Application to Amend the Zoning Map
Pre-hearing Statement
Zoning Commission
Office of Zoning
Suite 210
441 Fourth Street, NW
Washington, D.C. 20001

20 February 2003

Dear Sir or Madam,

In addition to our application of 30 September 2002 (Z.C. case # 02-39) we would like to include the following changes and additions:

1. Zoning Commission Form Number One for a new property owner (One of our original five applicants sold her property. The new owners also wish to pursue the proposed Map Amendment.) twenty (20) copies;

2. Photographs of the site and surrounding neighborhood (These give a sense of the commercial nature of Mount Pleasant Street.) twenty (20) copies;

3. Lot occupancy and FAR conformity of applicant properties under proposed zoning, twenty (20) copies;

4. A statement of anticipated transportation ramifications, twenty (20) copies;

5. A petition signed by community members showing support of this Map Amendment, three (3) copies;

6. Address Labels for property owners within 200' of Map Amendment area.

We would also like to inform the Zoning Commission that we would like to call applicant Ramona Arias as witness. In addition, several supporting community members will likely be present, along with other applicants.

Please accept this supplemental filing for a Map Amendment from zone R-5-D to C-2-A and grant us a hearing at the Commission's earliest convenience.

Most sincere thanks for all your assistance thus far,

Charlotte Schoeneman
Architectural Designer
On behalf of the owners of
3101, 3103, 3105, 3107, 3109
Mt. Pleasant Street, NW
Washington, D.C. 20010

ZONING COMMISSION
District of Columbia
Case 02-39
Exhibit 13

RECEIVED
D.C. OFFICE OF ZONING
2003 FEB 21 PM 2:13

Earthclot Design
1644 Irving Street NW, WDC 20010
202.667.7887 earthclot@hotmail.com
c:202.329.4656 f:202.232.2453

ZONING COMMISSION
District of Columbia
CASE NO.02-39
EXHIBIT NO.13

Z.C. Form 81 (5-83)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations, request is hereby made for an amendment to the Zoning Map as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
2595	1049		
	1050		
	1051		
	~~1052~~		
	1053	R-5-D	C-2-A

Address or description of the premises:

3109 MT. PLEASANT ST, NW

Area of the Site: 6,817 TOTAL square feet or acres: 6,817 (1,155)

Baist Atlas No. _____, Page _____.

The above information and attached documents are true to the best of my knowledge.

Owner's Signature

Date 1/11/03

ALEX TRUESDELL + YINCE LOH
Owner's Printed Name

Person(s) to be notified of all actions:

CHARLOTTE SCHOENEMAN
Name

202.667-7887
Telephone Number

1644 IRVING ST NW
Address

WDC
City

20010
Zip Code

DO NOT WRITE BELOW THIS LINE

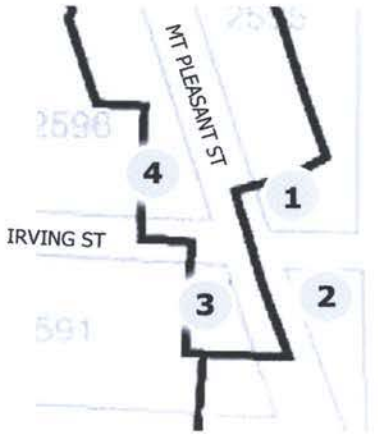
Date Received:

Date Accepted: _____

Z.C. Case No. _____



1 NORTHEAST CORNER





2 SOUTHEAST CORNER



3 SOUTHWEST CORNER



4 NORTHWEST CORNER

STATEMENT OF TRANSPORTATION RAMIFICATIONS OF REQUESTED MAP AMENDMENT

The Zoning Change of R-5-D to C-2-A will likely lead to the eventual addition of two or more businesses to Mount Pleasant Street. The total possible area of business use in the proposed Map Amendment area is 10,200sf (6,800sf x 1.5 FAR commercial in C-2-A). The existing business area is 1800sf. Therefore, there would be a total possible increase of 8,400sf (the planned increase in business area is only 1,200sf; only one property owner is currently planning to add commercial use on her property). This is not a significant amount of commercial activity along, already largely commercial, Mount Pleasant Street, and would not have significant traffic or transportation ramifications.

Loading: Currently, most loading and deliveries along Mount Pleasant Street are handled along the street. There is no reason to suspect that the additional business presence resulting from this Map Amendment would not be able to interact their loading and deliveries on the street.

Parking: Metered parking exists along Mount Pleasant Street. In addition, the applicant properties are within three blocks of Columbia Heights Metro and planned underground parking. There is no reason to suspect that the additional business presence resulting from this Map Amendment would have significant impact upon available parking.

Conclusion: The amount of business area that the proposed Zoning Amendment would add to the Mount Pleasant Business Community (1,200 – 8,400sf) is not large enough to suggest that there would be significant traffic, transportation, loading or parking ramifications.

LOT OCCUPANCY AND FAR CONFORMITY OF PROPOSED MAP AMENDMENT AREA

The properties which will be affected by this Map Amendment conform to C-2-A zoning restrictions.

The proposed zoning C-2-A "Permits matter-of-right low density development, including office, retail, and all kinds of residential uses to a maximum lot occupancy of 60% for residential use, a maximum FAR of 2.5 for residential use and 1.5 FAR for other permitted uses, and a maximum height of fifty (50) feet." (D.C. Office of Zoning, Summary of Height, Density and Bulk Requirements for Districts).

The lot occupancy of the five properties ranges from 50% to 60%, within the required 60%.

The approximate FARs of the individual properties are 1.69 (lot 1053), 1.4 (lot 1052), 1.3 (lot 1051), 1.4 (lot 1050), 1.2 (lot 1049); below the maximum residential use FAR of 2.5. In the case of the three homeowners who have home businesses on one floor, their commercial FARs are approximately .5, well below the maximum commercial FAR of 1.5.

The maximum height of existing structures in the proposed Map Amendment area is 38', which is 12' below the height restriction for C-2-A.

Conclusion: Proposed Map Amendment area conforms to the Lot Occupancy and FAR requirements, as well as the height restriction of proposed zoning C-2-A.

Petition

I support local minority business owner Ramona Arias in her effort to expand her business, **Ramona's Beauty Salon**, to include a fully-functioning Day Spa. Locally owned, operated, neighborhood businesses are a positive influence on the Mt. Pleasant Street shopping district. It is conducive to the growth and health of the community to encourage a diverse and well planned commercial area.

In signing this petition, I specifically support a more sensible zoning of C-2-A (mixed use commercial) for 3101, 3103 (Ramona's), 3105, 3107 and 3109 Mt Pleasant Street – like the rest of Mt Pleasant Street between Park Road and Irving Street – rather than the current R-5-D (high-density residential, as the buildings are currently zoned).

Name	*Address*	*Signature*
Kristin Weeks	1801 Wyoming Ave NW #2	
Juliane Stoltz	2029 Park Rd NW Bsmt	
Minozka King	3900 16th St. NW # 423	
Judith Bauer	2939 Van Ness St NW	
Jeannine Bruno	1651 Lamont St. NW #3C	
Monique Williams	3040 16th St NW 410	
Ana Luisa Coby	3300 Brown St NW	
Julia Lara	7939 Orchid St NW	
Margie Singleton	3060 16th St NW # 703	
Carmen Manero	1642 Monroe St. NW.	
Petra Sofi Albino	1641 Monroe St, NW, DC	
Nicole Mangel	1615 Kenyon St. NW #25 WDC	
Angela Jones		
Karen Christensen	3323 - 18th St. NW	
Christine de Castillo	3144 17th St. NW	
Ruth Gabetz	1469 Columbia Rd NW	
Cassandra Duncan	3169 Hawthorne Dr	
Melissa Myers	1615 Kenyon St NW #48	
Wilda Von	1495 Newton St NW #402	
Monica Medrek	1014 Hobart St. NW	

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Name	*Address*	*Signature*
Phillip V. Fenty	1905 Kenyon St. N.W.	
Judy Byron	1910 Park Rd. NW	
Constance Newman	1330 Harvard St. NW	
	2853 Ontario NW	
Chris Hornig	3103 19th st NW	
Linda Law	1827 Park Rd NW	
Chris Dorotelli	1301 U Street NW	
	3101 Mt pleasant St	
	825 Kenyon St NW	
Peter Cavo Jr	1322 Kenyon St N.W	
JENNA MOHEYER	1003 KENYON ST. NW	
EDWARDS	164 Flamont NW #12	
JESUS G. LOZA	1401 Col. Rd, NW #402	
Dominic Sale	3060 16th St. NW # 302	
Barbara Bifondo	1739 Park Rd	
A. KENNETH ROOS	1747 PARK RD NW	
Tom Conry	1833 Park Rd NW	
TERRANCE LAUER	3106 16th St. NW	
Kim Lim	3110 16th St. NW	
Jennifer Koenig	3112 16th St. NW	
David Schneider	3114 16th St. NW	
Ana Flores	3070 mt pleasant	Ana Flores

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Name	*Address*	*.....Signature*
Greg Nicolas	1722 Lamont St. NW	
	business owner: 3155 Mt Pleasant ST.	
Gretchen Georgiadis	2027 Rosemount Ave, NW	
Joe Wood	owner Bella Roma 3155 MT Pleasant NW	
Leslie Smith	1227 Harvard St NW	
Dennis DeVanna	1706 Kenyon St. NW.	
Joan Majeed	Mt. Pl. Pharmacy 3169 Mt. Pl. St.	
Elaine Hart	1651 Hobart St, NW DC 20009	
Jeff Logan	3118 Mt Pl. St. NW	
Jaime T. Carrill	3209 Mt. Pleasant St	
Doo Y Chang	3178 Mt Pleasant St	
Caridad Pichardo	3107 Mt. Pleasant St.	
Miriam Ortiz	3105 Mt. Pleasant St. NW	
Rafael Rodriguez, JR	3105-B Mt. Pleasant St, NW	
Oswald Camaron	3165 - Mt. Pleasant St NW	
Haydee Vanegas	3102 Mt Pleasant St NW	
Haldane Prince	3219 Mt. Pleasant St. NW	
B. Rakani	3220 - 17 st NW ARGYLE	13-12
Robert Frazier	1810 Park Rd NW	
John Chu	3107 Mt Pleasant	
Rich Leonhardt	1910 Park Rd NW	

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Name	*Address*	*Signature*
Carol T. Everett	3420 16th St., NW, Apt 402	Carol T Everett
DR. AUDREY K. ROBINSON	3227 LIVINGSTON ST. N.W.	Audrey K Robinson
Marcy Downs	2031 Hagler Pl NW	Marcy Downs
Elizabeth Fallace	1608 HUBART DC	
Clara Hannah	1710 Granite Ct. Crofton, MD	Clara Hannah
Carolyn Breslin	1741 Kenyon St, NW	Carolyn Breslin
Megan Brown	2912 13th St., NW	Megan Brown
LALINDA BOPALAN	1624 Lamont Street	
Naomi Kerr-Smith, RDN	1300 Webster St. NE	
Barbara Carrera	3105 Mt Pleasant St, NW	
Marlene Moss	1637 Montague St., NW	Marlene Moss
Angela Adams	3636 16th st NW Wash DC	
Kara Dunnaville	1001 N. Randolph St. Arlington	Kara Dunnaville
Sara Wells	2501 Quebec St NW DC	
Gillian M Long	1671 Webster St NE DC	Gillian M Long
Vanessa Cooper	124 U St NW DC 20001	
Paula Y. Edwards	1126 Shepherd Rd NW DC 20012	
Angela Clay	1804 20th St NW #150	
Mary R O'Neill	3011 Ontario Rd. NW	Mary R O'Neill
Linda Cutler	9206 Dunloring Lane College Park, MD	
Lydia Mosac	1610 Park Rd #306 NW DC 20010	

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Name	Address	Signature
Carol F Everett	3420 16th St., NW, #402	Carol F. Everett
~~R ARTHUR KEBLISH~~	~~3227 LIVINGSTON ST NW~~	~~Arthur Keblish~~
Joyce M. Riggs	3320 16th St, N.E.	Joyce M. Riggs
RENEE D. REED	4423 13th St NE.	Renee D. Reed
Dorit Radzin	1712 17th St. NW #32	Dorit Radzin
Hillary Bleeker	1712 17th St, NW #32	Hillary Bleeker
Kofi Mohu	930 M St NW #201	Kofi Mohu
STEPHANIE S THEOFANUS	1660 PARK RD, NW #104 WDC	Stephanie S Theofanus
KATE CONNOR	3336 17th St. NW	K. C. C.
Sharon Johnson	5517 4th St. NW	Sharon Johnson
Nicole Milleard	5000 4th St. NW	Nicole Milleard
Robert Schurgin	3336 17th St, NW	
Kim Keenan Solomon	2800 Davenport St, NW	
Sheila Maith	1601 Hobart St NW	Sheila Maith
NARDA M. NEWBY, ESQ.	2034 FLAGLER PL, NW WDC 20001	Narda M. Newby
E. BREARLEY	3311 16th St. NW	E. Brearley
LYNDA ENGLETHART	3355 16th ST, NW #502	Lynda Englethart
ESPERONZA TORCERO	1349 Kenyon St. NW	Esperonza Torcero
Allen Frank	1614 Monroe St NW	Allen Frank
Anthony Johnson	3126 16th St N.W. #12	Anthony Johnson
Anne Morris 332.483 0503	3102 16th St. N.W. B	Anne Morris
SETH MORRIS	3102 16th ST N.W B	Seth Morris

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Name	*Address*	*Signature*
MARCELLE Costello	1328 R St WASH D.C	
	2801 Quebec St, NW.	
Kyle Briesath	1621 Irving St NW 20010	
Ericka Hines	3118 Mount Pleasant St NW	
VALENTINA KALK	1833 Irving St NW 20010	
Felice Torre	1805 Kilbourne St NW 20010	
Julia Aymerich	3208 19th St NW - 20010	
Donna Murphy	1850 Monroe St, NW 20010	
Michele V. Hagans	1645 Monroe St., NW 20012	
Maria Weidner	1712 17TH ST NW #32 20009	
Elsie Page	7472 Blair Road NW WASH DC 20012	
Carolyn Sims	2801 Quebec St NW DC 20008	
Michelle Miller	1623 Irving St WASH DC 20010	
Amy Kurtz	1806 Kilbourne Pl. NW WDC 20010	
Duane Muller	1701 Holant St NW WDC 20009	
Gloria Smith	3364 18th St NW	
Karen Sypia	1111 Massachusetts Ave NW #307	
Tanya Gearin	3101 19th St NW 20010	
Ruth Solomon	1674 Irving St, NW #2 20009	
CLAUDETTE E. PARM	2637 16th St, NW 20009	
GLORIA ISELY	3058 MT PLEASANT ST NW	

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Name	*Address*	*Signature*
Nichole M-Oliver	12609 Spriggs Request. Ct. Bowie, MD. 20721	Nichole M Oliver
Bethann Fechner	1651 Lamont St NW #1E Washington DC 20010	Bethann Fechner
Erik L. Lofgren	1752½ Euclid St NW WASH DC 20009	Erik L Lofgren
BEN ALI	1352 FAIRWOOD PL NW 20010	Ben Ali
Michelle Franklin	1140 23rd St NW	Michelle Franklin
Michele Ruiz	1661 Park Rd., NW	Michele Ruiz
Karen Abrams	1628 Monroe St. NW	Karen Abrams
NAJMAH YACOUBI	1824 LAMONT ST. NW	Najmah Yacoubi
Glenda Partee	1623 Juniper St. NW	Glenda Partee
Elsa DAVIS	1613 Harvard Street NW	Elsa Davis
Bergen Kay	3323 18th st NW	Bergen Kay
Ellen Deiner	2014 Kingle	Ellen Deiner
Sarah Porter	1754 Kilbourne	Sarah E Porter
Karen Christensen	3323 - 18th St. NW	Karen Christensen
Megan Scurry	1851 Monroe St. NW	Megan Scurry
Erika C. Kurtz	1811 Kilbourne Pl. NW	Erika C Kurtz

Spriggs
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Name	*Address*	*Signature*
Ken Letter	1740 Park Road, NW	
JOSE SUERTO	1764 KILBOURNE PL. NW.	
Joe McDonald	3505 17th St. NW	
LISA SAISSELIN	3505 17th St, NW	
ROBERT FRANCIS	1810 PARK RD NW	
MIRIAM & NELSON OCHOA	3108 16th St. NW Wash DC.	
VINCE LOH	3109 MT. PLEASANT ST NW	
ALEX TRUESDELL	3109 MOUNT PLEASANT ST NW	
Terry Lane	1701 Park Rd NW #207	
Dan Borsenman	1739 Irving St NW	
OLIVIA CARDENAS	1739 Irving St. NW	
NEIL RICHARDSON	1873 INGLESIDE TR NW	
Kristin Shipler	3439 17th St, NW	
Susan Breitkopf	1806 Irving St NW	
Jennifer Babcock	1627 Lamont St NW #1	
Doris Williams	3200 16th St NW	

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Name	***Address***	***Signature***
Christina Figueras	1743 Hobart St NW WDC 20001	
Michelle Franklin	440 23rd St, NW WDC 20037	
Virginia Williams	1673 Park Road NW #504	
M AURICETTE HURSH-CESAR	1401 Kenyon St. N.W. 20010	
Margaret Trotter	1505 Harvard St, NW 20009	

02-39

RAY STEININGER
3115 MOUNT PLEASANT ST NW
WDC 20010

ELIZABETH ROSALES
3121 MOUNT PLEASANT ST NW
WDC 20010

GREEN PARK PROPERTIES
3125 MOUNT PLEASANT ST NW
WDC 20010

BINDEMAN PROPERTIES TWO LLC
3127 MOUNT PLEASANT ST NW
WDC 20010

WILLIAM COHEN
3100 MOUNT PLEASANT ST NW
WDC 20010

3102-4 MT PLEASANT ST NW
3102 MOUNT PLEASANT ST NW
WDC 20010

3102-4 MT PLEASANT ST NW
3104 MOUNT PLEASANT ST NW
WDC 20010

ESTERBINA CRUZ
3106 MOUNT PLEASANT ST NW
WDC 20010

JOSE S CUEVAS
3108 MOUNT PLEASANT ST NW
WDC 20010

NEFTALI MELGAR
3110 MOUNT PLEASANT ST NW
WDC 20010

FOSTER WALKER
3114 MOUNT PLEASANT ST NW
WDC 20010

GLADSTONE INC
3116 MOUNT PLEASANT ST NW
WDC 20010

MARSHALL LOGAN
3118 MOUNT PLEASANT ST NW
WDC 20010

3120 MT PLEASANT ST NW ASSOC LLC
3120 MOUNT PLEASANT ST NW
WDC 20010

LEO VONDAS ET AL
3070 MOUNT PLEASANT ST NW
WDC 20010

LEO VONDAS ET AL
3068 MOUNT PLEASANT ST NW
WDC 20010

PACKARD INVESTMENT
3066 MOUNT PLEASANT ST NW
WDC 20010

KAIMING LEE
3064 MOUNT PLEASANT ST NW
WDC 20010

MANUEL ARBAIZA
3062 MOUNT PLEASANT ST NW
WDC 20010

BINDEMAN PROPERTIES LLC
3058 MOUNT PLEASANT ST NW
WDC 20010

VASILI KATOPATHIS
3054 MOUNT PLEASANT ST NW
WDC 20010

RENAISSANCE CONDOMINIUM ASSOCIATION
3060 16TH ST NW
WDC 20010

BAHMAN INC
1630 IRVING ST NW
WDC 20010

SANDRA AU ET AL
1636 IRVING ST NW
WDC 20010

PAUL BASKEN
1638 IRVING ST NW
WDC 20010

JOSHUA MEYER
1640 IRVING ST NW
WDC 20010

HELEN MIMS
1642 IRVING ST NW
WDC 20010

MARIANO ABAIZ ET AL
1613 IRVIING ST NW
WDC 20010

GIDEON ARONOFF
1619 IRVING ST NW
WDC 20010

KYE BRIESATH
1621 IRVING ST NW
WDC 20010

MICHAEL MILLER
1623 IRVING ST NW
WDC 20010

SARAH BARON
1627 IRVING ST NW
WDC 20010

G FULGINITI
3100 16TH ST NW
WDC 20010

SETH MORRIS
3102 16TH ST NW
WDC 20010

SOCIAL SERVICES PROPERTIES
3104 16TH ST NW
WDC 20010

CHY H YANG
3106 16TH ST NW
WDC 20010

DORIS & NELSON OCHOA ET AL
3108 16TH ST NW
WDC 20010

GANG G ZHENG
3110 16TH ST NW
WDC 20010

AMIT MAGDIELI
3112 16TH ST NW
WDC 20010

HENRY HAMBURGER
3114 16TH ST NW
WDC 20010

STEVEN HARRIS
3116 16TH ST NW
WDC 20010

TONGSUO YANG ET AL
3116 ½ 16TH ST NW
WDC 20010

NEIGHBORS CONSEJO
3118 16TH ST NW
WDC 20010

JBK CORP
3120 16TH ST NW
WDCC 20010

LOLA SMITH
3126 16TH ST NW
WDC 20010

MARY JEFFERSON
3130 16TH ST NW
WDC 20010

SARBIN TOWERS LLC
3132 16TH ST NW
WDC 20010