

2012 APR 26 AM 10:10

The attached materials are in reference to a home at 2218 First St NW which is doing an addition on both the 2nd + 3rd floors of the home. The home is on the same side of the street as I am and has an identical lot + ~~the~~ home usage footprint. It uses 67% of the lot + exceeds the same 60% threshold as my home.

However, this home was not required to go to a BZA hearing for either addition. X. Mac at the Office of Zoning signed off on the permit with no hearing required. It is worth noting that this Application was filed by a "permit expeditor" named Yan Oteng-Agipong.

I am unsure why we are required to go to the BZA for an exception if this home, which is undertaking significantly more construction, was not required to and our lots + home sizes are identical.

City



PERMIT OPERATIONS

FILE JOB RE-REVIEW SHEET

JOB #

B1203004-E 3/2/12



RESUBMISSION DATE: 2/13/12

SUBMITTED BY: YAW OTENGA-AGIPONG

DUE DATE:

STORAGE LOCATION: BC-E

2218 1ST ST NW

do NOT use old or copied DC cert. f.

DDOE REVIEWERS			Completion Date	APP	HFC
☐ C. Edwards	☒ N. Barnes	☐ P. Phannavong	3/1/12		

ELECTRICAL REVIEWERS			Completion Date	APP	HFC
☐ L. Gardner	☐ M. Mba	☐ D. Njafuh			
☐ S. Suhrawardy	☐ Other _____				

FIRE REVIEWERS			Completion Date	APP	HFC
☐ S. Lester	☐ A. Carroll	☐ S. Brown			
☐ L. Lu	☐ Other _____				

MECHANICAL REVIEWERS			Completion Date	APP	HFC
☐ B. Ravishankar	☐ T. Habte	☐ G. Ukwuani			
☐ C. Edet	☐ H. Shelton				

STRUCTURAL REVIEWERS			Completion Date	APP	HFC
☐ R. Chen	☐ F. Chendi	☒ N. Hussain	03/2/12		X
☐ B. Johnson	☐ B. Debessai	☐ S. Ibrahim			

ZONING REVIEWERS			Completion Date	APP	HFC
☐ M. LeGrant	☐ K. Beeton	☐ J. Anderson	2/15/12		
☒ X. Mac	☐ A. Shittu	☐ D. Vollin	2/16/12		
☐ M. Ndaw	☐ J. Bellow	☐ Other _____	3/1/12	X	

ADDITIONAL REVIEWING AGENCIES		Completion Date	APP	HFC
☐ HPO _____	☐ DOH _____			
☐ WASA _____				

INTAKE BY FILE ROOM STAFF:

☐ K. Slade ☐ A. Howard ☒ J. Smith ☐ L. Moore ☐ Other _____



Department of Consumer and Regulatory Affairs

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel. (202) 442 - 4589

Fax (202) 442 - 4862

TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442 9557

RECEIVED

D.C. OFFICE OF ZONING

Date: 12/21/2011

Plans: Application

Engineering Coordinator: Ernesto Warren

Address of Project:

2218 1ST ST NW

Applicant/Agent: 2218 1st St, LLC

Job Classification:

Job No:

B1203004

Required Reviews: (Checked boxes only)	Reviewer:	Completion Time:	Review Status:
☐ Fine Arts:		☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Conf. w/Applicant
☐ Historic:		☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Conf. w/Applicant
☐ Public Space/DDOT:		☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Ref. to DPW ☐ Conf. w/Applicant
☒ Zoning:	Applied. 12/12/11 Korin Mac	☒ AM ☐ PM 3/1/12	☒ Approved ☒ HFC ☐ Ref. to BZA ☐ Ref. to Zoning Administrator ☐ Conf. w/Applicant
☐ Soil Erosion/DDOE:	KIB	☐ AM ☐ PM JAN 26 2012	☐ Approved ☒ HFC ☐ Conf. w/Applicant ☐ Ref. to DOH ☐ DDOD D eposit
☐ Storm Water Mgmt:			
☐ Air Quality:		☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Conf. w/Applicant
☐ EIS:			
☐ Water & Sewer/WASA:		☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Conf. w/Applicant
☒ Mechanical:	JHA	☐ AM ☐ PM	☒ Approved ☐ HFC ☐ Conf. w/Applicant
☒ Plumbing:	JHA	☐ AM ☐ PM	☒ Approved ☐ HFC ☐ Conf. w/Applicant
☐ Health/DOH:		☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Conf. w/Applicant
☒ Electrical:	SMU	☐ AM ☐ PM	☒ Approved ☐ HFC ☐ Conf. w/Applicant
☐ Elevator:		☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Conf. w/Applicant
☒ Fire Protection:	1/17/12 B	☐ AM ☐ PM	☒ Approved ☒ HFC ☐ Conf. w/Applicant
☒ Structural:	02/06/12 FER	☐ AM ☐ PM	☒ Approved ☒ HFC ☐ Conf. w/Applicant
☐ PRC:	03/28/12 m	☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Conf. w/Applicant

Remarks:

B1203004 B

(AI) APPROVALS (DO NOT WRITE ON THIS PAGE; OFFICIAL USE ONLY):**A. PERMIT CONTROL**

- ☐ 1. Fine Arts by: _____ Date: _____
☐ 2. Historic by: _____ Date: _____
☐ 3. Cap. Gateway by: _____ Date: _____
☐ 4. NCPC: _____ Date: _____
☐ 5. W.H./Obs. Precinct by: _____ Date: _____
☐ 6. Flood Control by: _____ Date: _____
☐ 7. WMATA by: _____ Date: _____
☐ 8. Condem. by: _____ Date: _____
☐ 9. Rental Accom. by: _____ Date: _____
☐ 10. Chinatown Distr. by: _____ Date: _____
☐ 11. Utility Clearance by: _____ Date: _____
☐ 12. General Liability Ins. Policy Clearance by: _____ Date: _____

B. CLEARANCE TO FILE PLANS

- ☐ 1. Zoning by: _____ Date: _____
☐ 2. DDOT - Permit and Records Division
 Access to Parking Street ☐ Street ☐ Alley
 Cleared by: _____ Date: _____
☐ 3. DDOT - Consumer Engineer
 Cleared by: _____ Date: _____
☐ 4. ERA - Erosion Control
 Cleared by: *[Signature]* Date: *3/1/12*

Restrictions of the Permit:

SEPARATE ELECTRICAL, PLUMBING AND MECHANICAL
INSTALLATION PERMITS ARE REQUIRED.

TO REPORT WASTE, FRAUD,
OR ABUSE BY ANY D.C. GOVERNMENT
OFFICIAL, CALL THE D.C. INSPECTOR
GENERAL AT 1-800-521-1639

C. PLANS AND APPLICATION APPROVAL

- ☐ 1. Information Counter by: *[Signature]* Date: *12/16/11*
☐ 2. Information Center by: _____ Date: _____
☐ (a) ABRA by: _____ Date: _____
☐ (b) Noise Control by: _____ Date: _____
☐ (c) Industrial Safety by: _____ Date: _____
☐ (d) Vector Control by: _____ Date: _____
☐ (e) D.C. Animal by: _____ Date: _____
☐ (f) Police Dept. by: *[Signature]* Date: *3/1/12*
☐ 3. Zoning by: _____ Date: _____
 Zoning Update by: _____ Date: _____
 Zoning Overlay approval by: _____ Date: _____
☐ 4. DDOT - Permit and Records Division/Deposit #
 Sidewalk Deposit \$ _____ Driveway Deposit \$ _____
 by _____ Date: _____
☐ 5. Water/Sewer Design Branch
 Consumer Eng. by: _____ Date: _____
☐ 6. Environmental Regulation Administration
☐ Environmental Policy Review
 Control No. _____ Date: _____
☐ Erosion Control by: _____ Date: _____
☐ Storm Water Mgmt. by: _____ Date: _____
 Plan No _____
☐ Air Quality by: _____ Date: _____
☐ Underground Storage by: _____ Date: _____
☐ 7. Mechanical Eng. Review by: *JAH* Date: *1-3-12*
☐ 8. Plumbing Eng. Review by: *JAH* Date: *1-3-12*
☐ 9. Electrical Eng. Review by: *[Signature]* Date: *1-10-12*
☐ 10. Health Plan Review
☐ (a) Food Plan Review by: _____ Date: _____
☐ (b) Medical X-Ray Plan Rev. by: _____ Date: _____
☐ 11. Fire Protection Plan Review
 by: *[Signature]* Date: *2/13/12*
☐ 12. D.C. Fire Dept. (Fire Prevention Plan Review Section)
 by: _____ Date: _____
☐ 13. Elevator Plan Rev. Sec. by: _____ Date: _____
☐ 14. Plumbing Insp Rev. by: _____ Date: _____
☐ 15. Construction Insp. Branch (Field Check)
 by: _____ Date: _____
☐ 16. Historic Pres. Div. by: _____ Date: _____
☐ 17. EISF: _____ Date: _____
☐ 18. Structural Eng. by: *[Signature]* Date: *03/28/12*
☐ 19. Permit and Certificate Issuance Counter
 by: _____ Date: _____
☐ 20. QC By: _____ Date: _____

*R-4***ZONING****DDOT - PUBLIC SPACE**

C of O Number _____	Date _____	New Bldg P.O.D. File in room 2124	Street Name: _____
Existing Use(s) <i>3rd floor 14' x 11.5' w/ new w/d deck</i>			Street Width: _____
Proposed Use <i>New rear 3rd floor 14' x 11.5' w/ new w/d deck</i>			Road Width: _____
			Sidewalk Width: _____
No. <i>20 2009-1 (BCE)</i>	BZA Case No _____	PUD Order No _____	Parking: _____
			Restrictions: _____

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D.C. OFFICE OF ZONING
2012 APR 26 AM 10:10



DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS

Zoning Data Summary

RECEIVED
D.C. OFFICE OF ZONING

General Instructions: Pursuant to 12 DCMR, § 106.1.11.6, submit this completed form with Building Permit and Certificate of Occupancy applications for:

- proposed new construction of buildings
- additions to existing buildings
- changes in use or occupant load.

Print clearly in ink. Do not write in gray areas. Write N/A (non-applicable) for items that do not apply. If you erase, cross out, white out, or otherwise change any information on this application, the application will be void.

For more information, call the Office of Zoning Administrator at 202-442-4576. If you need more forms, you can download them at dcra.dc.gov (go to Zoning Requirements) or pick them up at the Permit Center, 941 North Capitol St NE.

A. Site Address

Give complete and legal District address. If you need to apply for a new address, complete a New Address Application, before you complete this form. Do not abbreviate street names. Write the correct quadrant (NW, NE, SW, SE), suite or office number. Enter the correct Square, Suffix, and Lot number (SSL) or parcel ID.

Street Number 2218	Street Name FIRST STREET	Quadrant NW	Unit / Suite	Application Date 12-15-11
Square 3122	Suffix	Lot 16	Proposed use TWO FAMILY FLAT	File Job # B1203004-E (BC/E)

B. Owner & Contact Information

Agent must be an individual -- not a company.

Owner of Building or Property 2218 1ST ST, LLC	Complete mailing address (include zip) 2218 1ST ST. N.W.	Phone Number(s)	Email
Agent for owner, if applicable YAW OTENG-AGIPONG	Complete mailing address (include zip) 833 L ST. N.E.	Phone Number(s) 202 352 5058	Email yawoteng-agipong@msl.com

C. Zoning District & Special Development Restrictions

Give the correct zoning and overlay zoning district(s). Check with Zoning staff if you are unsure. If your proposed construction was subject to Board of Zoning Adjustments (BZA) or Zoning Commission review, write the order number. Attach copies of BZA order and Office of Zoning stamped plan exhibits (site plan, elevations, floor plans).

District R-4	Overlay(s), if any N/A
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Number of Board of Zoning Adjustment (BZA) or Zoning Commission (ZC) Order, if applicable.

D. Zoning Data

For items with asterisks (*) refer to the Definitions Section of the Zoning Regulations, 11 DCMR, § 199.1, available online at dcz.dc.gov/info/reg.shtm.

Data	Existing	Proposed	Official Use Only (code requirement)
Fill in both columns: numbers must match those on attached applications, plats, and plans.			
Units & Parking Spaces			
Number of dwelling units	1 Units	2 Units	
Number of parking spaces (9' x 19')	1 Units	2 Units	
Setbacks & Building Heights			
Side Yard* Setback (left when you face property)	4.5 Linear feet	4.5 Linear feet	Proposed rear 32.1
Side Yard* Setback (right when you face property)	0 Linear feet	0 Linear feet	Add.
Rear Yard* Setback	18 Linear feet	18 Linear feet	Max Allowed 60% - 84.91% = 40%
Building Height*	3 Stories 37.5 Feet	3 Stories 37.5 Feet	
Areas			
Lot Area	1800 Square feet	1800 Square feet	EXIST. 3 RD FL.
Gross Floor Area* (GFA) of entire building (sum of all floors)	N/A Square feet	N/A Square feet	20' x 27.67' = 553.4 sq ft
Floor Area Ratio*	N/A GFA / Lot Area	N/A GFA / Lot Area	REAR 3RD FLOOR ADD: 11.5' x 14.33' = 165 sq ft
Building Area* (sum of footprints of all buildings)	1240 Square feet	1240 Square feet	Total 32nd FL = 718 sq ft
Lot Occupancy* (Bldg Area / Lot Area)	67 (EXIST) %	67 (EXIST) %	Total 32nd FL = 718 sq ft
Residential Recreation Space (For multi-family buildings in C-prefixed zoning districts)	N/A Square feet	N/A Square feet	40%

XIU - 3/1/12 Rev 03/01/07

Department of Consumer and Regulatory Affairs

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel. (202) 442 - 4589 Fax (202) 442 - 4862

TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442 9557

B

BUILDING PERMIT

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK
UNTIL WORK IS COMPLETED AND APPROVED

Issue Date: 03/28/2012

PERMIT NO. **B1203004**

Expiration Date: 03/28/2013

Address of Project: 2218 1ST ST NW	Zone: R-4	Ward: 5	Square: 3122	Suffix:	Lot: 0016
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Description Of Work:

Add a rear portion of 3rd floor size: 14.33' wide x 11.5' deep with a new roof deck of an existing 3-floor & cellar SFD. Also convert it into a two family flat. The work including removing existing interior non-bearing partitions and build new partition. Install new electrical, plumbing, and HVAC systems. Also, build rear third floor addition as per plans.

Permission Is Hereby Granted To: Vivian M Hill	Owner Address: 2218 1ST ST NW WASHINGTON, DC 20001-1016	PERMIT FEE: \$3,720.55
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Permit Type: Addition Alteration Repair	Existing Use: Single Family	Proposed Use: Flat (Two Family)	Plans: Yes
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Agent Name: Oteng-Agipong	Agent Address: 833 L Street NE Washington,, DC 20002	Existing Dwell Units: 1	Proposed Dwell Units: 2	No. of Stories: 3	Floor(s) Involved: All
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Conditions/ Restrictions:

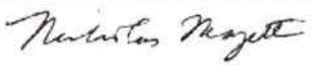
This Permit Expires if no Construction is Started Within 1 Year or if the Inspection is Over 1 Year.

All Construction Done According To The Current Building Codes And Zoning Regulations;

As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this Permit must start within one(1) year of the date appearing on this permit or the permit is automatically void. If work is started, any application for partial refund must be made within six months of the date appearing on this permit.

Lead Paint Abatement

Whenever any such work related to this Permit could result in the disturbance of lead based paint, the permit holder shall abide by all applicable paint activities provisions of the 'Lead Hazard Prevention and Elimination Act of 2008' and the EPA 'Lead Renovation, Repair and Painting rule' regarding lead-based include adherence to lead-safe work practices. For more information, go to <http://ddoe.dc.gov>, Lead and Healthy Housing.

Director: Nicholas A. Majett 	Permit Clerk: James DeVaughn
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TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639

FOR CONSTRUCTION INSPECTION INQUIRIES CALL (202) 442-9557

TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442-9557.