Address: C/O #48-B 1754 CORCORAN ST NW WASHINGTON, DC 2(

Square Suffix and Lot: 0155 2020 * Lot Address: 1754 CORCORAN ST NW Unit: 50R
Owner: STEPHEN J PASKEY * Owner's Address: C/O #50R 1754 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2021 * Lot Address: 1754 CORCORAN ST NW Unit: 50B
Owner: WAYNE & CATHERINE MAFFETT * Owner's Address: C/O APT 50-B 1754 CORCORAN ST NW WASHINGT(

Square Suffix and Lot: 0155 2022 * Lot Address: 1754 CORCORAN ST NW Unit: 52R
Owner: TIMOTHY P MATHEWS * Owner's Address: C/O APT 52R 1754 CORCORAN ST NW WASHINGTON, DC 20(

Square Suffix and Lot: 0155 2023 * Lot Address: 1754 CORCORAN ST NW Unit: 52B
Owner: JOHN THELOSEN * Owner's Address: 1754 CORCORAN ST NW 52B WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2024 * Lot Address: 1754 CORCORAN ST NW Unit: 54R
Owner: WILLIAM J MCKEEVER * Owner's Address: C/O UNIT #54-R/1A 1754 CORCORAN ST NW WASHINGTON, D

Square Suffix and Lot: 0155 2025 * Lot Address: 1754 CORCORAN ST NW Unit: 54B
Owner: K WAYNE LAUDERDALE * Owner's Address: 0901 NORTHWEST DR #54B SILVER SPRING, MD 20901

Square Suffix and Lot: 0155 2026 * Lot Address: 1754 CORCORAN ST NW Unit: 56R
Owner: RODNEY BOUDREAUX * Owner's Address: 1754 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2027 * Lot Address: 1754 CORCORAN ST NW Unit: 56B
Owner: ARTHUR S MARTINSON * Owner's Address: C/O UNIT 56-B 1754 CORCORAN ST NW WASHINGTON, DC 2

Square Suffix and Lot: 0155 2028 * Lot Address: 1756 CORCORAN ST NW Unit: 1A
Owner: WILLIAM J MCKEEVER * Owner's Address: C/O UNIT 54-R/1A 1756 CORCORAN ST NW WASHINGTON, DC

Square Suffix and Lot: 0155 2029 * Lot Address: 1756 CORCORAN ST NW Unit: 1B
Owner: KATHARINE E MASON * Owner's Address: 3208 Q ST NW WASHINGTON, DC 20007

Square Suffix and Lot: 0155 2331 * Lot Address: 1741 Q ST NW Unit: A
Owner: RONALD T FISHER * Owner's Address: 1741 Q ST NW #A WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2332 * Lot Address: 1741 Q ST NW Unit: B
Owner: M C WOLD & * Owner's Address: 1741 Q ST NW #2 WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2333 * Lot Address: 1741 Q ST NW Unit: C
Owner: EDWARD J GREENFIELD * Owner's Address: 1741 Q ST NW #C WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2334 * Lot Address: 1741 Q ST NW Unit: D
Owner: JULIET EILPERIN * Owner's Address: 1741 Q ST NW #D WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2335 * Lot Address: 1741 Q ST NW Unit: 1
Owner: JULIET EILPERIN * Owner's Address: 1741 Q ST NW #D WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2336 * Lot Address: 1741 Q ST NW Unit: 2
Owner: JULIET EILPERIN * Owner's Address: 1741 Q ST NW #D WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2337 * Lot Address: 1762 CORCORAN ST NW Unit: 1
Owner: BRIAN W WONG * Owner's Address: 1762 CORCORAN ST NW #1 WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2338 * Lot Address: 1762 CORCORAN ST NW Unit: 2
Owner: JASON M LEVIEN * Owner's Address: 1762 CORCORAN ST NW #2 WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2339 * Lot Address: 1762 CORCORAN ST NW Unit: 3
Owner: CASSIE LAUUER * Owner's Address: 1762 CORCORAN ST NW #3 WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2340 * Lot Address: 1762 CORCORAN ST NW Unit: 4
Owner: PATRICIA WILLIS * Owner's Address: 1762 CORCORAN ST NW #4 WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2341 * Lot Address: 1762 CORCORAN ST NW Unit: P1
Owner: PATRICIA WILLIS * Owner's Address: C/O UNIT 4 1762 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2342 * Lot Address: 0008 CORCORAN ST NW Unit: P2
Owner: RICHARD B HAMILTON * Owner's Address: 1762 CORCORAN ST., NW WASHINGTON, DC 20009-2469

Square Suffix and Lot: 0155 2343 * Lot Address: 1751 CORCORAN ST NW Unit: LW
Owner: DAVID S REITMAN & * Owner's Address: 1751 CORCORAN ST A WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2344 * Lot Address: 1751 CORCORAN ST NW Unit: UW
Owner: DONALD S ABELSON * Owner's Address: C/O #UW 1751 B CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2345 * Lot Address: 1751 CORCORAN ST NW Unit: LE
Owner: LISA K BERNHARDT * Owner's Address: 1751 CORCORAN ST NW #D WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2346 * Lot Address: 1751 CORCORAN ST NW Unit: UB
Owner: OXIRIS BARBOT * Owner's Address: C/O UNIT C 1751 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2347 * Lot Address: 1751 CORCORAN ST NW Unit: PL
Owner: DOANLD S ABELSON * Owner's Address: 1751- B CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2348 * Lot Address: 1751 CORCORAN ST NW Unit: P2
Owner: DAVID S REITMAN & * Owner's Address: 1751 CORCORAN ST A WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2349 * Lot Address: 1760 CORCORAN ST NW Unit: 63A
Owner: MARK FALCOFF * Owner's Address: C/O UNIT A 1760 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 2350 * Lot Address: 1760 CORCORAN ST NW Unit: 63B
Owner: MARK D BENSON * Owner's Address: C/O UNIT B 1760 CORCORAN ST NW WASHINGTON, DC 20009

Square Suffix and Lot: 0155 0839 * Lot Address: 1744 R ST NW
Owner: TRANSAFRICA FORUM INC * Owner's Address: C/O RANDALL ROBINSON 1744 R ST NW WASHINGTON,