

17553
ANC-1B08

Application of Naun Segovia, pursuant to 11 DCMR § 3103.2, for a variance from the building height and story limitations under section 400, a variance from the rear yard requirements under section 404, a variance from the open court requirements under section 406, and a variance from the prohibition on enlarging a structure devoted to a nonconforming use under subsection 2002.5, to allow the expansion of an existing apartment house from 20 units to 34 units in the R-4 District at premises 1327 Euclid Street, N.W. (Square 2861, Lot 4).

ANC 1B

ANCSMD 1B08

WARD ONE

DDOT

OP

ZONING COMMISSION
District of Columbia

CASE NO. 07-06

EXHIBIT NO. 7
ZONING COMMISSION
District of Columbia

CASE NO.07-06
EXHIBIT NO.1A

EXHIBIT LOG

CASE NO. 17553

APPLICANT Naun Segovia

Exhibit No.	Nature of Exhibit	Staff Init.	Exhibit Date	No. Pages	No. Copies	Date Rec'd
1.	BZA Application/ Table of Contents	ES	8/24/06	2	20	9/7/06
2.	DC Surveyor's Plat	"	8/9/06	1	"	"
3.	Detailed Statement of Existing + Intended Use	"	-	1	"	"
4.	Applicant's Burden of Proof	"	-	1	"	"
5.	Zoning Self Certification Form	"	9/7/06	2	"	"
6.	Ltr. of authorization	"	9/5/06	1	"	"
7.	Three (3) photographs of the site	"	-	3	"	"
8.	Names + address of property owners within 200 ft.	"	-	9	"	"
9.	Names + address of leaseholders	"	8/24/06	1	"	"
10.	Copy of Certificate of Occupancy	"	-	1	"	"

EXHIBIT LOG

CASE NO. 17553

APPLICANT NAUN SEGOVIA

Exhibit No.	Nature of Exhibit	Staff Init.	Exhibit Date	No. Pages	No. Copies	Date Rec'd
11.	ASSESSMENT OF THE EXISTING STRUCTURE AND RECOMMENDATIONS FOR THE PROPOSED ADDITION	ea	7/26/06	5	20	9/7/06
12.	SET OF PLANS/ELEVATIONS	"	-	6	"	"
13.	COPY OF FILING FEE CHECK + BZA RECEIPT	"	9/7/06	1	"	"
14.	LTR. OF ACKNOWLEDGEMENT	"	"	1	"	"
15.	LTR. TO FRED L. GREENE, RE: APPLICATION FILED	"	"	1	-	-
16.	MEMO TO THE DIRECTOR - OP, RE: APPLICATION FILED	"	9/11/06	1	-	-
17.	MEMO TO ANC 1B, RE: APPLICATION FILED	"	"	2 sided	-	-
18.	MEMO TO ANC 1B08, RE: APPLICATION FILED	"	"	"	-	-
19.	MEMO TO CITY COUNCIL MEMBER FOR WARD ONE, RE: APP. FILED	"	"	1	-	-
20.	MEMO TO KENNETH LADEN, RE: APP. FILED	"	"	1	-	-

EXHIBIT LOG

CASE NO. 17553

APPLICANT Naura Segovia

Exhibit No.	Nature of Exhibit	Staff Init.	Exhibit Date	No. Pages	No. Copies	Date Rec'd
21.	LTR. FM. FRED L. GREENE W/ENCLOSED SUPPLEMENT TO APPLICANT'S BURDEN OF PROOF + ADDITIONAL FEE	EB	9/18/06	4	-	9/18/06
22.	LTR. FM. FRED L. GREENE REQUESTING AN EXPEDITED HEARING	"	10/4/06	2	-	10/4/06
23.	LTR. TO FRED L. GREENE, PRES. FLGA, LLC, RE: public hrq. date	"	10/31/06	2	-	-
24.	LTR. TO CHAIRPERSON, ANC 1B, RE: public hrq. date	"	"	3	-	-
25.	LTR. TO WHOM IT MAY CONCERN, RE: public hrq. date	"	"	3	-	-
26.	LTR. OF ATTESTATION FM. JERRILY R. KRESS, FAIA	"	"	1	-	-
27.	LTR. FM. Philip C. Spalding, SECRETARY, ANC 1B (OPPOSITION)	"	12/8/06	1	-	12/12/06
28.	Affidavit of Posting	"	1/6/07	6	-	1/9/07
29.	LTR. FM. FRED GREENE W/ENCLOSED SUPPLEMENTAL filing	"	1/9/07	13 + PLANS 11 PGS.	20	"
30.	OFFICE OF PLANNING REPORT	"	1/16/07	9	"	1/16/07

EXHIBIT LOG

CASE NO. 17553

APPLICANT Naun Segovia

Exhibit No.	Nature of Exhibit	Staff Init.	Exhibit Date	No. Pages	No. Copies	Date Rec'd
31.	Letter in Support of the application from ANCLB	BBB	1/9/07	1	-	1/18/07
32.	Witness Cards	BBB	-	2	-	1/23/07
33.	Testimony of Fred Greene	BBB	-	4	-	1/23/07
34.	Site Plan Filed at the Public Hearing	BBB	1/23/07	1	-	1/23/07
35.	Site Plan and Proposed Floor Plan (Large)	BBB	-	2	-	1/23/07
36.	OFFICE of PLANNING REPORT	EB	1/29/07	2	20	1/29/07
37.	Additional supplemental filing, submitted by FRED L. GREENE	"	1/30/07	15	"	1/30/07
38.	Ltr. fm. Jim Graham COUNCIL MEMBER, WARD ONE IN SUPPORT	"	"	1	-	1/31/07
39.	Witness Cards	BBB	-	1	-	1/6/07
40.	BZA Summary Order	EB	3/2/07	3	.	

EXHIBIT LOG

CASE NO. 17553

APPLICANT Naun Segovia

Exhibit No.	Nature of Exhibit	Staff Init.	Exhibit Date	No. Pages	No. Copies	Date Rec'd
41.	Ltr. of attestation fm. JERRILY R. KRESS, FAIA	EG	3/2/07	2		
42.						
43.						
44.						
45.						
46.						
47.						
48.						
49.						
50.						

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

Case No. 17553

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

APPLICATION

Notice: [Click Here for Application Form 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(s)*	Lot No(s)*	Zoning Districts*	Relief Being Sought*	Section No(s)*
1327 Euclid Street, NW	2861	0004	R-4	Area Variance	400.1
1327 Euclid Street, NW	2861	0004	R-4	Area Variance	404.1
1327 Euclid Street, NW	2861	0004	R-4	Area Variance	406.1
				Area Variance	


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Present Use of Property:*	Residential Apartment				
Proposed Use of Property:*	Residential Apartment				
Owner of Property:*	Naun Segovia			Telephone No.:	(202)359-1996
Address:*	7616 Alaska Ave., NW	City:*	Washington	State:*	District of Columbia
				Zip:*	20012

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

Hearing Notice:*

Applicant requests a height variance to 51'-5" (with a penthouse roofline at 58'-9-1/2"), a story limit variance to 5 stories, and court and side yard variances for new construction, for the purpose of adding 2 floors + penthouse to an existing residential structure in order to permit the economic renovation of a 50+ year old building to today's standards.

Estimated Construction Cost:	\$500,000	Advisory Neighborhood Commission Single-Member District(s):*	1808
Date:*	08/24/2006	Signature:	

* 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:*	Fred L. Greene c/o FLGA, LLC				
Address:*	1625 Mass. Ave., NW	City:*	Washington	State:*	District of Columbia
				Zip:*	20036
Phone No.:	(202)965-0900	Fax No.:	(202)797-5133	E-Mail:	fgreene@flgallc.com

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

BOARD OF ZONING ADJUSTMENT
District of Columbia

[Print Preview](#) [Clear Form](#)

CASE NO. 17553

EXHIBIT NO. 1

APPLICATION FOR A VARIANCE FROM R-4 HEIGHT LIMITS

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Certificate of Occupancy..... Tab 8

Plans and Elevations Tab 9

Detailed Project Description..... Tab 10

Scale: 1 inch = 20 feet

Recorded in Book GS Page 158

Receipt No. 02367

Furnished to: MAURICE EVANS

proposed improvements to be erected as shown herein the size of an premises is not decreased to an area less than is required by the Zoning Regulations and ventilation; and it is further certified and agreed that accessible parking required by the Zoning Regulations will be reserved in accordance with the Regulations, and that this area has been correctly drawn and dimensioned here. further agreed that the elevation of the accessible parking area with respect to the High Department approved curb and alley grade will not result in a rate of grade along curbside of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

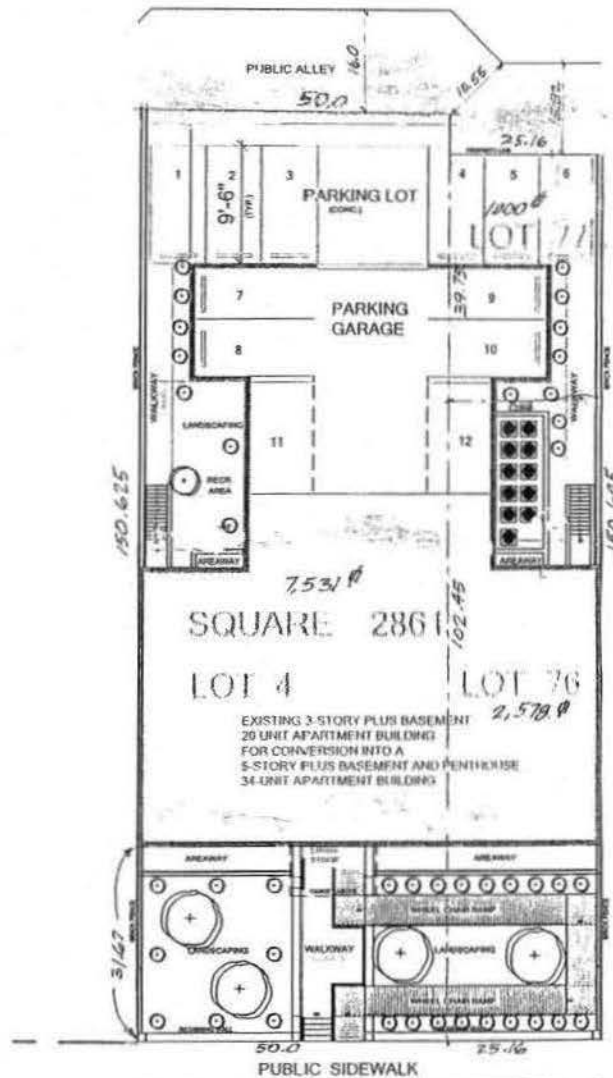
[Signature]
Surveyor, D.C.

Date: _____

By: D.M. *[Signature]*

(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.



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District of Columbia

EUCLID STREET

CASE NO. 17553

EXHIBIT NO. 2

Detailed Statement of Existing and Intended Use of Building

The Property is currently a 3-story, 20-unit apartment building located in an R-4 zoning district (height limit 40 feet), but immediately adjacent to a C-2-B district along 14th Street, NW. The Property was constructed in the 1950s and is typical speculative construction for that period; i.e., unrelieved flat brick masonry with punched openings and no ornamentation. Surrounding pre-WWII structures exhibit significantly more interest in both surface modeling and ornamentation, as well as greater height and number of stories.

The Owner desires to upgrade the building to today's market expectations, and in the process make it a more harmonious neighbor to surrounding structures. The proposed modifications include the addition of 2 stories + penthouse (for a total of 5 stories), although from the street it will appear as a two-story addition due to the artful creation of a cornice line that serves as a high parapet around an outdoor deck of the setback penthouse story. The total number of residential units will increase from 20 to 34 units.

The proposed additional stories will match the masonry of the existing lower stories. Existing window openings will be modified to create a more interesting visual rhythm, and the addition of balconies and awnings will relieve the currently austere façade.

An elevator will be added to service all floors, and an ADA handicapped ramp will be blended into the new landscaping of the relatively generous setback between sidewalk and building line.

The Zoning Regulations require 1 car for each 3 units (or fraction), so for a total of 34 units 12 cars are required. The rear of the Basement (cellar) level will be converted into an interior parking garage for 6 cars, and parking for another 6 cars will be provided in the rear yard off a public alley. The remainder of the Basement (cellar) level will consist of a Manager's Office, a recreation Room, and 2 1BR+Den apartments.

The existing First, Second, and Third Floors will be modernized, and balconies added. Each of these Floors contains 6 units. New Fourth and Fifth Floors will each contain 6 units matching those on the floors below. The Penthouse Level will contain 2 units.

The new elevator and renovated stairs will continue up to the roof level, on which will be located a rooftop recreation area.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17553

EXHIBIT NO. 3

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Applicant's Burden of Proof Statement

1. Physical Characteristics of the Property (Height and Area Variance).
 - a) The existing structure presents an exceptional situation or condition. The existing structure is a run-down apartment building in a rapidly improving neighborhood (Columbia Heights). High property values (and associated property taxes) require the building to be renovated to today's standards if it is to be competitive in the market and not be a blight on surrounding and recently improved properties. High construction costs make renovations to the existing 3-story structure impractical to meet current codes and ADA requirements. This creates a financial hardship for the owner in using the property consistent with the Zoning Regulations and neighborhood.
 - b) Adding two floors creates a new cornice line at 51'-5", with a setback penthouse roofline at 58'-9-1/2". These additional floors justify the installation of a new elevator and exterior modifications, as shown on the accompanying plans, to make 1 1950s structure compatible with its older and more architecturally refined neighbors.

2. Granting the Application will not be of substantial detriment to the public good.
The immediate neighborhood contains, in the immediate proximity of the Property, structures erected before 1958 that currently exceed zoning height and story limits. Structures on each side of the Property already exceed the current height limitation of 40 feet, and an apartment building directly across the street exceeds 40 feet and 3 stories. A new residential structure at 14th and Euclid Streets, NW, diagonally across the street from the Property, has been erected in the immediately adjoining C-2-B district (maximum height 65 feet). The structure immediately adjacent to the Property to the east contains 4 stories and a new addition of 4 stories is under construction. In fact, the rapidly improving neighborhood will benefit from a structure that will more harmoniously maintain and reinforce cornice and roof lines, and which will transform an eyesore into an a handsome and appropriate neighbor.

3. Granting the Application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map.
The proposed use (residential apartment building) remains consistent with the apartment uses permitted within R-4 districts. The height variance and other technical variances (if required) are consistent with existing buildings in the immediate vicinity of the Property, and implement the general intent and purpose of the Zoning Regulations and Map.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17553

EXHIBIT NO. 4

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Form 135 — Side 1
(Revised 03/15/02)

Case No. _____

ZONING SELF-CERTIFICATION FORM

Project Address(es)*	Square(s)*	Lot No(s)*	Zoning Districts*	ANC(s)/Single Member District(s)*
1327 Euclid Street, NW	2861	0004	R-4	1B08

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*	<input type="checkbox"/> §3103.2 - Use Variance	<input checked="" type="checkbox"/> §3103.2 - Area Variance	<input type="checkbox"/> §3104.1-Special Exception
Pursuant to Subsections	400.1, 404.1,406.1		

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.

Owners Signature	Owner's Name Naun Segovia		
Agent Signature	Agent Name Willie J. Maiden, AIA		
Date* 08/24/2006	DC Bar No. _____	or	Architect Registration No. 3656ARC

OFFICE OF ZONING DETERMINATION
(DCMR Title 11 §3113.2)

Based upon review of the application and self-certification, this application is

<input type="checkbox"/>	Accepted for filing.
<input type="checkbox"/>	Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.
<input type="checkbox"/>	Rejected for failure to comply with the provisions of <ul style="list-style-type: none"> <input type="checkbox"/> DCMR Title 11 §3113.2; or <input type="checkbox"/> DCMR Title 11 Zoning Regulations.
Explanation	

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

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Form 135 — Side 2

INSTRUCTIONS

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17553

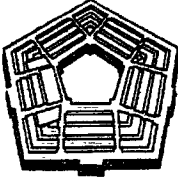
EXHIBIT NO. 5

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.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	11,109	1,800	N/A		None
Lot Width (ft. to the tenth)	37.6	18.0	N/A	37.6	None
Lot Occupancy (building area/lot)	58.75%	N/A	60.0%	58.75%	None
Floor Area Ratio (floor area/lot area)	1.52	N/A	N/A	3.42	None
Parking Spaces (number)	8	7	N/A	12	None
Loading Berths (number and size)	None	None	N/A	None	None
Front Yard (ft. to the tenth)	15.8	N/A	N/A	15.8	None
Rear Yard (ft. to the tenth)	13.1	20.0	N/A	13.1	-35%
Side Yard (ft. to the tenth)	8.6	5.0	N/A	8.6	None
Court, Open (width by depth)	14.8	19.5	N/A	14.8	-24%
Court, Closed (width by depth)	N/A	N/A	N/A	N/A	N/A
Height (ft. to the tenth)	58.8	N/A	40.0	58.8	+147%

Print Preview Clear Form



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Our Mission Is Customer Satisfaction With High Quality Work and Safety

7616 Alaska Avenue N.W.
Washington D.C. 20012

Tel: 2023591996
Fax: 2025450326
Segovia Inc@verizon.net

September 5, 2006

D.C. Board of Zoning Adjustment
441 4th Street, NW, Suite #210
Washington, D.C. 20001

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**Re: Authorization to File BZA Application
1327 Euclid Street, NW
Washington, D.C. 20009**

Dear Sir:

The purpose of this correspondence is to authorize Fred Greene of FLGA Real Estate Group to file and process an application on my behalf for 1327 Euclid Street, NW.

Should you have any questions, please give me a call on 202-359-1996.

Thank you.

Sincerely,

Naun Segovia
Owner

NS:

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17553

EXHIBIT NO. 6



Euclid Street Elevation
Showing 4-story Adjoining Structure

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17553

EXHIBIT NO. 7



Alley Façade



Showing Adjacent 4 ½ Story New Construction

Square Suffix and Lot: 2861 0004 * Lot Address: 1327 EUCLID ST NW
Owner: 1327 EUCLID LLC * Owner's Address: 7616 ALASKA AVE NW WASHINGTON, DC 20012-1469

Square Suffix and Lot: 2861 0019 * Lot Address: 1301 EUCLID ST NW
Owner: DARYL C LOVE II * Owner's Address: 1301 EUCLID ST NW WASHINGTON, DC 20009-4803

Square Suffix and Lot: 2861 0020 * Lot Address: 1303 NW
Owner: SARA AMES * Owner's Address: 1303 EUCLID ST NW WASHINGTON, DC 20009-4803

Square Suffix and Lot: 2861 0021 * Lot Address: 1305 EUCLID ST NW
Owner: CURTIS OWENS * Owner's Address: 1305 EUCLID ST NW WASHINGTON, DC 20009-4803

Square Suffix and Lot: 2861 0022 * Lot Address: 1307 EUCLID ST NW
Owner: ETTA V LEE * Owner's Address: 1307 EUCLID ST NW WASHINGTON, DC 20009-4803

Square Suffix and Lot: 2861 0023 * Lot Address: 1309 EUCLID ST NW
Owner: COASTES LANE FOUNDATION * Owner's Address: PO BOX 55983 WASHINGTON, DC 20040-5993

Square Suffix and Lot: 2861 0024 * Lot Address: 1311 EUCLID ST NW
Owner: MARIALICE WILLIAMS * Owner's Address: 1922 1ST ST NW WASHINGTON, DC 20001-1480

Square Suffix and Lot: 2861 0025 * Lot Address: 1315 EUCLID ST NW
Owner: WALTER FAUNTORY * Owner's Address: 37 BRYANT ST NW WASHINGTON, DC 20001-1027

Square Suffix and Lot: 2861 0035 * Lot Address: 1338 FAIRMONT ST NW
Owner: PIERSMA ERIC R * Owner's Address: 1241 EUCLID ST NW WASHINGTON, DC 20009-5329

Square Suffix and Lot: 2861 0036 * Lot Address: 1336 FAIRMONT ST NW
Owner: JOHN H MALONE * Owner's Address: 1336 FAIRMONT ST NW WASHINGTON, DC 20009-6939

Square Suffix and Lot: 2861 0037 * Lot Address: 1334 FAIRMONT ST NW
Owner: DAMON T DOWNING * Owner's Address: 1334 FAIRMONT ST NW WASHINGTON, DC 20009-6939

Square Suffix and Lot: 2861 0049 * Lot Address: 1312 FAIRMONT ST NW
Owner: CANDIA Y GARCIA * Owner's Address: 1312 FAIRMONT ST NW WASHINGTON, DC 20009-6939

Square Suffix and Lot: 2861 0050 * Lot Address: 1310 FAIRMONT ST NW
Owner: DAVID B KANE * Owner's Address: 1310 FAIRMONT ST NW WASHINGTON, DC 20009-6939

Square Suffix and Lot: 2861 0051 * Lot Address: 1308 FAIRMONT ST NW
Owner: PHILLIP V ROBEY * Owner's Address: 1308 FAIRMONT ST NW WASHINGTON, DC 20009-6980

Square Suffix and Lot: 2861 0052 * Lot Address: 1306 FAIRMONT ST NW
Owner: KELLY HIGASHI * Owner's Address: 1306 FAIRMONT ST NW WASHINGTON, DC 20009-6939

Square Suffix and Lot: 2861 0053 * Lot Address: 1304 FAIRMONT ST NW
Owner: 1304 FAIRMONT STREET NW LLC * Owner's Address: PO BOX 8001 WASHINGTON, DC 20336-8001

Square Suffix and Lot: 2861 0054 * Lot Address: 1302 FAIRMONT ST NW
Owner: ERNEST DURAN * Owner's Address: 1302 FAIRMONT ST NW WASHINGTON, DC 20009-6939

Square Suffix and Lot: 2861 0056 * Lot Address: 1317 EUCLID ST NW
Owner: ODESSA D THOMPSON * Owner's Address: 1317 EUCLID ST NW WASHINGTON, DC 20009-4803

Square Suffix and Lot: 2861 0057 * Lot Address: 1343 EUCLID ST NW
Owner: J C CORADO * Owner's Address: 1343 EUCLID ST NW WASHINGTON, DC 20009-4803

Square Suffix and Lot: 2861 0058 * Lot Address: 1345 EUCLID ST NW
Owner: JESSE CORADO * Owner's Address: 1345 EUCLID ST NW WASHINGTON, DC 20009-4803

Square Suffix and Lot: 2861 0068 * Lot Address: 2622 13TH ST NW
Owner: 2620 LIMITED PARTNERSHIP & DISTRICT OF COLUMBIA C/O CASTLEMENT MGMT CORP * Owner's

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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17553
EXHIBIT NO. 8

#8

Square Suffix and Lot: 2861 0069 * Lot Address: 2620 13TH ST NW
Owner: 2620 LIMITED PARTNERSHIP & DISTRICT OF COLUMBIA C/O CASTLE MGMT CORP * Owner's
Address: 2549 ELVANS RD SE APT 101 WASHINGTON, DC 20020-3530

Square Suffix and Lot: 2861 0071 * Lot Address: 1332 FAIRMONT ST NW
Owner: HOLLY E GORDON * Owner's Address: 1332 FAIRMONT ST NW WASHINGTON, DC 20009-6939

Square Suffix and Lot: 2861 0072 * Lot Address: 1330 FAIRMONT ST NW
Owner: ADELL SWIFT * Owner's Address: 1330 FAIRMONT ST NW WASHINGTON, DC 20009-6939

Square Suffix and Lot: 2861 0074 * Lot Address: 1316 FAIRMONT ST NW
Owner: DEBORAH M QUIGLEY * Owner's Address: 1316 FAIRMONT ST NW WASHINGTON, DC 20009-6939

Square Suffix and Lot: 2861 0075 * Lot Address: 1314 FAIRMONT ST NW
Owner: CHARISSE CARNEY-NUNES * Owner's Address: 1314 FAIRMONT ST NW WASHINGTON, DC 20009-6939

Square Suffix and Lot: 2861 0076 * Lot Address: EUCLID ST NW
Owner: 1327 EUCLID LLC * Owner's Address: 1327 EUCLID ST NW WASHINGTON, DC 20009-4813

Square Suffix and Lot: 2861 0078 * Lot Address: 1350 FAIRMONT ST NW
Owner: FPE LP C/O EAGLE POINT ENTERPRISES LLC * Owner's Address: 1 CITY CTR 4TH FLOOR PORTLAND,
ME 04101

Square Suffix and Lot: 2861 0077 * Lot Address: EUCLID ST
Owner: 1327 EUCLID LLC * Owner's Address: 1327 EUCLID ST NW WASHINGTON, DC 20009-4813

Square Suffix and Lot: 2861 0079 * Lot Address: 1340 FAIRMONT ST
Owner: THE 1340 FAIRMONT STREET COOPERATIVE * Owner's Address: 1340 FAIRMONT ST NW
WASHINGTON, DC 20009-6965

Square Suffix and Lot: 2861 0814 * Lot Address: 1321 EUCLID ST NW
Owner: EUCLIDVILLE LLC * Owner's Address: 7775 ROTHERHAM DR HANOVER, MD 21076-1470

Square Suffix and Lot: 2861 0816 * Lot Address: 1333 EUCLID ST NW
Owner: SALMON & SALMON, LLC * Owner's Address: 5304 SW 19TH AVE CAPE CORAL, FL 33914

Square Suffix and Lot: 2861 0818 * Lot Address: 1328 FAIRMONT ST NW
Owner: JOHN H A KELSEY & D R T KELSEY * Owner's Address: 1328 FAIRMONT ST NW
WASHINGTON, DC 20009-6939

Square Suffix and Lot: 2861 0819 * Lot Address: 1326 FAIRMONT ST NW
Owner: NEAGLE NICK * Owner's Address: 1326 FAIRMONT ST NW WASHINGTON, DC 20009-6939

Square Suffix and Lot: 2861 0080 * Lot Address: 1324 FAIRMONT ST
Owner: PROJECT ONE DEVELOPMENT LLC * Owner's Address: 1816 MONROE ST NW WASHINGTON, DC
20010-1015

Square Suffix and Lot: 2861 0081 * Lot Address: 1322 FAIRMONT ST
Owner: PROJECT ONE DEVELOPMENT LLC * Owner's Address: 1816 MONROE ST NW WASHINGTON, DC
20010-1015

Square Suffix and Lot: 2861 0822 * Lot Address: 1320 FAIRMONT ST NW
Owner: ASHER BLAINE H C/O C/O FRED A SMITH CO * Owner's Address: 730 24TH ST NW STE 19
WASHINGTON, DC 20037-2518

Square Suffix and Lot: 2861 0827 * Lot Address: 2618 13TH ST NW
Owner: 2620 LIMITED PARTNERSHIP & DISTRICT OF COLUMBIA C/O CASTLE MGMT CORP * Owner's Address:
2549 ELVANS RD SE APT 101 WASHINGTON, DC 20020-3530

Square Suffix and Lot: 2861 0830 * Lot Address: 1349 EUCLID ST NW
Owner: 1347 EUCLID LLC C/O C/O RENEAU REAL ESTATE LLC * Owner's Address: 1811 S ST NW OFC 100

quare Suffix and Lot: 2861 0831 * Lot Address: 1347 EUCLID ST NW
Owner: 1347 EUCLID LLC C/O C/O RENEAU REAL ESTATE LLC * Owner's Address: 1811 S ST NW OFC 100
WASHINGTON, DC 20009-6148

Square Suffix and Lot: 2866 0054 * Lot Address: 1310 EUCLID ST NW
Owner: DORIS J MASON * Owner's Address: 3244 LIVINGSTON ST NW WASHINGTON, DC 20015-1633

Square Suffix and Lot: 2866 0055 * Lot Address: 1308 EUCLID ST NW
Owner: EDWARD H BRUSKE * Owner's Address: 1300 EUCLID ST NW WASHINGTON, DC 20009-4804

Square Suffix and Lot: 2866 0056 * Lot Address: 1306 EUCLID ST NW
Owner: HARTLING ROBERT GERARD * Owner's Address: 1306 EUCLID ST NW WASHINGTON, DC 20009-4804

Square Suffix and Lot: 2866 0057 * Lot Address: 1304 EUCLID ST NW
Owner: JANET KEENAN HOUSING CORPORATION * Owner's Address: 1319 KALMIA RD NW WASHINGTON, DC
20012-1444

Square Suffix and Lot: 2866 0058 * Lot Address: 1302 EUCLID ST NW
Owner: MICHAEL D THOMPSON * Owner's Address: 1302 EUCLID ST NW WASHINGTON, DC 20009-4804

Square Suffix and Lot: 2866 0075 * Lot Address: 2534 13TH ST NW
Owner: L GEORGE * Owner's Address: 2534 13TH ST NW WASHINGTON, DC 20009-5202

Square Suffix and Lot: 2866 0081 * Lot Address: 1316 EUCLID ST NW
Owner: SAMARITAN INNS INC * Owner's Address: 2523 14TH ST NW WASHINGTON, DC 20009-6952

Square Suffix and Lot: 2866 2094 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD
20814-6060

Square Suffix and Lot: 2866 2051 * Lot Address: 1312 EUCLID ST
Owner: GREGORY WELLS * Owner's Address: 1662 33RD ST NW WASHINGTON, DC 20007-2749

Square Suffix and Lot: 2866 0833 * Lot Address: 1354 - 1356 EUCLID ST NW
Owner: 1354 EUCLID STREET LLC * Owner's Address: 1203 U ST NW WASHINGTON, DC 20009-4442

Square Suffix and Lot: 2866 0836 * Lot Address: 1368 EUCLID ST NW
Owner: 1368 EUCLID STREET LP * Owner's Address: 1551 E MAIN ST RICHMOND, VA 23219-3633

Square Suffix and Lot: 2866 2005 * Lot Address: 1324 EUCLID ST
Owner: RAYMOND K SOLOMON * Owner's Address: 1324 EUCLID ST NW # B1 WASHINGTON, DC 20009-4811

Square Suffix and Lot: 2866 2006 * Lot Address: 1324 EUCLID ST
Owner: JOHN P KLEIDERER C/O UNIT B2 * Owner's Address: 1324 EUCLID ST NW WASHINGTON, DC 20009-
4811

Square Suffix and Lot: 2866 2007 * Lot Address: 1324 EUCLID ST
Owner: KELBY S JOHNSON * Owner's Address: 1324 EUCLID ST NW # B3 WASHINGTON, DC 20009-4811

Square Suffix and Lot: 2866 2008 * Lot Address: 1324 EUCLID ST
Owner: NICHOLAS B FERENC * Owner's Address: 1324 EUCLID ST NW UNIT B4 WASHINGTON, DC 20009-4811

Square Suffix and Lot: 2866 2009 * Lot Address: 1324 EUCLID ST
Owner: FRANK J DESARBO * Owner's Address: 1324 EUCLID ST NW # B5 WASHINGTON, DC 20009-4811

Square Suffix and Lot: 2866 2023 * Lot Address: 1324 EUCLID ST
Owner: LESLIE A HESS * Owner's Address: 1324 EUCLID ST NW APT 205 WASHINGTON, DC 20009-5381

Square Suffix and Lot: 2866 2010 * Lot Address: 1324 EUCLID ST
Owner: APRIL R VARA * Owner's Address: 1324 EUCLID ST NW # B6 WASHINGTON, DC 20009-4811

Owner: TEGAN M KARL * Owner's Address: 1324 EUCLID ST NW APT 101 WASHINGTON, DC 20009-4834

Square Suffix and Lot: 2866 2012 * Lot Address: 1324 EUCLID ST
Owner: KATHRYN T FRASSO C/O UNIT 102 * Owner's Address: 1324 EUCLID ST NW WASHINGTON, DC 20009-4811

Square Suffix and Lot: 2866 2013 * Lot Address: 1324 EUCLID ST
Owner: WENDY L PATTEN * Owner's Address: 1324 EUCLID ST NW APT 103 WASHINGTON, DC 20009-4834

Square Suffix and Lot: 2866 2014 * Lot Address: 1324 EUCLID ST
Owner: MICHAEL PLOSTOCK C/O UNIT 104 * Owner's Address: 1324 EUCLID ST NW WASHINGTON, DC 20009-4811

Square Suffix and Lot: 2866 2015 * Lot Address: 1324 EUCLID ST
Owner: CHIEN YOUNG C/O UNIT 105 * Owner's Address: 1324 EUCLID ST NW WASHINGTON, DC 20009-4811

Square Suffix and Lot: 2866 2016 * Lot Address: 1324 EUCLID ST
Owner: ANDREW T WILSON * Owner's Address: 1324 EUCLID ST NW # 106 WASHINGTON, DC 20009-4811

Square Suffix and Lot: 2866 2024 * Lot Address: 1324 EUCLID ST
Owner: ANAND A TRIVEDI * Owner's Address: 1324 EUCLID ST NW APT 206 WASHINGTON, DC 20009-5381

Square Suffix and Lot: 2866 2017 * Lot Address: 1324 EUCLID ST
Owner: ALAN R SEUTTER JR * Owner's Address: 1324 EUCLID ST NW APT 107 WASHINGTON, DC 20009-4834

Square Suffix and Lot: 2866 2018 * Lot Address: 1324 EUCLID ST
Owner: KENNETH F DAVIDSON * Owner's Address: 1324 EUCLID ST NW # 108 WASHINGTON, DC 20009-4811

Square Suffix and Lot: 2866 2019 * Lot Address: 1324 EUCLID ST
Owner: GREGORY R VADAS * Owner's Address: 1324 EUCLID ST NW APT 201 WASHINGTON, DC 20009-5381

Square Suffix and Lot: 2866 2020 * Lot Address: 1324 EUCLID ST
Owner: DIANE M BROWN * Owner's Address: 1324 EUCLID ST NW # 202 WASHINGTON, DC 20009-4811

Square Suffix and Lot: 2866 2021 * Lot Address: 1324 EUCLID ST
Owner: CATHERINE SCAFIDI * Owner's Address: 1324 EUCLID ST NW APT 203 WASHINGTON, DC 20009-5381

Square Suffix and Lot: 2866 2022 * Lot Address: 1324 EUCLID ST
Owner: MICHAEL D O'NEILL * Owner's Address: 1324 EUCLID ST NW # 204 WASHINGTON, DC 20009-4811

Square Suffix and Lot: 2866 2025 * Lot Address: 1324 EUCLID ST
Owner: JOANN MINGARI C/O UNIT 207 * Owner's Address: 1324 EUCLID ST NW WASHINGTON, DC 20009-4811

Square Suffix and Lot: 2866 2026 * Lot Address: 1324 EUCLID ST
Owner: FLAGG K YOUNGBLOOD * Owner's Address: 1324 EUCLID ST NW APT 208 WASHINGTON, DC 20009-5381

Square Suffix and Lot: 2866 2027 * Lot Address: 1324 EUCLID ST
Owner: MICHAEL S PATTERSON * Owner's Address: 1324 EUCLID ST NW APT 301 WASHINGTON, DC 20009-5381

Square Suffix and Lot: 2866 2028 * Lot Address: 1324 EUCLID ST
Owner: SCOTT D KOZAR C/O UNIT 302 * Owner's Address: 1324 EUCLID ST NW WASHINGTON, DC 20009-4811

Square Suffix and Lot: 2866 2029 * Lot Address: 1324 EUCLID ST
Owner: DENISE T WALDROP * Owner's Address: 1324 EUCLID ST NW APT 303 WASHINGTON, DC 20009-4835

Square Suffix and Lot: 2866 2030 * Lot Address: 1324 EUCLID ST
Owner: TONY D HAWKINS * Owner's Address: 1324 EUCLID ST NW APT 304 WASHINGTON, DC 20009-4835

Square Suffix and Lot: 2866 2031 * Lot Address: 1324 EUCLID ST
Owner: ISAAC MAISELMAN * Owner's Address: 1324 EUCLID ST NW APT 305 WASHINGTON, DC 20009-4835

Square Suffix and Lot: 2866 2045 * Lot Address: 1324 EUCLID ST
Owner: PAUL WARDA * Owner's Address: 1324 EUCLID ST NW APT 404 WASHINGTON, DC 20009-4836

Square Suffix and Lot: 2866 2032 * Lot Address: 1324 EUCLID ST
Owner: THERESE A SIMON * Owner's Address: 1324 EUCLID ST NW APT 306 WASHINGTON, DC 20009-4835

Square Suffix and Lot: 2866 2033 * Lot Address: 1324 EUCLID ST
Owner: BRIAN A WRENN C/O UNIT 307 * Owner's Address: 1324 EUCLID ST NW WASHINGTON, DC 20009-4811

Square Suffix and Lot: 2866 2034 * Lot Address: 1324 EUCLID ST
Owner: ASHITA TRIKA * Owner's Address: 1324 EUCLID ST NW # 308 WASHINGTON, DC 20009-4811

Square Suffix and Lot: 2866 2035 * Lot Address: 1324 EUCLID ST
Owner: NYKE VUONG * Owner's Address: 1324 EUCLID ST NW APT 401 WASHINGTON, DC 20009-4836

Square Suffix and Lot: 2866 2036 * Lot Address: 1324 EUCLID ST
Owner: PETER J MOORE * Owner's Address: 1324 EUCLID ST NW # 402 WASHINGTON, DC 20009-4811

Square Suffix and Lot: 2866 2037 * Lot Address: 1324 EUCLID ST
Owner: STACEY H KING * Owner's Address: 1324 EUCLID ST NW APT 403 WASHINGTON, DC 20009-4836

Square Suffix and Lot: 2866 2038 * Lot Address: 1324 EUCLID ST
Owner: PAUL WARDA * Owner's Address: 1324 EUCLID ST NW APT 404 WASHINGTON, DC 20009-4836

Square Suffix and Lot: 2866 2039 * Lot Address: 1324 EUCLID ST
Owner: BRIAN P OLEARCZYK * Owner's Address: 1324 EUCLID ST NW APT 405 WASHINGTON, DC 20009-4836

Square Suffix and Lot: 2866 2040 * Lot Address: 1324 EUCLID ST
Owner: JENIFER D HAGUE * Owner's Address: 1324 EUCLID ST NW # 406 WASHINGTON, DC 20009-4811

Square Suffix and Lot: 2866 2041 * Lot Address: 1324 EUCLID ST
Owner: ELIANA M MALDONADO * Owner's Address: 1324 EUCLID ST NW APT 407 WASHINGTON, DC 20009-4836

Square Suffix and Lot: 2866 2042 * Lot Address: 1324 EUCLID ST
Owner: THOMAS C NEWTON * Owner's Address: 1324 EUCLID ST NW APT 408 WASHINGTON, DC 20009-4836

Square Suffix and Lot: 2866 2043 * Lot Address: 1324 EUCLID ST
Owner: BRIAN P OLEARCZYK * Owner's Address: 1324 EUCLID ST NW APT 405 WASHINGTON, DC 20009-4836

Square Suffix and Lot: 2866 2044 * Lot Address: 1324 EUCLID ST
Owner: THOMAS C NEWTON * Owner's Address: 1324 EUCLID ST NW APT 408 WASHINGTON, DC 20009-4836

Square Suffix and Lot: 2866 2046 * Lot Address: 1324 EUCLID ST
Owner: MAJESTIC LLC * Owner's Address: PO BOX 15427 WASHINGTON, DC 20003-0427

Square Suffix and Lot: 2866 2052 * Lot Address: 1312 EUCLID ST
Owner: EVE K CONANT * Owner's Address: 1887 NEWTON ST NW WASHINGTON, DC 20010-1016

Square Suffix and Lot: 2866 2053 * Lot Address: 1312 EUCLID ST
Owner: DOMINIC M ARGENTIERI * Owner's Address: 1320 FORT MYER DR ARLINGTON, VA 22209-3500

Square Suffix and Lot: 2866 2054 * Lot Address: 1312 EUCLID ST
Owner: ROBERT A STILES JR C/O C/O UNIT 4 * Owner's Address: 1312 EUCLID ST NW WASHINGTON, DC 20009-4848

Square Suffix and Lot: 2861 2004 * Lot Address: 1319 EUCLID ST 4
Owner: VALLA DIAFARI C/O C/O UNIT 1 * Owner's Address: 2370 15TH ST NW WASHINGTON, DC 20016

Square Suffix and Lot: 2861 2003 * Lot Address: 1319 EUCLID ST
Owner: PAUL M KROGER C/O C/O UNIT 3 * Owner's Address: 1319 EUCLID ST NW WASHINGTON, DC 20009-4843

Square Suffix and Lot: 2861 2002 * Lot Address: 1319 EUCLID ST
Owner: MICHAEL J KAPLAN C/O UNIT 2 * Owner's Address: 1319 EUCLID ST NW WASHINGTON, DC 20009-4843

Square Suffix and Lot: 2861 2001 * Lot Address: 1319 EUCLID ST
Owner: ROSA MARIA CASTANEDA * Owner's Address: 1319 EUCLID ST NW # 1 WASHINGTON, DC 20009-4803

Square Suffix and Lot: 2866 2102 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2101 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2100 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2099 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2098 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2097 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2096 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2095 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2103 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2104 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2105 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2106 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2108 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2107 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE BETHESDA, MD 20814-6015

Square Suffix and Lot: 2866 2111 * Lot Address: 1348 EUCLID ST
Owner: TRIANGEL II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2112 * Lot Address: 1348 EUCLID ST
Owner: TRIANGELE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2113 * Lot Address: 1348 EUCLID ST
Owner: TRIANGEL II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2114 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2115 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2116 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2117 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2118 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2119 * Lot Address: 1348 EUCLID ST
Owner: TRIANGEL II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2120 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2123 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2124 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2125 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2126 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2127 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2129 * Lot Address: 1348 EUCLID ST P-3
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2130 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2131 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2132 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2133 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2134 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2135 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2136 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2137 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2138 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2139 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2140 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2141 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2142 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2143 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD 20814-6060

Square Suffix and Lot: 2866 2144 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD
20814-6060

Square Suffix and Lot: 2866 2145 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD
20814-6060

Square Suffix and Lot: 2866 2146 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD
20814-6060

Square Suffix and Lot: 2866 2122 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD
20814-6060

Square Suffix and Lot: 2866 2121 * Lot Address: 1348 EUCLID ST
Owner: TRIANGLE II EUCLID STREET LLC * Owner's Address: 7801 NORFOLK AVE STE 200 BETHESDA, MD
20814-6060

**1327 Euclid Street, NW
Existing Leaseholders as of 8.24.06**

Muyiwa Ososanya
1327 Euclid Street, N.W.
Apt. 102
Washington, D.C. 20009

John Mayfield
1327 Euclid Street, N.W.
Apt. 104
Washington, D.C. 20009

Patricia Smith
1327 Euclid Street, N.W.
Apt. 105
Washington, D.C. 20009

Novella Frink
1327 Euclid Street, N.W.
Apt. 203
Washington, D.C. 20009

Cleola Closs
1327 Euclid Street, N.W.
Apt. 206
Washington, D.C. 20009

Annie Miles
1327 Euclid Street, N.W.
Apt. 304
Washington, D.C. 20009

Annie Burch
1327 Euclid Street, N.W.
Apt. 306
Washington, D.C. 20009

RECEIVED
D.C. OFFICE OF ZONING
2006 SEP - 7 PM 1: 59

**BOARD OF ZONING ADJUSTMENT
District of Columbia**

CASE NO. 17553

EXHIBIT NO. 9

Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration
941 North Capitol Street N.E., room 2100
Washington D.C. 20002
Tel: (202) 442-4470 Fax: (202) 442-4862

Government
of the District
of Columbia
BLRA9AA

C of O

CERTIFICATE OF OCCUPANCY

PERMIT NO.
CO 33830

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

DATE : 5/13/02

ADDRESS: 1327 EUCLID ST NW	FLOOR(S): BASEMENT 1ST, 2ND & 3RD	PRCLID : 2861 <small>(square)</small>	-0000-	0004 <small>(lot)</small>
		WARD : 1	ZONE : R4	

		PRCLID : 2861 <small>(square)</small>	-0000-	0077 <small>(lot)</small>
		WARD : 1	ZONE : R4	

PERMISSION IS HEREBY GRANTED TO: SOLE PROPRIETOR : NAUN & LUZ M SEGOVIA	TRADING AS: 1327 EUCLID STREET PROPERTY
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APPROVED USES: APARTMENT BUILDING	PREVIOUS USES: APARTMENT BUILDING
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1	CHANGE OF OWNERSHIP	BZA NO.:	OCCUPIED SQ. FOOTAGE: 12,000	OCCUP. LOAD: 20	EXPIRATION DATE: NONE
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DESCRIPTION OF USE: APARTMENT BUILDING (20) UNITS	FEE: \$85.00
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THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, VALID ONLY for the premise at the above address 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.

David A. Clark DIRECTOR	PERMIT CLERK: THINGOC MACXOAN
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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17553

EXHIBIT NO. 10





M A I D E N & A S S O C I A T E S , P . C .
A r c h i t e c t s E n g i n e e r s P l a n n e r s
4930 Wisconsin Avenue
Washington, D. C. 20016

Member American Institute of Architects

Tel. No.: (202) 244-2600 Office; (202) 365-4375 Cell

Fax No.: (202) 244-7732

E-Mail: WJMAIDEN@AOL.COM

TO: MR. MATT LEYDIG
ADAMS BANK

RE: ASSESSMENT OF THE EXISTING STRUCTURE AND RECOMMENDATIONS FOR THE
PROPOSED ADDITION.

PROJECT ADDRESS: 1327 EUCLID STREET, NW
WASHINGTON, D.C. 20009
SQUARE: 2861 LOT: 04

PROJECT DESCRIPTION: EXISTING 20-UNIT APARTMENT BUILDING FOR
CONVERSION INTO A PROPOSED 35 UNIT-APARTMENT
BUILDING

DATE: JULY 26, 2006

The following statements and assessments represent a visual inspection of the items performed on July 24, 2006. The Architect/Engineer shall not be liable for imperfections, defects and inconsistencies within the workmanship or quality of materials or any existing conditions, code compliance or otherwise.

This report does not provide or imply guarantees or warranties for defects, service or repairs.

GENERAL:

The existing building was built in 1961 as an apartment building. The total area of the lot is 7,531 S.F. The primary area of focus is the existing structural system and its ability to receive a three(3) story addition above it.

The general structural integrity within the existing building interior and exterior walls are generally sound and considered to be safe for occupancy. The roof was observed and is in good condition. The condition of the exterior masonry walls at the building are in good condition with some minor cosmetic defects.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17553

EXHIBIT NO. 11

EXISTING STRUCTURE:

The existing structure consists of conventional load bearing exterior masonry walls. The exterior walls are 8" C.M.U. with 4" face brick. The main corridor (core) of the building is load bearing consisting of frame construction and masonry. The foundation is concrete strip footing with a concrete slab-on-grade basement.

The existing floor joists are 2x8, spaced at 16" o.c.

The existing stairs, although structurally sound in good condition are not in compliance with the riser and tread size as per IBC 2000.

PROPOSED STRUCTURE:

The proposed three (3) stories (4th, 5th and penthouse Floors) shall be designed to be independent from the existing structure. The proposed three (3) stories shall be supported with steel wide flange spandrel beams at the perimeter and tangent to the inside face of the existing walls of the roof parapet with wide flange steel columns extending through and fastened at each existing floor to a spread footing below the basement concrete slab. Columns shall be spaced at approximately 20 feet on centers along the exterior perimeter wall.

The masonry core of the building along the corridors shall be underpinned and reinforced with new reinforced masonry piers. New reinforced masonry walls shall be constructed at selected areas along the hallway which will include a new reinforced masonry elevator shaft.

All existing floor joists and the existing roof joists will be reinforced with new wood joists "sistered" to the existing in order to achieve the minimum code requirements for live load of 40 psf within the apartments and 100 psf in the corridors. The proposed balconies will be designed at a live load of 100 psf with 250 psf lateral load on the railings. The roof will be designed at a live load of 100 psf. The proposed structure will be designed to comply with IBC 2000 Code requirements and the reinforcement and steel columns will bring the existing portions of the structure into code compliance.

SUMMARY:

A test pit will be necessary at the foundation level in order to observe the existing footings.

A geotechnical soils survey and report shall be done prior to completion of the final structural design in order to verify and confirm design bearing capacities of the soil..

The construction process shall follow appropriate procedures during demolition for removal and disposal of lead paint, asbestos.

PROPOSED PROJECT GENERAL SCOPE OF WORK

01 GENERAL REQUIREMENTS

1. Obtain Board of Zoning Adjustment Hearing for Approval to add three additional floors.
2. Obtain DCRA Building Permit, Plumbing Permit Electrical Permit, Mechanical Permit, Elevator Permit, Public Space Permit.
3. Obtain General Liability Insurance, Performance Bond, Material and Labor Payment Bond, Workmen Compensation.
4. Provide Temporary Construction Site Office
5. Provide On-Site Dumpster
6. Perform Geological Sub-Surface Test and Report
7. Perform Test existing main Waste Lines from the existing building to the Street.
8. Install Temporary Storm Water Management Devices as per DCDOEH.

02 SITE

1. Demolition of all existing windows and doors, selective interior walls, interior finished flooring, mechanical system, lighting fixtures and wiring, devices and switches, plumbing fixtures and pipe extensions to the main lines.
2. Excavation and Underpinning of the 58' x 48' Basement area at the rear of the building to create a Parking Garage and Storage Area.
3. Strip all Parapet Wall Flashing at Roof.
4. Remove the existing Mailboxes at Lobby.
5. Remove the existing Boiler.
6. Excavate area below Lobby for a Den in the Basement Apartment.

03 CONCRETE

1. New Concrete Wall Underpinning Concrete slab on grade at 58'x 48' Parking Garage and Storage Area.
2. New Walkway and Handicap Ramp at Front Entrance.
3. New Concrete Slab on Grade at basement Apartment Den below Lobby.
4. New Concrete Slab on Grade at Rear Yard for Parking Lot.

04 MASONRY

1. New 4" Face Brick (to match existing) and 8" C.M.U. exterior walls for new Fourth, Fifth and Penthouse Floors.
2. New elevator Shaft.

05 METALS

1. New Structural Steel Columns and Beams to Support the new Fourth, Fifth and Penthouse Floors.
2. New Miscellaneous Steel Balcony Railing, Stair Railing, handicap Ramp Railing.
3. New steel stud non-bearing partition framing at selective areas.
4. New Aluminum Entrance Doors and Penthouse Doors.
5. New steel Roof Deck floor framing.

06 WOOD AND PLASTICS

- 1. New interior partitions within apartments.**
- 2. New floor joists to be repaired and replaced as needed.**
- 3. New painting at all interior areas.; and ferrous steel at exterior areas.**

07 THERMAL AND MOISTURE PROTECTION

- 1. New Mineral Fiber Fire Rated Insulation at each floor, roof and walls dividing each apartment unit.**
- 2. New Rigid Board Insulation at all exterior walls.**
- 3. New Aluminum Flashing at Roof Parapet Walls, and all exterior doors and windows.**
- 4. New moisture proofing membrane under all new concrete slabs on grade.**
- 5. New Weather Stripping and thresholds at all exterior doors**

08 DOORS AND WINDOWS

- 1. New steel exterior doors, new fire rated steel interior doors at each apartment entrance, new Aluminum / Glass store front type front entrance and at Penthouse, new wood interior doors within each apartment.**
- 2. New Exterior Windows at each Apartment.**

09 FINISHES

- 1. New gypsum board wall finishes at each Apartment, Lobby and Corridors.**
- 2. Repair existing plaster and gypsum board at selected areas where the existing walls are to remain.**
- 3. New wood base board trim, window and door trim at each Apartment, Corridors and Lobby.**

10 SPECIALTIES

- 1. New Bathroom accessories, Medicine Cabinets, Mirrors, Paper Holders, Towel Bars, Soap Dish at each Apartment.**
- 2. New Shower Doors at bathroom Tubs and Showers.**

11 EQUIPMENT

- 1. Restore Existing Trash Chute.**
- 2. New Kitchen Refrigerator, Sink, garbage Disposal, Dish Washer, Range and Oven.**

12 FURNISHINGS

- 1. New Kitchen Cabinets and Counter Tops.**
- 2. New Built-in Seating at Roof Deck and Recreation Areas.**

13 SPECIAL CONSTRUCTION

- 1. Not Applicable**

14 CONVEYING SYSTEMS

1. New Hydraulic Elevator.
2. New Wheel Chair Lift at Lobby.
3. Repair existing Stairs Treads with non-skid nosing.
4. Construct new Stairs to the new Fourth, Fifth, Penthouse and Roof Levels.
5. Construct new Handicap Ramp and Main Entrance Stairs at Lobby and Exterior Entry Stoop.

15 MECHANICAL

1. New Split-System HVAC System within each Apartment Unit.
2. New HVAC System for Corridors and Lobby.
3. New Plumbing Fixtures at each Apartment Unit.
4. New Natural Gas Service for the Building by Washington Gas.
5. New Fire Sprinkler Water Service and Domestic Water Service to the building from the Street.
6. New Ventilation and Floor Drainage System at Parking Garage.
7. New Drainage System at Exterior Parking Lot.

16 ELECTRICAL AND FIRE SAFETY

1. New general Electrical Wiring at each Apartment Unit, Corridors and Lobby and Parking Garage.
2. New Lighting Fixtures, Outlets, Switches, Smoke Detectors, Cable TV, Security Alarm System, Circuit Breaker Panel and Devices at each Apartment Unit, Corridors and Lobby and Parking Garage.
3. New Electrical Service Upgrade for the building by Pepco.
4. New Fire Alarm System with Fire Annunciator Panel and Automatic Sprinkler System for the entire building and Parking Garage.

CERTIFICATION:

I, HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND OBSERVATIONS.

WILLIE J. MAIDEN, AIA

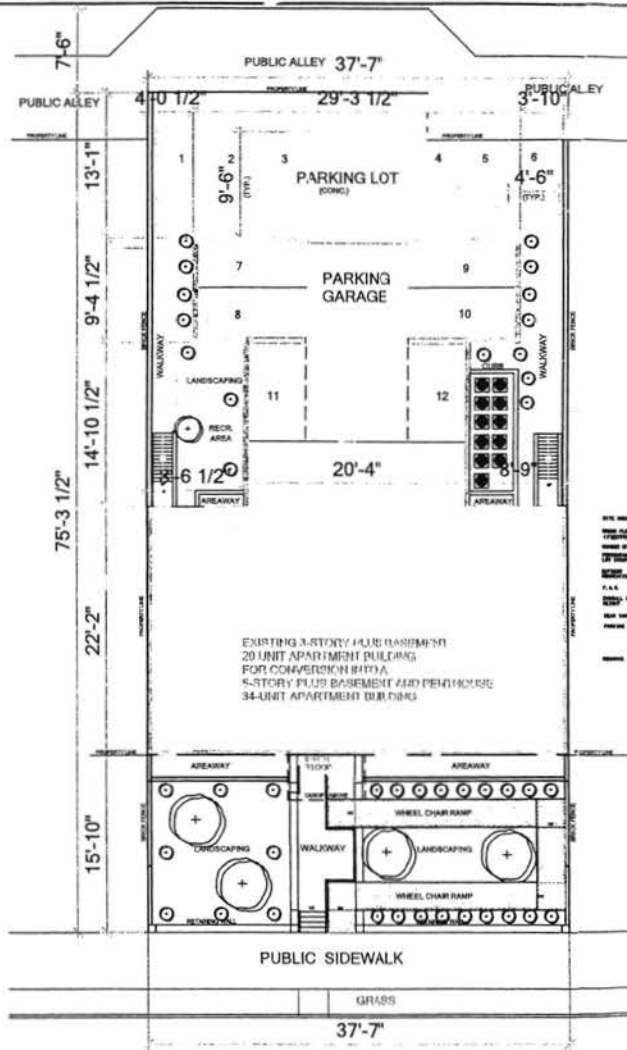
Signature

Date

CARL D. JONES, PE

Signature

Date



Architect
WILLIE JAMES HAIDEN, AIA

MAIDEN AND ASSOCIATES
Architects / Engineers / Planners

4700 VISCONTER AVENUE, NW
WASHINGTON, D.C. 20015

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E-MAIL: WJHAIDEN@MAIL.COM

Client's Name / Address
1327 EUCLID STREET, LLC
7616 ALASKA AVE., NW
WASHINGTON, D.C. 20012
(202) 359-1996 OFFICE
(202) 545-0326 FAX

Project Name / Address
SEGOVIA APARTMENTS
1327 EUCLID STREET, NW
WASHINGTON, D.C. 20009

LOT: 004
SQUARE: 2881
LOT AREA: 7,531 S.F.
WARD: 1 COLUMBIA HEIGHTS
ZONING REGULATION: RA
2000 D.C. CODE USE GROUP:
2000 D.C. CODE CONSTRUCTION TYPE:
2000 BORN CODE:

ITEM	NUMBER / UNIT	PROPOSED / PROVIDED	DEFINITION
AREA	11,294 SF		NET AREA
OFFICE FLOOR AREA (FOOTPRINT)	6,940 SF	5,940 SF	
GROSS FLOOR AREA (GFA)	79,000 SF	39,000 SF	
P.A.T.	RECALCULATED		
NUMBER OF STORIES	3	E 11/2 E 1 1/2 E 1 1/2	RECALCULATED
PERCENTAGE OF USE PROVIDED			70.2%
OVERALL BUILDING HEIGHT	40 FEET	60.0 FEET	RECALCULATED
FAÇADE	1,895 FEET 3,492 S.F. x 12'		
RECREATION	25% GROSS FLOOR AREA	0.25% G.A.	
OPEN COURTYARD	0%		

ELEVATOR / PENETRATION / ROOF STRUCTURE / ROOFTOP EQUIPMENT SCREEN

1. SHALL BE SET BACK FROM FACE OF BUILDING AT A 3:1 RATIO TO THE HEIGHT OR EXCESS OF 4'-0" OVER THE MAXIMUM BUILDING HEIGHT LIMITATION.

2. ELEVATOR PENETRATION HEIGHT AT THE FACE OF THE BUILDING IS 4'-0" EXCESS OF 4'-0" SHALL BE SET BACK FROM THE BUILDING FACE AT A 3:1 RATIO.

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D.C. OFFICE OF ZONING

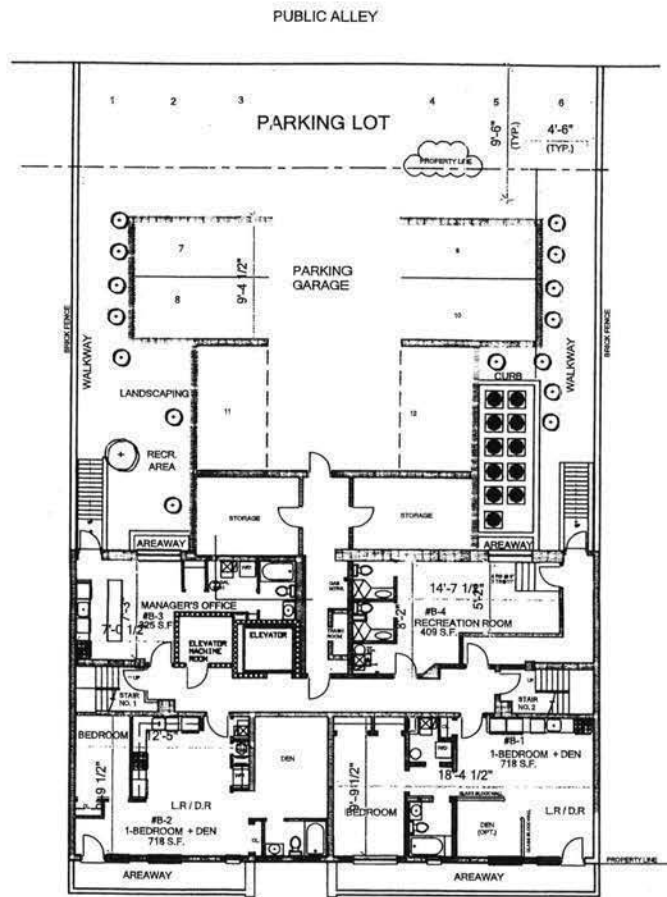
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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17553
EXHIBIT NO. 12

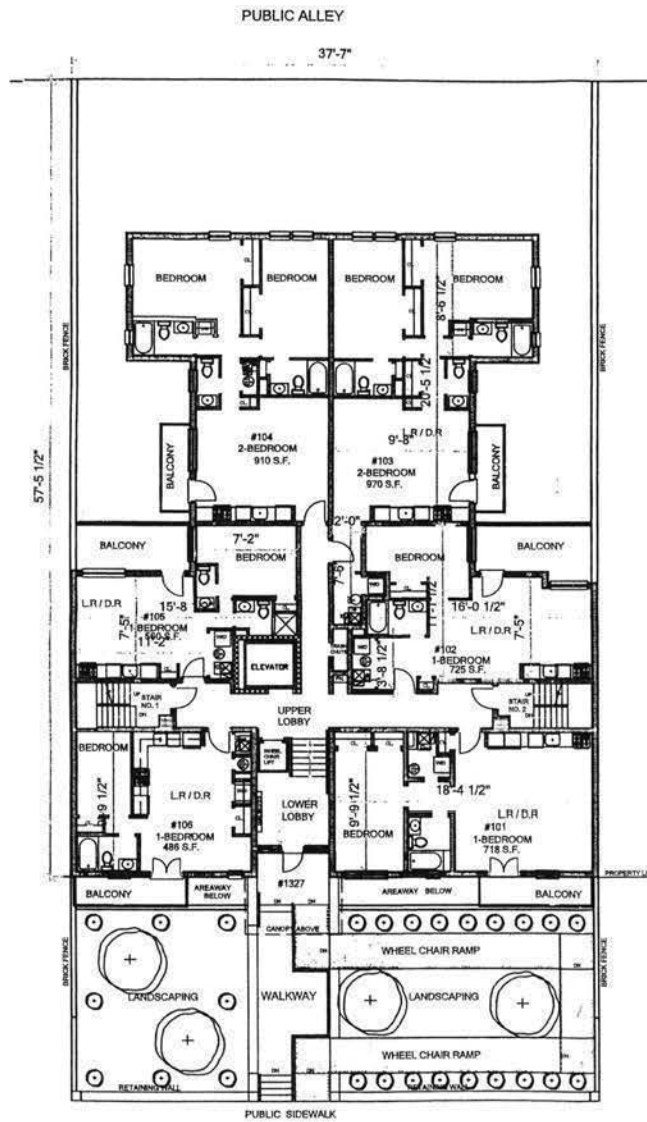
SITE PLAN
SCALE 1" = 10'

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2017 SEP -7 PM 2:00



BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

Architect
WILLIE JAMES MAIDEN,

Confirmation
The owner of this design/contract documents and specifications is not responsible for any errors or omissions and shall retain the right to make changes at any time without notice to the architect. The architect shall be held responsible for the completion of the design and construction of the project.

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7816 ALASKA AVE., NV
WASHINGTON, D.C. 2C
(202) 359-1996 OFFICE
(202) 545-0326 FAX

Project Name / Address
SEGOVIA APARTMENT
1327 EUCLID STREET,
WASHINGTON, D.C. 20

LOT: 004
SQUARE: 2851
LOT AREA: 7,531 S.F.
WARD: 1 COLUMBIA HEIG
ZONING DESIGNATION: PD
2000 I. & C. CODE, USE GROUP
3000 I. & C. CODE, CONSTRUCTION II
2000 ROW CODE

Number	Date	REVISION	SCHEDULE

Working Name
FLOOR PLANS

Spec. Division/Section
ARCHITECTURAL

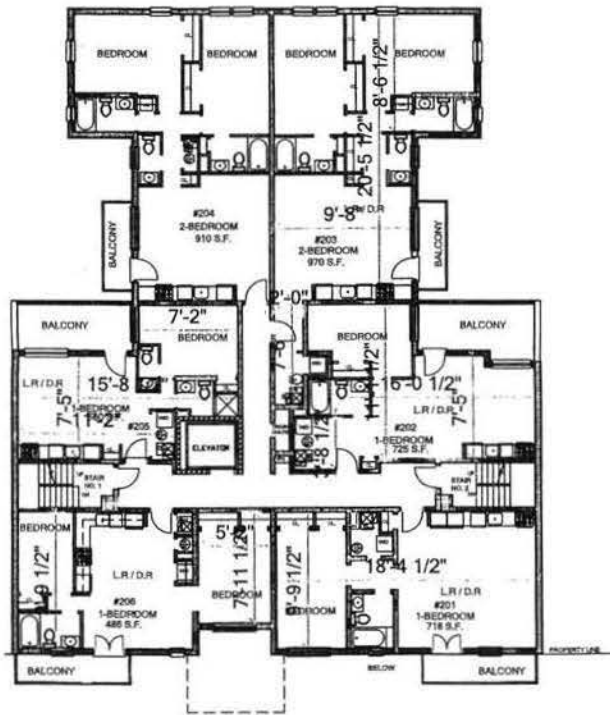
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Checked by	Designed by	Drawn by	Project No.	Sheet No.
8/1/05				

080112
REVISED 8/1/05

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 2004 SEP -7 PM 2:00



SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0"



THIRD FLOOR PLAN
 SCALE 1/8" = 1'-0"

Architect
 WILLIE JAMES MAIDEN, AI

Certification
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Owner's Name / Address
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 7616 ALASKA AVE., NW
 WASHINGTON, D.C. 200
 (202) 359-1996 OFFICE
 (202) 545-0326 FAX

Project Name / Address
SEGOVIA APARTMENTS
 1327 EUCLID STREET, N
 WASHINGTON, D.C. 200

LOT: 004
 SQUARE: 2061
 LOT AREA: 7,531 S.F.
 WARD: 1
 ZONING REGISTRATION: 04
 2000 I & O CODE: USE GROUP
 2000 I & O CODE: CONSTRUCTION TYPE
 2000 BOM CODE:

Author	Rev	Date

REVISION	SCHEDULE

FLOOR PLANS

Spec: Division/Section
ARCHITECTURAL
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 S/105 Date: 8/1/05

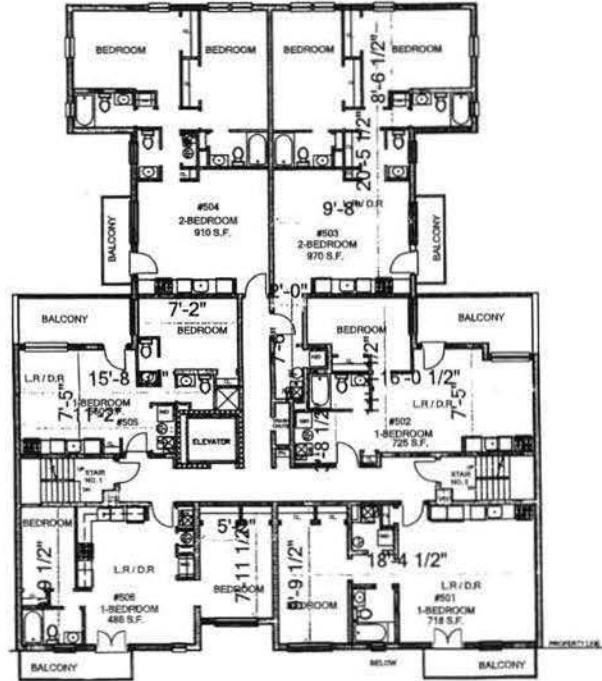
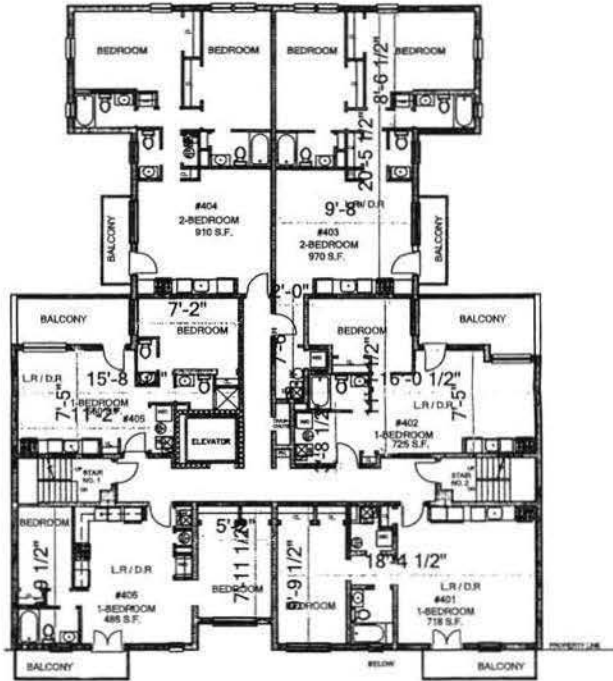
Author's Name: Checked by:
 WJM WJM

080112 08/11/05 **A2**

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D.C. OFFICE OF ZONING

2003 SEP 7 PM 2:00



Architect
WILLIE JAMES MAIDEN, AIA

Confirmation
The owner of the above-described parcel hereby certifies that the information provided herein is true and correct and that the proposed project is in accordance with the applicable zoning regulations and that the project is being undertaken in accordance with the applicable zoning regulations.

MAIDEN AND ASSOCIATES
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(202) 359-1996 OFFICE
(202) 545-0326 FAX

Project Name / Address
SEGOVIA APARTMENTS
1327 EUCLID STREET, NW
WASHINGTON, D.C. 20009

LOT: 004
SQUARE: 2881
LOT AREA: 7,531 S.F.
WARD: 1
ZONING DESIGNATION: R4
2000 I. & E. CONG. LINE GROUP
2000 I. & E. CONG. CONSTRUCTION TYPE
2000 SOME CONC.

NO.	DATE	REVISION

Author: Name: Date:

REVISION SCHEDULE

Working Name:
FLOOR PLANS

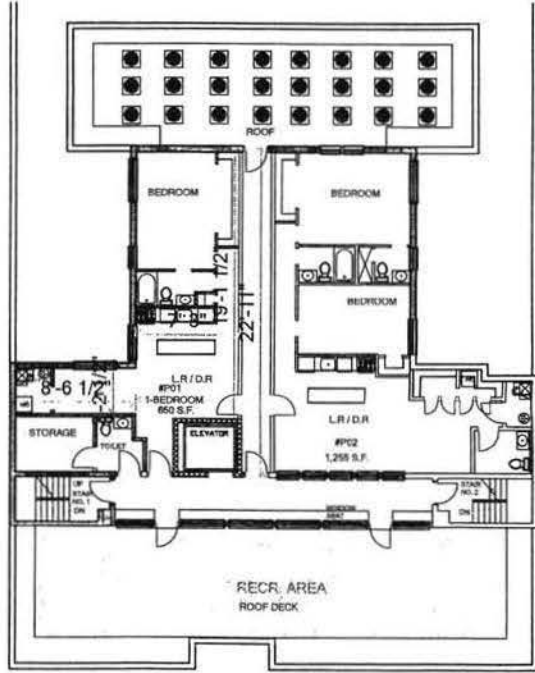
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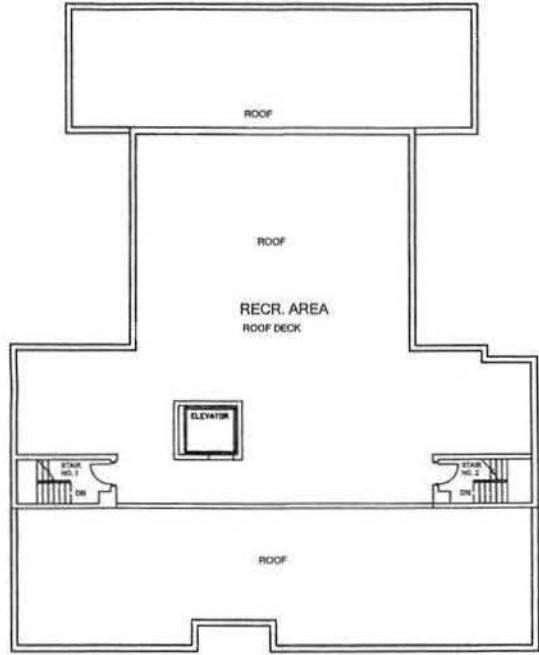
Contract No:	Revised To:	Printing Date:
8/1/05	Revised by:	
	Checked by:	
	Drawn by:	
	Scale:	
080112	Revised By:	
	Revised Date:	

A3

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2016 SEP -7 PM 2:00



PENTHOUSE FLOOR PLAN
SCALE 1/8" = 1'-0"



ROOF PLAN
SCALE 1/8" = 1'-0"

Architect:
WILLIE JAMES MAIDEN, AIA

Certification
The work of the architectural consultant herein
has been prepared by the architect or person
under his direct supervision and in accordance
with the provisions of the District of Columbia
Professional Registration Act. The architect
is not responsible for the construction of the
work unless he has performed or caused to be
performed the construction of the work.

MAIDEN AND ASSOCIATES
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(202) 359-1996 OFFICE
(202) 545-0326 FAX

Project Name / Address
SEGOVIA APARTMENTS
1327 EUCLID STREET, NW
WASHINGTON, D.C. 20009

LOT: 004
SQUARE: 2881
LOT AREA: 7,531 S.F.
WARD: 1
ZONING DESIGNATION: P16
2006 I. & C. CODE USE GROUP:
2006 I. & C. CODE CONSTRUCTION TYPE:
2006 SOW CODE:

Number	Name	Date

REVISION SCHEDULE		
Number	Name	Date

FLOOR PLANS

Spec: Division/Section
ARCHITECTURAL

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Architect's Name			
080112			

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FRONT ELEVATION
 SCALE 1/8" = 1'-0"

Architect
 WILLIE JAMES MAIDEN, AIA

CERTIFICATION
 The undersigned hereby certifies that the drawings herein were prepared by an architect or registered professional engineer or other duly qualified person or persons in the State of Maryland, and are hereby submitted for the record and for the purpose of recording the same, and that the undersigned is the architect or registered professional engineer or other duly qualified person or persons in the State of Maryland, and that the undersigned is the author of the drawings herein.

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 (202) 359-1996 OFFICE
 (202) 545-0326 FAX

Project Name / Address
 SEGOVIA APARTMENTS
 1327 EUCLID STREET, NW
 WASHINGTON, D.C. 20005

LOT: 004
 SQUARE: 2861
 LOT AREA: 7,531 S.F.
 WARD: 1 COLUMBIA HEIGHTS
 ZONING DESIGNATION: R4
 2000 I. & C. CODE USE GROUP:
 2000 I. & C. CODE CONSTRUCTION TYPE:
 2000 BONE CODE

Number	Date	Revised	Schedule
FRONT ELEVATION			

Spec. Division/Section
 ARCHITECTURAL

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Contract No.	Revised for	Revised Date
8/1/05	Revised for	
	Revised for	
	Revised for	
	Revised for	
	Revised for	
	Revised for	
	Revised for	
	Revised for	

A5

SEGOVIA INTERIOR CONSTRUCTION INC 06-05
7616 ALASKA AVE NW
WASHINGTON, DC 20012-1469

1291
65-270/550

Date 8-28-06

Pay to the Order of Dc Treasurer \$ 2,400.00
Twenty Four Hundred 00/100 Dollars  Security Features. Details on Back.



ACH RT 061000104

For 1327 EUCLID LLC - BZA 17553 *Naun Segovia* MP

D.C. OFFICE OF ZONING

BOARD OF ZONING ADJUSTMENT
WASHINGTON, D.C. 20001

RECEIPT

BZA CASE NO. 17553

CHECK NO. 1291
(DATE) SEPT. 7, 2006
Amount \$ 2,400.00

Name NAUN SEGOVIA

Address 7616 ALASKA AVE, N.W., WDC 20012

DESCRIPTION

Application of Naun Segovia requests a height variance, a story limit variance to 5 stories, and court + side yard variances for new construction, for the purpose of adding 2 floors + penthouse located at 1327 Euclid St, NW, Square 2861, Lot 0004, R-4 Zoning District.

BZA-0100/9-98

98-0857

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17553

EXHIBIT NO. 13

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D.C. OFFICE OF ZONING

Government of the District of Columbia
BOARD OF ZONING ADJUSTMENT



2006 SEP -7 PM 2: 00

Consideration of your Application No. 17553, filed on 9/7/06, will be governed by the Board of Zoning Adjustment Rules of Practice and Procedure, effective on October 1, 1999. Under these Rules, your application will be set for public hearing on the first available date. The Board holds at least **TWO HEARINGS** per month, but typically **FOUR HEARINGS**. Cases are set for hearing on a first come, first serve basis. You will be notified of the date of the hearing approximately 40 days in advance.

When you receive the notice of public hearing, it will then be your responsibility as the applicant to post a notice of the public hearing on the property. You must pick up a posting sign from the Office of Zoning, and place it on each street frontage of the property a **MINIMUM of FIFTEEN (15) DAYS** prior to the date set for public hearing. You must check the sign at least once every five (5) days to be sure that it is in place, and must repost as necessary.

At the time of the initial posting, you must take a photograph of the sign. That photograph must be filed with the Office of Zoning a **MINIMUM of FIVE (5) DAYS** before the date set for public hearing, as an attachment to the affidavit of posting, which the Board will supply.

Please be further advised that it is also the responsibility of the applicant to carry the burden of proof for an application. That means that you should review the Zoning Regulations which apply to your application, as set forth in the notice of public hearing and should be prepared to tell the Board how your application meets the requirements of the Regulations against which it must be judged. (For variances refer to 11 DCMR 3103.2 and for special exceptions 3104.1)

The site of your application is within the jurisdiction of **Advisory Neighborhood Commission (ANC)** 10. If that ANC submits written comments on your application, the Board will give those comments "great weight" in its decision. The Board encourages you to contact the ANC to discuss your application at the earliest practical time. The telephone number of ANC 10 is (202) 265-3871

You are also advised that if you intend to submit any additional materials in support of the application, any documentary evidence must be filed with the Office of Zoning at least **FOURTEEN (14) DAYS** prior to the date of the hearing. Documentary evidence includes statements, information, briefs, letters, reports, reports of experts and other witnesses, plans and other material.

Should you have any questions during the period your application is pending before the Board, please call the

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17553
EXHIBIT NO. 14


JERRILY R. KRESS, FAIA
Director

ACKNOWLEDGEMENT ANadou Lamine Diouf

sab/12-00
Form OZ-01

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



September 7, 2006

Fred L. Greene
FLGA LLC
1625 Massachusetts Avenue, N.W.
Washington, D.C. 20036

Re: BZA Application No. 17553 (1327 Euclid Street, N.W.) Naum Segovia

Dear Mr. Greene:

The Office of Zoning ("OZ") received the above-cited self-certified application on September 7, 2006. Your application requests variance relief from the building height and story limitations, rear yard and open court requirements to allow the expansion of an existing apartment building from 20 units to 34 units in the R-4 District. OZ review of your application has determined that you may need an additional variance under 11 DCMR subsection 2002.5, which states:

"A structure devoted to a nonconforming use shall not be enlarged, except if the enlargement is to be devoted to a conforming use."

If you agree with the above, please supplement your burden of proof statement to address the additional relief sought and \$800 for the additional variance. Please call Richard S. Nero, Jr., Deputy Director of Operations at (202) 727-6311, if you have any questions about the foregoing.

SINCERELY,

A handwritten signature in black ink, appearing to read "Jerrily R. Kress".

JERRILY R. KRESS, FAIA
DIRECTOR

A handwritten mark or flourish in black ink, possibly a stylized "J" or a similar symbol.

rsn

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17553

EXHIBIT NO. 15

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



MEMORANDUM

To: Director
Office of Planning
Development Review & Coordination

From: Jerrily R. Kress, FAIA *RSN*
Director *J*

Date: **SEP 11 2006**

Re: Application No. 17553

Attached hereto is a copy of the above-numbered application with related memorandum or a Notice of Certification from the Zoning Administrator's Office. This application was filed on SEPTEMBER 7, 2006. Please note that 11 DCMR, subsection 3114.2, requires that your report be filed at least seven (7) days prior to the date set for the public hearing in this case.

APPROXIMATE HEARING DATE: JAN 07

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17553

EXHIBIT NO. 16

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



MEMORANDUM

To: Advisory Neighborhood Commission

LB

From: Jerrily R. Kress, FAIA JK
Director

Date: **SEP 11 2006**

Re: BZA Application No. 17553

In accordance with DCMR 3112.7 and 3113.7, you are hereby advised that the above-numbered application, which falls within the boundaries of your Advisory Neighborhood Commission, was filed with the BZA on 9/7/06. A copy of the above-numbered application is attached for your information and use. This is not a notice of public hearing on the application. You will receive notice of the hearing by mail and through the D.C. Register approximately forty (40) days in the advance of the hearing. In accordance with 11 DCMR 3115, the written report of an ANC shall contain certain information specified in that section. A copy of Section 3115 is on the reverse side. If you have any questions, please contact the Office of Zoning at (202) 727-6311.

APPROXIMATE HEARING DATE: JAN 07

Office of Advisory Neighborhood Commission
C/O Gottlieb Simon
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17553

EXHIBIT NO. 17

EXCERPT FROM TITLE 11 DCMR, "ZONING

3115 ADVISORY NEIGHBORHOOD COMMISSION REPORTS

3115.1 The written report of the ANC shall be submitted to the Board at least seven (7) days in advance of the hearing and shall contain the following information:

- (a) An identification of the appeal or application;
- (b) When the public meeting of the ANC to consider the appeal or application was held;
- (c) Whether proper notice of that meeting was given by the ANC;
- (d) The number of members of the ANC that constitute a quorum and the number of members present at the meeting;
- (e) The issues and concerns of the ANC about the appeal or application as Related to the standards of the Zoning Regulations against which the appeal or application must be judged:
- (f) The recommendation, if any, of the ANC as to the disposition of the appeal Or application;
- (g) The vote on the motion to adopt the report to the Board;
- (h) The name of the person authorized by the ANC to present the report; and
- (i) The signature of the ANC chairperson or vice-chairperson.

3115.2 The Board shall give "great weight" to the written report of the ANC, as required by No. 1-261, D.C. Code, 1982 ed.

3115.3 In the event the ANC submits its report on the basis of understandings, agreements, or meetings with the appellant, or applicant which later are modified by appellant or applicant, the designated representative of the ANC may comment orally concerning the specific inconsistencies. No other new matters may be presented orally by the designated representative of the ANC.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



MEMORANDUM

To: Single Member District – Advisory Neighborhood Commission

1B08

From: Jerrily R. Kress, FAIA RSIN
Director

Date: SEP 11 2006

Re: Notice of Filing Date: Sept. 7, 2006 Case No. 17553

This is to inform you that the above-numbered case has been filed before the Board of Zoning Adjustment for zoning relief. The property that is the subject of this case is within your Single Member District Boundary. Therefore, I am attaching a copy of the case, as your Single Member District may be affected. For additional information, please contact the Office of Zoning at (202) 727-6311.

APPROXIMATE HEARING DATE: JAN 07

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17553

EXHIBIT NO. 18

EXCERPT FROM TITLE 11 DCMR, ZONING REGULATIONS

3115 ADVISORY NEIGHBORHOOD COMMISSION REPORTS

3115.1 The written report of the ANC shall be submitted to the Board at least seven (7) days in advance of the hearing and shall contain the following information:

- (a) An identification of the appeal or application;
- (b) When the public meeting of the ANC to consider the appeal or application was held;
- (c) Whether proper notice of that meeting was given by the ANC;
- (d) The number of members of the ANC that constitute a quorum and the number of members present at the meeting;
- (e) The issues and concerns of the ANC about the appeal or application as Related to the standards of the Zoning Regulations against which the appeal or application must be judged:
- (f) The recommendation, if any, of the ANC as to the disposition of the appeal Or application;
- (g) The vote on the motion to adopt the report to the Board;
- (h) The name of the person authorized by the ANC to present the report; and
- (i) The signature of the ANC chairperson or vice-chairperson.

3115.2 The Board shall give "great weight" to the written report of the ANC, as required by D.C. Code, 2001 Ed. § 1-309.10 (d) (formerly codified at D.C. Code § 1-261 (1994 Repl. & 1999 Supp)).

3115.3 In the event the ANC submits its report on the basis of understandings, agreements, or meetings with the appellant or applicant that later are modified by the appellant or applicant, the designated ANC representative may comment orally concerning the specific inconsistencies. No other new matters may be presented orally by the designated ANC representative.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



MEMORANDUM

To: City Council Member For Ward
ONE

From: Jerrily R. Kress, FAIA RSW
Director J

Date: SEP 11 2006

Re: Notice of Filing Date: 9/7/06 Case No. 17553

This is to inform you that the above-numbered case has been filed before the Board of Zoning Adjustment for zoning relief. The property that is the subject of this case is within your Ward. Therefore, I am attaching a copy of the case, as this will affect your Ward. For additional information, please contact the Office of Zoning at (202) 727-6311.

APPROXIMATE HEARING DATE: JAN 07

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17553

EXHIBIT NO. 19

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



MEMORANDUM

To: Kenneth Laden
Department of Transportation

From: Jerrily R. Kress, FAIA 12512
Director 2

Date: SEP 11 2006

Re: BZA Application No. 17553

The above-cited application is being referred to you for informational purposes only; unless DDOT's review and report on this matter is otherwise requested by the Office of Planning (OP). The contact person at the OP is Jennifer Steingasser, who can be reached on (202) 442-8808. The approximate public hearing date for this matter is JAN 07.

Please call Cliff Moy, Senior Zoning Specialist, on (202) 727-6311, if you have any questions relevant to the foregoing.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17553

EXHIBIT NO: 20

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

September 18, 2006

Ms. Jerrily R. Kress, FAIA
Director
D.C. Board of Zoning Adjustment
441 4th Street, NW, Suite #200/210-S
Washington, D.C. 20001

Re: BZA Application No. 17553 (1327 Euclid Street, NW) Naun Segovia

Dear Ms. Kress:

In response to your letter dated September 7, 2006, enclosed is a supplement to the above-referenced application. We are in agreement that an additional variance under 11 DCMR subsection 2002.5 is needed. The purpose of the supplement is to modify our burden of proof statement to establish a basis for the relief requested under 11DCMR subsection 2002.5.

Also, enclosed is the additional fee for the variance in the amount of \$800.00.

Should you have any questions, or if there is a need for additional information, please feel free to give me a call on 202-965-0900.

Kind regards,



Fred L. Greene
President/CEO

cc: Mr. Naun Segovia
Mr. Roy Kaufmann – Jackson & Campbell

Enclosure

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17553

EXHIBIT NO. 21

RECEIVED
D.C. OFFICE OF ZONING
2006 SEP 18 PM 1:22

**Supplement to Applicant's Burden of Proof Statement
BZA Application Number 17553 (1327 Euclid Street, NW
Naun Segovia, Owner**

The property is a non-conforming use (apartment building) in an R-4 (rowhouse) district. 11 DCMR subsection 2002.5 states: "A structure devoted to a nonconforming use shall not be enlarged, except if the enlargement is to be devoted to a conforming use." A variance allowing the enlargement to be devoted to a nonconforming use (apartment building) is requested and required for the renovations to be economical.

Our argument in support of this variance is based on context. This area of Columbia Heights was a thriving commercial and residential center, with numerous multi-story apartment buildings erected prior to enactment of the 1958 Zoning Regulations, the subject property among them.

As we noted in our Application:

2. a) The immediate neighborhood contains, in the immediate proximity of the Property, structures erected before 1958 that currently exceed zoning height and story limits. Structures on each side of the Property already exceed the current height limitation of 40 feet, and an apartment building directly across the street exceeds [the current limits of] 40 feet and 3 stories. A new residential structure at 14th and Euclid Streets, NW, diagonally across the street from the Property, has been erected in the immediately adjoining C-2-B district (maximum height 65 feet). The structure immediately adjacent to the Property to the east contains 4 stories and a new addition of 4 stories is under construction [shown in our Application photographically]. In fact, the rapidly improving neighborhood will benefit from a structure that will more harmoniously maintain and reinforce cornice and roof lines, and which will transform an eyesore into an a handsome and appropriate neighbor.

Columbia Heights is once again thriving, with a new Metro Station. Residential density along 14th Street is permitted to a height of 65 feet, and the existing pre-Regulation apartment buildings are being, or have been, renovated to meet current market expectations.

Granting a variance for extending the existing nonconforming use vertically within the footprint of the existing building will, actually, make the building be in greater harmony with its neighborhood. The proposed use (residential apartment building) remains consistent with the residential uses permitted within R-4 districts. The height variance and nonconforming use variance are not inconsistent with existing multi-family apartment buildings in the immediate vicinity of the Property, and implement the general intent and purpose of the Zoning Regulations and Map.

SEGOVIA INTERIOR CONSTRUCTION, INC.
7616 ALASKA AVE, NW
WASHINGTON, DC 20012

1735
65-270/550

DATE 9-14-06

PAY
TO THE
ORDER OF

DC Treasurer

\$ 800.00

eight hundred 00/100

DOLLARS



SUNTRUST
SunTrust Bank

ACH RT 061000104

FOR 1327 Euclid LLC

Nam Siquia

CHARLND STYLK XPR

MP

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



September 7, 2006

Fred L. Greene
FLGA LLC
1625 Massachusetts Avenue, N.W.
Washington, D.C. 20036

Re: BZA Application No. 17553 (1327 Euclid Street, N.W.) Naun Segovia

Dear Mr. Greene:

The Office of Zoning ("OZ") received the above-cited self-certified application on September 7, 2006. Your application requests variance relief from the building height and story limitations, rear yard and open court requirements to allow the expansion of an existing apartment building from 20 units to 34 units in the R-4 District. OZ review of your application has determined that you may need an additional variance under 11 DCMR subsection 2002.5, which states:

"A structure devoted to a nonconforming use shall not be enlarged, except if the enlargement is to be devoted to a conforming use."

If you agree with the above, please supplement your burden of proof statement to address the additional relief sought and \$800 for the additional variance. Please call Richard S. Nero, Jr., Deputy Director of Operations at (202) 727-6311, if you have any questions about the foregoing.

SINCERELY,

A handwritten signature in black ink, appearing to read "Jerrily R. Kress".

JERRILY R. KRESS, FAIA
DIRECTOR

A handwritten flourish or mark, possibly a stylized "J" or a similar symbol, located to the right of the signature.

RSU



1625 Massachusetts Ave NW, Suite 400, Washington, DC 20036
Phone: (202) 965-0900 - Fax: (202) 797-5133 - www.flgallc.com

VIA FAX (202-727-6072)

October 4, 2006

Mr. Geoffrey Griffis
Chairman
Office of Zoning
441 4th Street, NW, Suite #200-S
Washington, D.C. 20001

Re: BZA Application No. 17553 (1327 Euclid Street, NW) Naun Segovia

Dear Mr. Griffis:

The purpose of this correspondence is to request an expedited hearing on the above referenced case. An application has been filed, a case number has been provided and we do not expect any adverse opposition.

Should you have any questions, please feel free to contact me at 202-965-0900.

Kind regards,

Fred L. Greene
President/CEO

cc: Mr. Naun Segovia
Mr. Roy Kaufmann – Jackson & Campbell

RECEIVED
D.C. OFFICE OF ZONING
2006 OCT -4 PM 2:24

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17553

EXHIBIT NO. 22

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



Fred L. Greene, President
FLGA, LLC
1625 Massachusetts Avenue, N.W., Suite 400
Washington, D.C. 20036

OCT 31 2006

Re: BZA Application Nos. 17553

Dear Mr. Greene:

Your application has been accepted as complete. You are hereby notified to appear before the Board of Zoning Adjustment (Board) on Tuesday, January 23, 2007, at 441 4th Street, N.W., Suite 220 South, Washington, D.C., 20001 for a public hearing concerning the following application:

Application of Naun Segovia, pursuant to 11 DCMR § 3103.2, for variances from the building height and story limitations under section 400, a variance from the rear yard requirements under section 404, a variance from the open court requirements under section 406, and a variance from the prohibition on enlarging a structure devoted to a nonconforming use under subsection 2002.5, to allow the expansion of an existing apartment house from 20 units to 34 units in the R-4 District at premises 1327 Euclid Street, N.W. (Square 2861, Lot 4).

The property involved in this application is located within the boundaries of Advisory Neighborhood Commission 1B. This application will be heard between 9:30 a.m. and 12:00 p.m.

PLEASE NOTE THAT A SIGN(S) MUST BE OBTAINED FROM THE OFFICE OF ZONING TO BE POSTED ON THE PROPERTY. The Board's Rules of Practice and Procedure (11 DCMR §§ 3113.14 through 3113.20) provides that the notice sign must be posted at least 15 days prior to the hearing. The posted notice must also be checked at least once every five days, and replaced when necessary. An affidavit concerning the original posting of the sign must be filed with the Board at least 5 days prior to the hearing. The sign and the affidavit should be picked up from the Office of Zoning, Suite 210 South, 441 4th Street, N.W., Washington, D.C. 20001.

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17553

EXHIBIT NO. 23

BZA APPLICATION NOS. 17553

PAGE NO. 2

You should be aware that letters and other documents may be submitted to the Board by other individuals, organizations and government agencies both in support of and in opposition to your application. At least one week prior to the public hearing, you should review the file in your application so that you are prepared to respond to any issues that may be raised regarding your application.

Further, if you are not clear about what information you must present to the Board in support of your application, please contact the Office of Zoning as soon as possible. If you have any questions or require any additional information, feel free to call the Office of Zoning at (202) 727-6311.

SINCERELY,



JERRILY R. KRESS, FAIA

Director



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



OCT 31 2006

Chairperson
Advisory Neighborhood Commission 1B
P.O. Box 73710
Washington, DC 20056

Re: BZA Application Nos. 17553

Dear Chairperson:

This is to advise you that a public hearing has been scheduled by the Board of Zoning Adjustment to consider the following application that is located within the boundaries of your ANC area:

Application of Naun Segovia, pursuant to 11 DCMR § 3103.2, for variances from the building height and story limitations under section 400, a variance from the rear yard requirements under section 404, a variance from the open court requirements under section 406, and a variance from the prohibition on enlarging a structure devoted to a nonconforming use under subsection 2002.5, to allow the expansion of an existing apartment house from 20 units to 34 units in the R-4 District at premises 1327 Euclid Street, N.W. (Square 2861, Lot 4).

The hearing will be held on Tuesday, January 23, 2007, in Suite 220, 441 4th Street, N.W., Washington, D.C. 20001. This application will be heard between 9:30 a.m. and 12:00 p.m.

You are advised that 11 DCMR Section 3115.1 sets out certain requirements related to reports of ANCs, and specifically that Section 3115 requires that the written report of the ANC be filed with the Board at least seven days in advance of the hearing. A copy of Section 3115 is enclosed for your convenience. Information on the procedures which will govern consideration of this case are also available from the Office of Zoning, in Suite 210, 441 4th Street, N.W. Washington, D.C. 20001. The telephone number for the Office of Zoning is (202) 727-6311.

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311
BOARD OF ZONING ADJUSTMENT
District of Columbia

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

CASE NO.

17553

24

BZA APPLICATION NO. 17553
PAGE NO. 2

If you wish to forward comments in writing directly to the Board, such comments should be addressed to the Board of Zoning Adjustment at 441 4th Street, N.W., Suite 210 South, Washington, D.C. 20001.

SINCERELY,



JERRILY R. KRESS, FAIA
Director

Enclosure

EXCERPT FROM TITLE 11 DCMR, "ZONING

3115 ADVISORY NEIGHBORHOOD COMMISSIONS

3115.1 The written report of the ANC shall be submitted to the Board at least seven (7) days in advance of the hearing and shall contain the following information:

- (a) An identification of the appeal or application;
- (b) When the public meeting of the ANC to consider the appeal or application was held;
- (c) Whether proper notice of that meeting was given by the ANC;
- (d) The number of members of the ANC that constitutes a quorum and the number of members present at the meeting;
- (e) The issues and concerns of the ANC about the appeal or application, as related to the standards of the Zoning Regulations against the appeal or application must be judged;
- (f) The recommendation, if any, of the ANC as to the disposition of the appeal or application;
- (g) The vote on the motion to adopt the report to the Board;
- (h) The name of the person who is authorized by the ANC to present the report; and
- (i) The signature of the chairperson or vice-chairperson of the ANC.

3115.2 The Board shall give "great weight" to the written report of the ANC, as required by No. 1-261, D.C. Code, 1982 ed.

3115.3 In the event the ANC submits its report on the basis of understandings, agreements, or meetings with the appellant, or applicant which later are modified by appellant or applicant, the designated representative of the ANC may comment orally concerning the specific inconsistencies. No other new matters may be presented orally by the designated representative of the ANC.



PARTY STATUS APPLICATION



Notice: See other side of party status form for instructions.

NAME: Last First Middle I.

ADDRESS: Street Apt. # (if any) City State Zip Code

Phone No. Fax No. E-Mail

I hereby request to appear and participate as a party. Signature Date

Will you appear as a(n) Proponent Opponent Will you appear through legal counsel Yes No

If yes, please enter the name and address of such legal counsel.

NAME: Last First Middle I.

ADDRESS: Street Ste. # (if any) City State Zip Code

Phone No. Fax No. E-Mail

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.

INSTRUCTIONS

Any request for party status 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.

1. Form 140 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.
2. Present this form to the Office of Zoning at 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

APPEARANCE AND REPRESENTATION

In a proceeding before the Zoning Commission or Board of Zoning Adjustment, any person or party may appear on his or her own behalf. Any person or party may be represented by any other person duly authorized in writing to do so. The authorization shall state specifically that the authorization includes the power of the agent or representation to bind the person in the case.

Except for the applicant, appellant or the ANC, to participate as a party in a proceeding before the Board, any affected person shall file with the Zoning Commission or Board of Zoning Adjustment, not less than fourteen (14) days prior to the date set for the hearing, the following information.

- (a) The person's name and address;
- (b) A request to appear and participate as a party;
- (c) Whether the person will appear as a proponent or opponent of the application or appeal;
- (d) Whether the person will appear through legal counsel and, if so, the name and address of such legal counsel;
- (e) A list of witnesses who will testify on the persons behalf; and
- (f) A written statement setting forth why the person should be granted party status, including reference to the following:
 - (1) The property owned or occupied by such person, or in which such person has an interest, that will be affected by the action requested of the Board;
 - (2) The legal interest such person has in such property, such as owner, tenant, trustee or mortgagee;
 - (3) The distance between such person's property and the property that is the subject of the application or appeal before the Board;
 - (4) The environmental, economic or social impacts that are likely to affect such person and/or such person's property if the action requested of the Board is approved or denied; and
 - (5) Any other relevant matters that demonstrate how such person likely will be affected or aggrieved if the action requested of the Board is approved or denied.
- (6) In considering any request for party status pursuant to Subsection 3106.2, the Board shall grant party status only if the person has clearly demonstrated that his or her interests will be more significantly, distinctively or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



OCT 31 2006

**APPLICATION NUMBER 17553
TO WHOM IT MAY CONCERN:**

Notice is hereby given that the Board of Zoning Adjustment will hold a public hearing in Suite 220 South, 441 4th Street, N.W., Washington, D.C., 20001 on Tuesday, January 23, 2007. Your attention is invited to the following application:

Application of Naun Segovia, pursuant to 11 DCMR § 3103.2, for variances from the building height and story limitations under section 400, a variance from the rear yard requirements under section 404, a variance from the open court requirements under section 406, and a variance from the prohibition on enlarging a structure devoted to a nonconforming use under subsection 2002.5, to allow the expansion of an existing apartment house from 20 units to 34 units in the R-4 District at premises 1327 Euclid Street, N.W. (Square 2861, Lot 4).

At the public hearing, all interested persons will be given an opportunity to express their views. However, you may submit written views about this case. All written views should be sent to the address below, and must be received by the Board before the hearing on the case is concluded. Individuals and organizations wishing party status in any case before the Board must request that status in writing not less than fourteen (14) days prior to the date set for the public hearing on the particular application. The request for party status must contain all the information required by 11 DCMR § 3106.2. Section 3106 is enclosed for your information. This application is located within the boundaries of Advisory Neighborhood Commission 1B. This application will be heard between 9:30 a.m. and 12:00 p.m.

If you have any questions about this application, you may call the Office of Zoning on (202) 727-6311, or visit the office at 441 4th Street, N.W., Suite 210 South, Washington, D.C. 20001. Please refer to the application number when you write or call about this case.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17553
EXHIBIT NO. 25

SINCERELY,


JERRILY R. KRESS, FAIA *2*
Director

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

BZA APPLICATION NOS. 17558

PAGE NO. 2

Attachment

cc: Leaseholders to 1327 Euclid Street, N.W. per Exhibit 9 in case record.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



BZA APPLICATION NO: 17553

As Director of the Office of Zoning, I certify and attest that letters of notice have been prepared and mailed to all owners of property within 200 feet of the subject property based on the listing of owners submitted by the applicant as required by instructions on the BZA Application Form, and as determined by this office; the ANC Single Member District, and the City Council Member for the Ward of the subject application.

ATTESTED BY: *Jerrily R. Kress*
JERRILY R. KRESS, FAIA
Director, Office of Zoning *J*

DATE: OCT 31 2006

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17553

EXHIBIT NO. 26

attestltr3-15-04/ljp



ANC1B

**Government of the District of Columbia
PO Box 73710, Washington, DC 20056**

**Myla Moss, Phil Spalding, Catherine Hammonds, Deairich R. Hunter, Mike Smith, Tim Stephens,
Zachary Wright, Rosemary Akinmboni, Thomas K. D. Smith, Nate Mathews, Raymond Wright**

8 December 2006

Geoffrey Griffis, Chairman
Board of Zoning Adjustment
Suite 210 South
441 4th Street NW
Washington, DC 20001

RECEIVED
D.C. OFFICE OF PLANNING
2006 DEC 12 PM 11:09

**RE: BZA 17553
1327 Euclid Street NW**

Dear Chairman Griffis:

At its regularly scheduled meeting on December 7, 2006 (notice of which was properly given, and at which a quorum of seven of eleven members was present) ANC1B voted (7-0) to oppose this application. Applicant was not present to answer Commission or constituent questions, and neighbors were present to have questions answered concerning this application. The Commission has placed this application on our January 4, 2007 agenda.

Sincerely,

Deairich R. Hunter, Chairman

Philip C. Spalding, Secretary

CC: Naun Segovia
Councilmember Jim Graham
South Columbia Heights Neighborhood Association
Vivian Guerra, Office of Planning

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17553

EXHIBIT NO. 27

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

AFFIDAVIT OF POSTING

Notice: [Click Here for Affidavit Form Instructions](#)

DISTRICT OF COLUMBIA, ss:

Naon Segovia *, being first duly sworn, do hereby depose and say that:

I, * Naon Segovia, posted* 2 zoning poster(s)

("Notice of Public Hearing") furnished by the Director of the Office of Zoning on private property known as*

1327 Euclid St. NW. WASH. D.C. 20009 on* 11/6/07 at* 9:30 am

The zoning posters were placed in plain view of the public on the street frontages as listed on this affidavit below. I have maintained the posting notice by checking the signs every five days, and by posting new notices as necessary.

I have taken, or authorized to be taken,* 6 photograph(s) of the zoning posters where they have been placed.

The photographs (not to exceed 8 1/2" X 11"), attached hereto, clearly show each zoning poster as seen by the public.

The photographs, are numbered and correspond to the following street frontages:

Photograph No.*	Street Frontage*
<u>5</u>	<u>1327 Euclid St. NW 20009 DC.</u>

Signature: [Signature] Seal

Subscribed and sworn to before me this 8th day of January, 2007

Notary Public, D.C.

My commission expires on: Dec 14, 2008

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

Print Preview | Clear Form

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17553

EXHIBIT NO. 28

**PUBLIC NOTICE
OF
BOARD OF ZONING ADJUSTMENT
HEARING**

APPLICATION NO.
17553
OF

Naun Segovia

THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4th STREET, N.W. ON 3/23/97 AT 7:30 AM TO CONSIDER A PROPOSAL FOR

FOR MORE INFORMATION CONTACT THE BOARD AT 2000 M ST. N.W. SUITE 220-S WASHINGTON DC 20036
PHONE 202-691-1111 FAX 202-691-1112
WWW.DC.ZONING.DEPARTMENT.GOV

THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.

Property Apartments

SEGOVIA

**PUBLIC NOTICE
OF
BOARD OF ZONING ADJUSTMENT
HEARING**

APPLICATION NO.
17553
BT

Naun Segovia

THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON 3/23/87 AT 9:30 AM TO CONSIDER A PROPOSAL FOR



THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA
441 4TH STREET, N.W.
WASHINGTON, DC 20004
(202) 691-3100

THIS SIGN SHALL NOT BE REMOVED, DESTROYED, OR DESTROYED UNDER PENALTY OF THE LAW.

Property Apartments

SEGOVIA

1327

PUBLIC NOTICE
OF
BOARD OF ZONING ADJUSTMENT
HEARING
APPLICATION NO.
17353
OR
Hahn, Sigvora
THE BOARD OF ZONING ADJUSTMENT OF THE
CITY OF SEASIDE WILL HOLD A PUBLIC
HEARING IN RESE, ROOM ONE BARBERS
HALL, 441 17 STREET, N.E. ON 1/23/17
AT 7:00 AM TO CONSIDER A ZONING

PRIVATE
PROPERTY
KEEP OUT

1327

PUBLIC NOTICE
HEARING
177533
New Signage
has been or should be placed on the
property of 1327533. This is a
warning to all parties to be aware of
the signage and to be prepared to
remove it if necessary.



Small notice posted in the upper left window pane.

PUBLIC NOTICE
OF
BOARD OF ZONING ADJUSTMENT
HEARING
APPLICATION NO.
17553
OF
Naun Segovia
THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-5, ONE BARRACLOUGH SQUARE, 441 4th STREET, S.W. ON *1/23/07* AT *4-5 p.m.* TO CONSIDER A PROPOSAL FOR

THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA IS AN EQUAL OPPORTUNITY AGENCY. IF YOU ARE AN INDIVIDUAL WITH A DISABILITY AND YOU NEED ASSISTANCE TO PARTICIPATE IN THIS HEARING, PLEASE CONTACT THE BOARD AT 202-697-2200.

