

**DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT**  
441 4th Street, N.W.  
Washington, D.C. 20001

Appeal of Edward V. Hanlon

Appeal No. 18429

**DISTRICT OF COLUMBIA'S PRE-HEARING STATEMENT**

The Appellee, the District of Columbia Department of Consumer and Regulatory Affairs ("DCRA"), by and through undersigned counsel, respectfully submits its Pre-Hearing Statement in opposition to the appeal filed by Edward V. Hanlon ("Appellant") on June 11, 2012.

Appellant challenges DCRA's issuance of two building permits for construction of a roof deck at 1530 Swann St., NW ("the Property"). Appellant lives across the street from the Property at 1523 Swann St., NW. Building Permit no. B1206336 was issued on April 10, 2012 and allowed for the construction of the roof deck. *See Exhibit A.* On June 5, 2012, DCRA issued Permit no. B120969, which revised Permit no. B1206336 to relocate the exterior stairwell connecting the existing 2<sup>nd</sup> story roof deck to the new 3<sup>rd</sup> story roof deck. *See Exhibit B.* The plat and plans are attached as *Exhibit C.* Pages A-5 and A-6 are the revised drawings showing only the change to the stairway.

The Property is a three story row dwelling located in an R-4 zone district within the Dupont Circle Overlay. The Property is being used as a two-family flat. The third story of the dwelling is a partial story that provides access at the rear of the Property to an existing roof deck located on the roof of the second story. The proposed construction of the new roof deck is to be

built on top of the third story, which is accessible by a stairwell connecting the second story roof deck to the third story roof deck.

Appellant raises numerous issues about the new roof deck; however, most of these concerns are unrelated to the Zoning Regulations and are thus beyond the purview of this Board. Specifically, his appeal focuses on the size of the deck, the structural integrity of the deck, his perceived loss of privacy, and his fear that other roof decks will be built in the neighborhood (notwithstanding the fact that Appellant's property has a roof deck of its own). None of these complaints relate to any alleged zoning error by DCRA in issuing the permits.

While the appeal does reference some alleged violations concerning general zoning concepts (such as height and setbacks), the appeal does not cite a violation of any specific provision of the Zoning Regulations. That alone should be fatal to this appeal. Appellant's generalized allegations are also unfounded and are addressed below.

#### **Height of the Roof Deck Is Complaint**

Appellant alleges, without providing any supporting evidence, that the third story roof deck violates the applicable height limit. *See* Appeal dated 6/9/12 at p. 3. This allegation is baseless as the plans show that the roof deck will be within the 40 ft. height limit set forth in 11 DCMR §400.1. Page A-4 of the plans shows the top of the highest element of the roof deck will be approximately 39 ft. 6 in. *See* Exhibit C.

#### **Exterior Stairwell to Cellar Is Not Within the Scope of the Appeal**

Appellant also attempts to raise zoning issues with a stairwell in the rear yard of the Property. *See* Appellant's Supplemental Prehearing Statement dated 10/15/12 at p. 2-3. The stairwell provides access from the rear yard to the cellar door, which is located below grade.

This stairwell is not within the scope of work for either Permit no. B120969 or Permit no. B1206336 and is entirely unrelated to the construction of the roof deck.

Secondly, a stairwell that provides access to a below grade cellar is not considered building area and thus does not contribute to lot occupancy. *See* 11 DCMR §199.1 (definitions of “building area” and “percentage of lot occupancy”). Likewise, the stairwell is permitted in the rear yard, because it is a structure less than four feet above grade. *See* 11 DCMR §2503.2. Accordingly, this allegation is not within the scope of the building permits being appealed and does not identify a violation of the Zoning Regulations.

#### **All Courts on the Property Are Compliant**

Appellant raises issues with a couple “courts” that he believes are affected by the roof deck.<sup>1</sup> The zoning standards relating to courts are found under 11 DCMR § 406. A court is not required in any zone district; however, that section states that where a court is provided, it must meet certain minimum dimension requirements. *See* 11 DCMR § 406.1. In this case, since the Property is a flat in an R-4 zone, an open court must be a minimum of 10 feet wide.<sup>2</sup> *Id.* There is no prohibition in the Zoning Regulations against eliminating a court.

First, Appellant complains that the roof deck will affect the court that is located at the rear of 1532 Swann St., which borders the Property to the west. *See* Appellant’s Supplemental Prehearing Statement dated 10/15/12 at ¶ 17. The court he references is located entirely on 1532 Swann St. and the construction of the roof deck on the Property does not affect that court’s

---

<sup>1</sup> A court is defined in the Zoning Regulations as, “ an unoccupied space, not a court niche, open to the sky, on the same lot with a building, which is bounded on two (2) or more sides by the exterior walls of the building or by two (2) or more exterior walls, lot lines, or yards. A court may also be bounded by a single curved wall of a building.” *See* 11 DCMR § 199.1.

<sup>2</sup> An open court is defined as, “a court opening onto a street, yard, or an alley not less than ten feet (10 ft.) wide.” *See* 11 DCMR § 199.1.

compliance with the Zoning Regulations. Thus, this complaint fails to identify a zoning violation.

Second, Appellant references the court located on east side of the rear of the Property, which borders 1528 Swann St. *See* Appellant's Supplemental Prehearing Statement dated 10/15/12 at ¶ 12-13. This court is located between the rear corner of the building and the property line. The court is adjacent to the second and third stories of the Property. At the ground level, this area is fully occupied by the first story of the building. The construction of the exterior stairwell and landing connecting the second and third story roof decks eliminates this court. Because this court is being eliminated and thus is not being "provided," it is not subject to the dimension requirements in § 406.1. Accordingly, the construction of the stairwell and landing does not create any violation of the Zoning Regulations relating to courts.

There's another court on the same level as the second story roof deck at the rear of the partial third story of the Property. This court is compliant as it meets the 10 foot minimum width requirement provided for in § 406.1.

#### **A Roof Deck Is Permitted on a Nonconforming Building**

Appellant correctly points out the existing building on the Property is nonconforming as to lot occupancy; however, the Board has already held that roof decks are permitted on nonconforming buildings. Under 11 DCMR § 2001.2, alternations and modernizations, including structural alterations, are permitted on nonconforming buildings. The Board has held that the limitation under 11 DCMR § 2001.3, that prohibits enlargements and additions unless the building conforms to the percentage of lot occupancy requirements, does not apply to roof decks.

This was decided in Appeal no. 17971 of Outerbridge and Georgina Horsey (September 17, 2010). In that case, the Board determined that a roof deck is not considered an addition or enlargement under § 2001.3, thus the roof deck was allowed as a matter of right. *See Appeal no. 17971* at p. 6-7. In reaching decision the Board considered that the roof deck did not create any additional enclosed living space and did not increase lot occupancy or gross floor area. *See Appeal no. 17971* at p. 6. The Board also referenced its handling of Application no. 17341 (July 6, 2005) and Application no. 17835 (February 4, 2009), where the Board determined that roof decks may be constructed without zoning relief. *See Appeal no. 17971* at p. 7. Just like the roof deck in Appeal no. 17971, the roof deck here is not covered, does not create any new interior space, does not increase lot occupancy, and does not increase gross floor area. Accordingly, the roof deck cannot be considered an addition or enlargement and is therefore permitted as a matter of right.

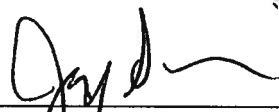
The Board must conclude that the roof deck permitted under Permit no. B120969 and Permit no. B1206336 complies with the Zoning Regulations and deny this appeal.

Respectfully Submitted,

IRVIN B. NATHAN  
Attorney General for the District of Columbia

MELINDA M. BOLLING  
General Counsel for the Department of Consumer  
and Regulatory Affairs

October 26, 2012

  
\_\_\_\_\_  
JAY A. SURABIAN (DC Bar # 977657)  
Assistant Attorney General  
Department of Consumer and Regulatory Affairs  
Office of the General Counsel  
1100 4<sup>th</sup> Street, SW, 5<sup>th</sup> Floor

Washington, DC 20024  
(202) 442-8403 (office)  
(202) 442-9447 (fax)  
jay.surabian@dc.gov

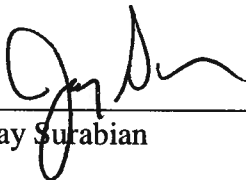
**CERTIFICATE OF SERVICE**

I hereby certify that a copy of the foregoing filing was served by email or first class mail, this 24<sup>th</sup> day of October 2012, to the following:

Edward Hanlon  
1523 Swann St., NW  
Washington, DC 20009  
Via email: Bankruptcy-courts@verizon.net

Martin Sullivan, Esq.  
Sullivan, Styles and Barros, LLP  
1990 M St., NW, Suite 200  
Washington, DC 20036  
Via email: msullivan@sullivanbarros.com

ANC 2B  
9 Dupont Circle  
Washington, DC 20036

  
\_\_\_\_\_  
Jay Surabian

# **EXHIBIT A**

**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: 04/10/2012

**PERMIT NO. B1206336**

Expiration Date: 04/10/2013

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                        |                                                                |                                |                      |                                          |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------------------|--------------------------------|----------------------|------------------------------------------|---------------|
| Address of Project:<br>1530 SWANN ST NW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                        | Zone:                                                          | Ward:<br>2                     | Square:<br>0191      | Suffix:                                  | Lot:<br>0076  |
| Description Of Work:<br><br>The proposed work is a new roof deck and to remodel existing rear roof deck, as per plans and plats.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                        |                                                                |                                |                      |                                          |               |
| Permission Is Hereby Granted To:<br><br>Darren T. Binder                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                        | Owner Address:<br><br>1530 SWANN STREET, NW,<br>WASHINGTON, DC |                                |                      | PERMIT FEE:<br><br>\$483.46              |               |
| Permit Type:<br>Alteration and Repair                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Existing Use:<br>Single Family                                         |                                                                | Proposed Use:<br>Single Family |                      |                                          | Plans:<br>Yes |
| Agent Name:<br>Ccs And Associates.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Agent Address:<br>13711 Keelingwood Circle,<br>Woodbridge, VA<br>22191 | Existing Dwell<br>Units:<br>1                                  | Proposed Dwell<br>Units:<br>1  | No. of Stories:<br>3 | Floor(s)<br>Involved:<br>Exterior Deck/R |               |
| Conditions/ Restrictions:<br><br>Historic Preservation Clearance for Exterior Work. Scope of approved exterior work is restricted only to drawings stamped by HPO. Roof deck/wall is not to be visible from Swann Street and it is to have a minimum setback of 11'-5" from the front elevation as indicated on stamped plans. HPO is to inspect during construction to ensure that deck and wall has the required setback from the front elevation.<br>This Permit Expires if no Construction is Started Within 1 Year or if the Inspection is Over 1 Year.<br>All Construction Done According To The Current Building Codes And Zoning Regulations;<br>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.<br>Lead Paint Abatement<br>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 <a href="http://ddoe.dc.gov">http://ddoe.dc.gov</a> , Lead and Healthy Housing. |                                                                        |                                                                |                                |                      |                                          |               |
| Director:<br>Nicholas A. Majett                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                        | Permit Clerk<br>Stacie Williams                                |                                |                      |                                          |               |
| TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639<br>FOR CONSTRUCTION INSPECTION INQUIRIES CALL (202) 442-9557<br>TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442-9557.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                        |                                                                |                                |                      |                                          |               |



**Department of Consumer and Regulatory Affairs**

Permit Operations Division

1100 4th Street SW

Washington DC 20024

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

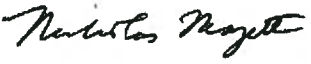
TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442 9557

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

Issue Date: 06/05/2012

**PERMIT NO. B1209691**

Expiration Date: 06/05/2013

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                            |                                                                         |                                         |                                      |                               |                                               |                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------|-------------------------------------------------------------------------|-----------------------------------------|--------------------------------------|-------------------------------|-----------------------------------------------|---------------------|
| Address of Project:<br><b>1530 SWANN ST NW</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                            |                                                                         | Zone:<br><b>DC/R-4</b>                  | Ward:<br><b>2</b>                    | Square:<br><b>0191</b>        | Suffix:                                       | Lot:<br><b>0076</b> |
| Description Of Work:<br><b>Revision to existing building permit #B1206336 - 4/10/2012. Relocate rear exterior stair as per plans and plat for the Darren Binder SFD Property.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                            |                                                                         |                                         |                                      |                               |                                               |                     |
| Permission Is Hereby Granted To:<br><b>Darren T Binder</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                            | Owner Address:<br><b>1530 SWANN ST NW<br/>WASHINGTON, DC 20009-3942</b> |                                         |                                      | PERMIT FEE:<br><b>\$36.30</b> |                                               |                     |
| Permit Type:<br><b>Alteration and Repair</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | Existing Use:<br><b>Single Family</b>                                      |                                                                         | Proposed Use:<br><b>Single Family</b>   |                                      |                               | Plans:<br><b>Yes</b>                          |                     |
| Agent Name:<br><b>Ccs &amp; Associates.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Agent Address:<br><b>13711 Keelingwood Circle<br/>Woodridge,, VA 22191</b> |                                                                         | Existing Dwell<br>Units:<br><b>1</b>    | Proposed Dwell<br>Units:<br><b>1</b> | No. of Stories:<br><b>2</b>   | Floor(s)<br>Involved:<br><b>Exterior Work</b> |                     |
| Conditions/ Restrictions:<br><br>This Permit Expires if no Construction is Started Within 1 Year or if the inspection is Over 1 Year.<br>All Construction Done According To The Current Building Codes And Zoning Regulations;<br>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.<br>Lead Paint Abatement<br>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 <a href="http://ddoe.dc.gov">http://ddoe.dc.gov</a> , Lead and Healthy Housing. |  |                                                                            |                                                                         |                                         |                                      |                               |                                               |                     |
| Director:<br>Nicholas A. Majett                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                            |                                                                         | Permit Clerk:<br><b>Stacie Williams</b> |                                      |                               |                                               |                     |
| TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639<br>FOR CONSTRUCTION INSPECTION INQUIRIES CALL (202) 442-9557<br>TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442-9557.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                            |                                                                         |                                         |                                      |                               |                                               |                     |

# **EXHIBIT B**

# **EXHIBIT C**

DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., March 1, 2012

Plat for Building Permit of: SQUARE 191 LOT 76

Scale: 1 inch = 10 feet      Recorded in Book RLH. Page 128

Receipt No. 12-02309

Furnished to: EURO DESIGN SOLUTIONS

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or 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.

By: A.S. *[Signature]*

Date: 6/4/12

*[Signature]*  
(Signature of owner or his authorized agent)

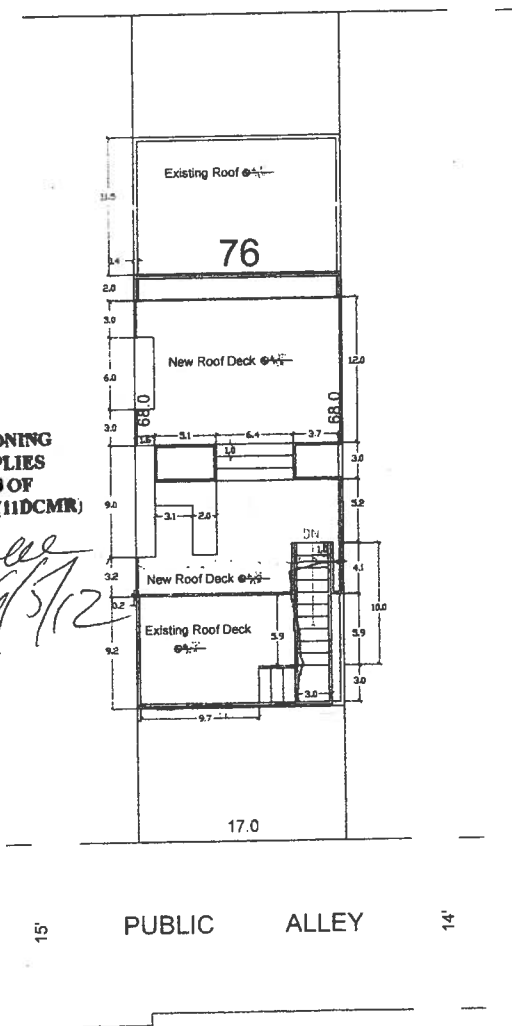
NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

SWANN STREET, N.W.

17.0

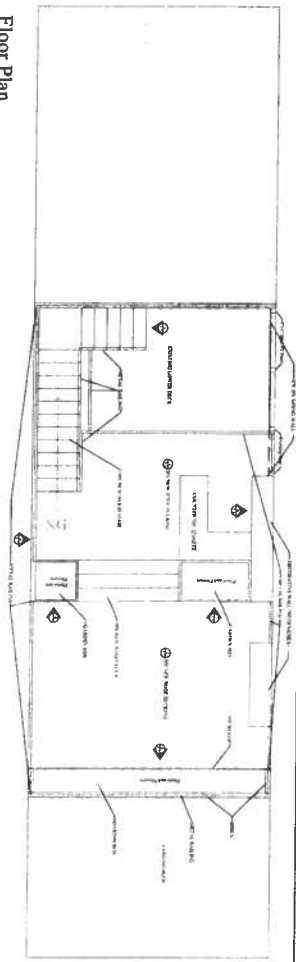
DCRA/OFFICE OF THE ZONING  
ADMINISTRATOR/COMPLIES  
WITH REQUIREMENTS OF  
DC ZONING REGULATIONS (11DCMR)

*[Signature]*  
6/5/12

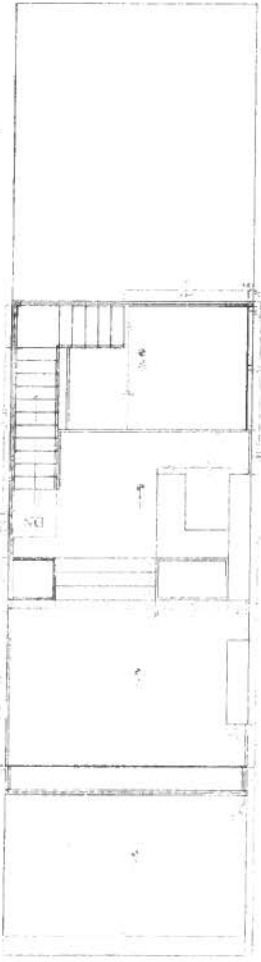


PERMANENT  
FILE

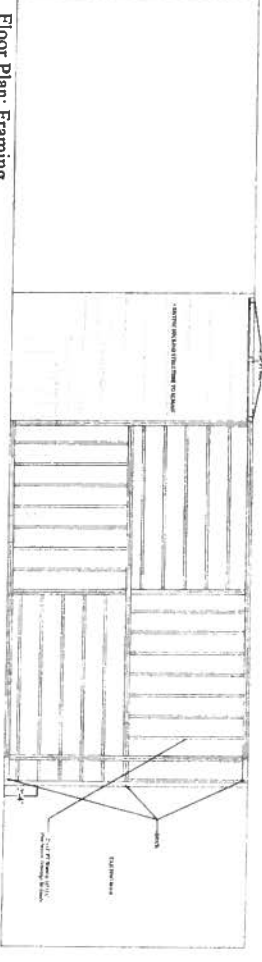
PERMANENT  
FILE



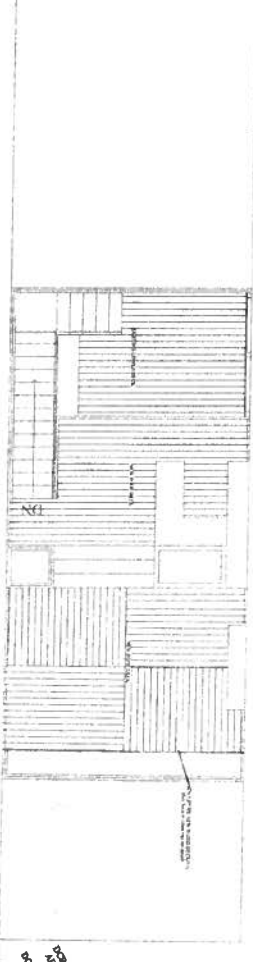
Floor Plan  
Scale: 1/4" = 1'-0"



Floor Plan: Dimension  
Scale: 1/4" = 1'-0"



Floor Plan: Framing  
Scale: 1/4" = 1'-0"



Floor Plan: IPE Wood Decking  
Scale: 1/4" = 1'-0"

GENERAL NOTE

PERMANENT  
FILE

| NO | Revisions/ Issues | Date |
|----|-------------------|------|
|    |                   |      |
|    |                   |      |

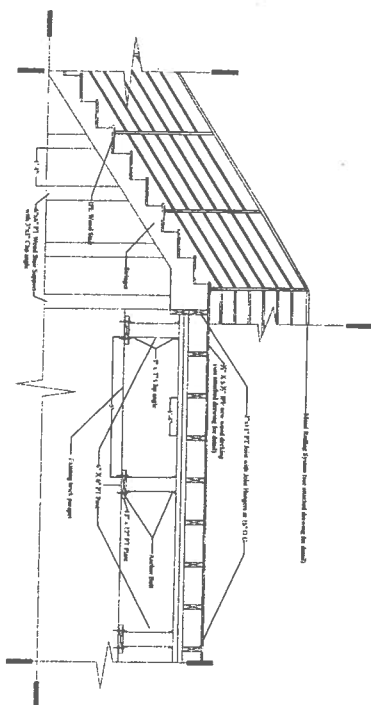
PERMANENT  
FILE  
euro design

Project Name and Address  
Darren Binder  
1530 Swann Street NW  
Washington, DC 20009

Project  
Roof Deck  
Date  
03/13/2012  
Scale  
1/4"=1'-0"

A-1

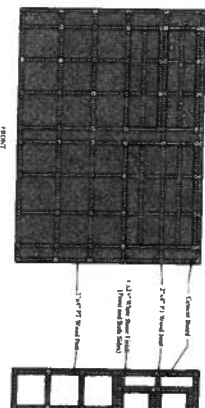
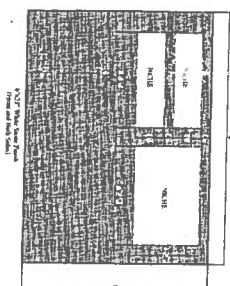
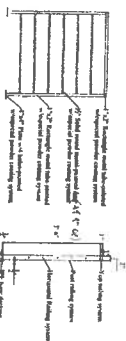
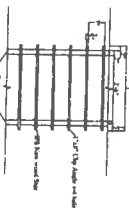
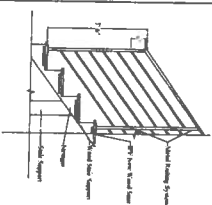
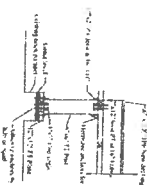
-8 1/2" (or) Prepregged  
 -1/4" thickness  
 -RT, Old LV's (to be cut manually) providing per inch width  
 from various LV's legs, wings and cracks



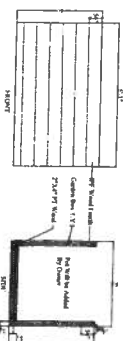
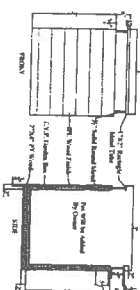
Section: Roof Deck Support  
Scale: 1/2" = 1'-0"



Section: Roof Deck Support  
Scale: 1/2" = 1'-0"



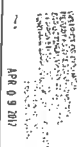
**Section: Metal Railing System**  
Scale: 1/2" = 1'-0"



**Section: Metal Railing System**  
Scale: 1/2" = 1'-0"



**B** Section: Garden Box  
Scale: 1/2" = 1' 0"



1910-1915  
1916-1920  
1921-1925  
1926-1930  
1931-1935  
1936-1940  
1941-1945  
1946-1950  
1951-1955  
1956-1960  
1961-1965  
1966-1970  
1971-1975  
1976-1980  
1981-1985  
1986-1990  
1991-1995  
1996-2000  
2001-2005  
2006-2010  
2011-2015  
2016-2020  
2021-2025  
2026-2030  
2031-2035  
2036-2040  
2041-2045  
2046-2050  
2051-2055  
2056-2060  
2061-2065  
2066-2070  
2071-2075  
2076-2080  
2081-2085  
2086-2090  
2091-2095  
2096-2100

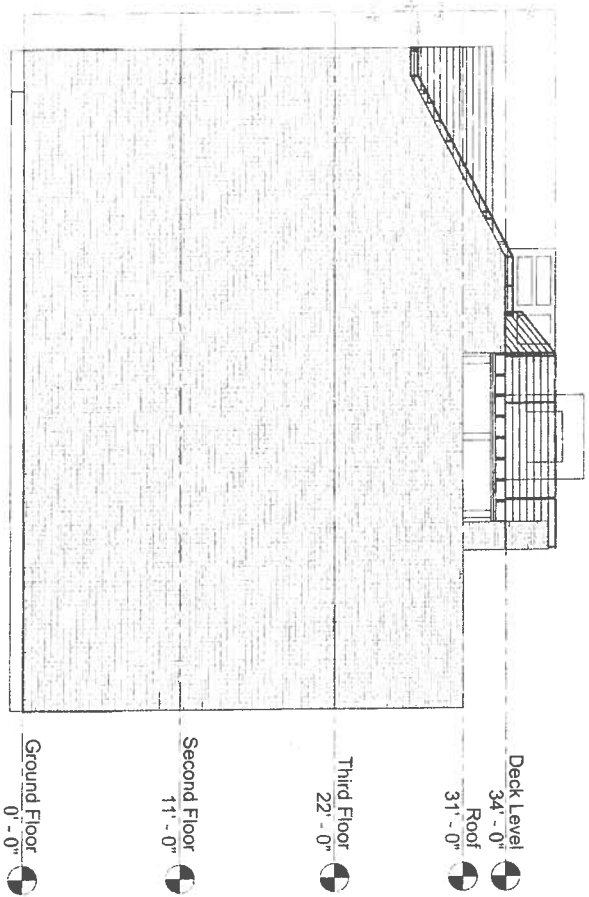
[illegible]

**Project Name and Address**  
**Darren Binder**  
1530 Swann Street NW  
Washington, DC 20009

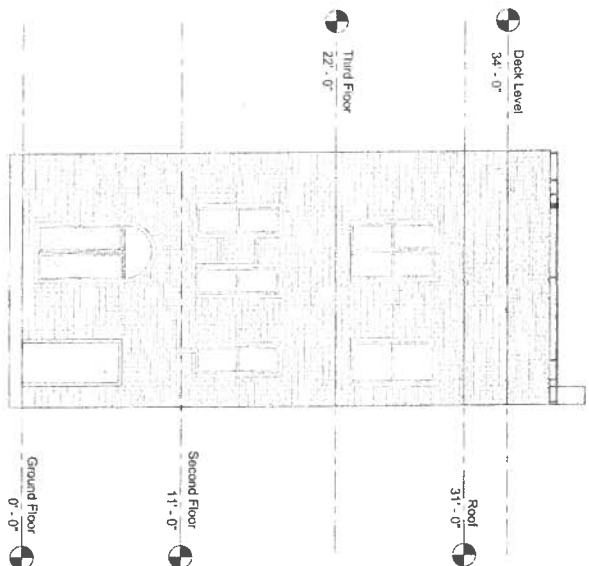
**eurodesign**  
S.A. - 10121 Milano - Italy

|            |       |
|------------|-------|
| Project    | Sheet |
| Roof Deck  | A-2   |
| Date       |       |
| 03/13/2012 |       |
| Scale      |       |
| 1/2"=1'-0" |       |

GENERAL NOTE



Building Elevation: South  
Scale: 1/4" = 1'-0"



Building Elevation: East  
Scale: 1/4" = 1'-0"

APR 9 9 2012

|         |            |       |
|---------|------------|-------|
| Project | Roof Deck  | Sheet |
| Date    | 03/13/2012 | A-3   |
| Scale   | 1/4"=1'-0" |       |

1530 Swann Street NW  
Washington, DC 20009

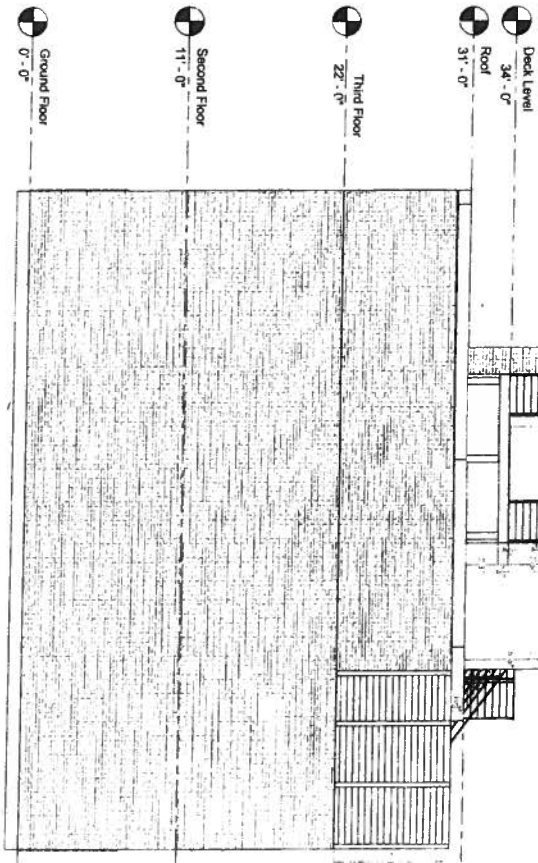
Darren Binder

Project Name and Address

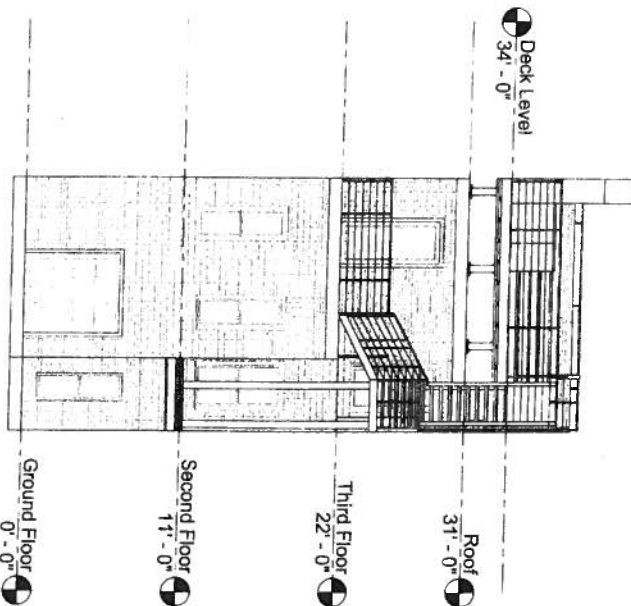
euro design



|    |                 |      |
|----|-----------------|------|
| NO | Revisions/Issue | Date |
|    |                 |      |
|    |                 |      |



**Building Elevation: North**  
Scale: 1/4" = 1'-0"



**Building Elevation: West**  
Scale: 1/4" = 1'-0"

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 03/13/2012 BY 60322  
AUTHORITY 50 USC 3024

APR 9 2012

4/9/12

GENERAL NOTE

| NO | Revised/ Issues | Date |
|----|-----------------|------|
|    |                 |      |



**eurodesign**

Project Name and Address

Darren Binder

1530 Swann Street NW  
Washington, DC 20009

Project

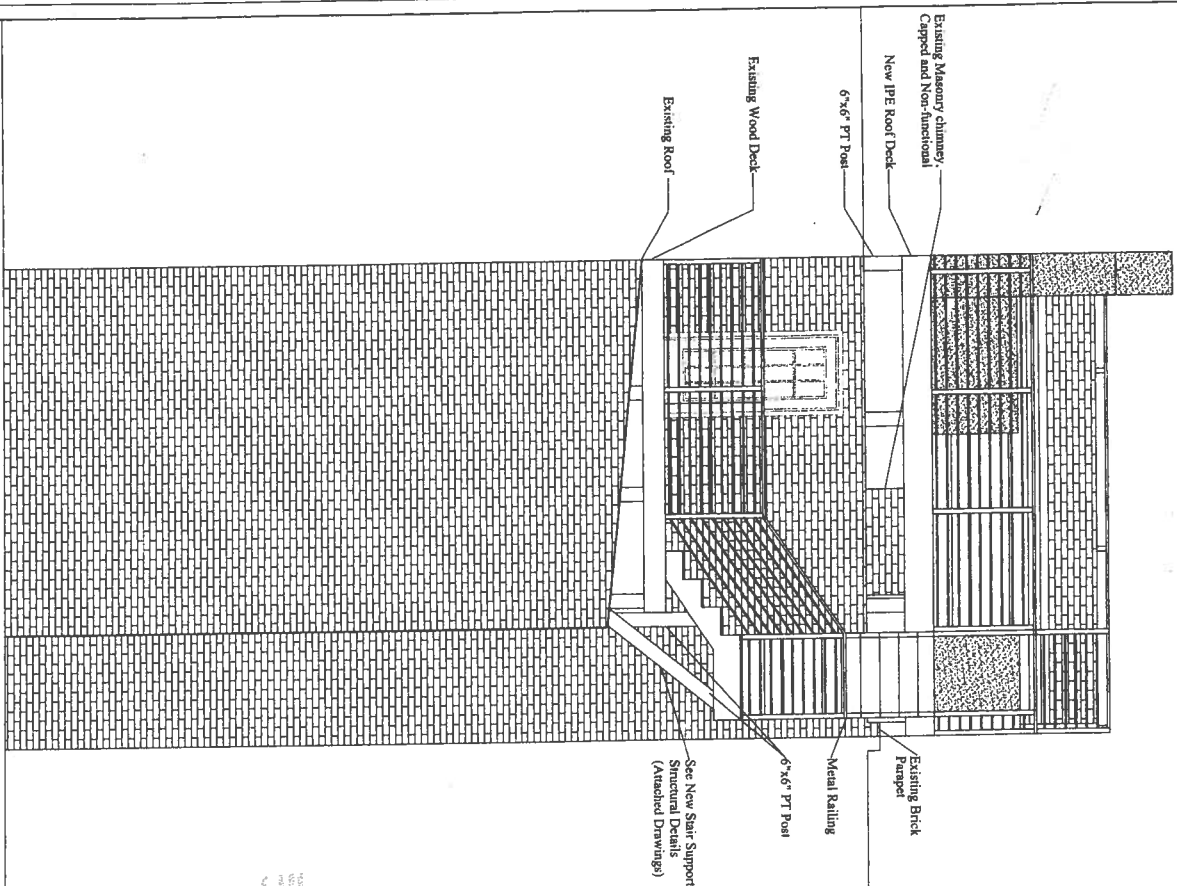
Roof Deck

Date 03/13/2012

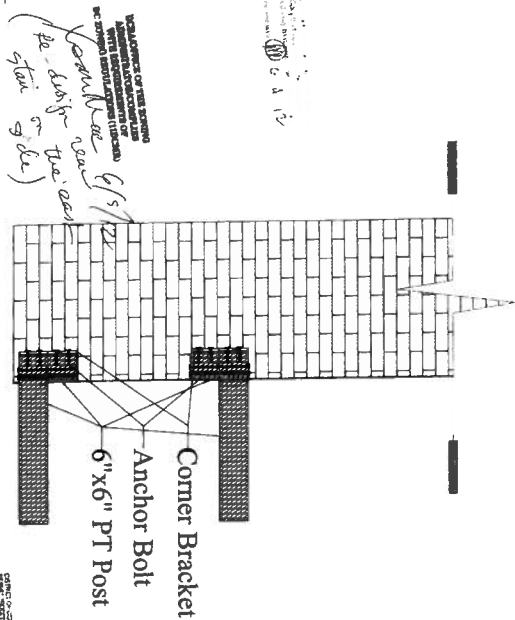
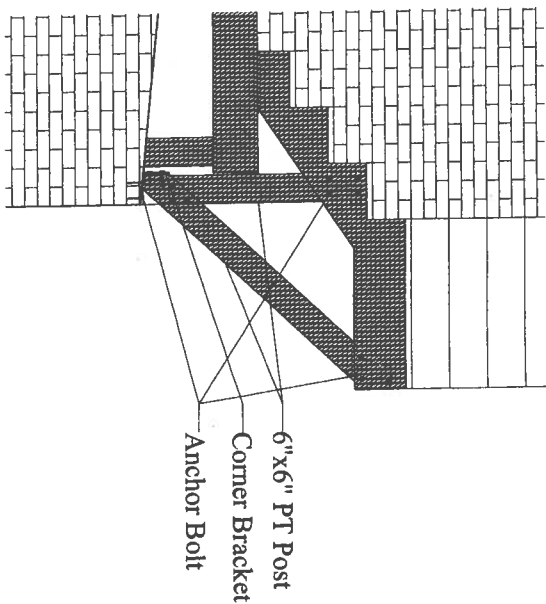
Scale 1/4"=1'-0"

A-4





D New Stair Structure Detail  
 1 SCALE: 1/2"=1'-0"



② D New Stair Structure Detail  
SCALE: 1/2"=1'-0"

**BUILDING ELEVATION: WEST**  
**SCALE: 1/2" = 1'-0"**

[illegible]

|         |            |       |
|---------|------------|-------|
| Project | Roof Deck  | Sheet |
| Date    | 05/24/2012 | A-5   |
| Scale   |            |       |

euroweb

|    |                 |      |
|----|-----------------|------|
| 1  | Revision/Stair  |      |
| NO | Revision/ Issue | Date |

046861

### GENERAL NOTE

|    |                 |      |
|----|-----------------|------|
| 1  | Revision/ Stair |      |
|    |                 |      |
| NO | Revised/ Issue  | Date |



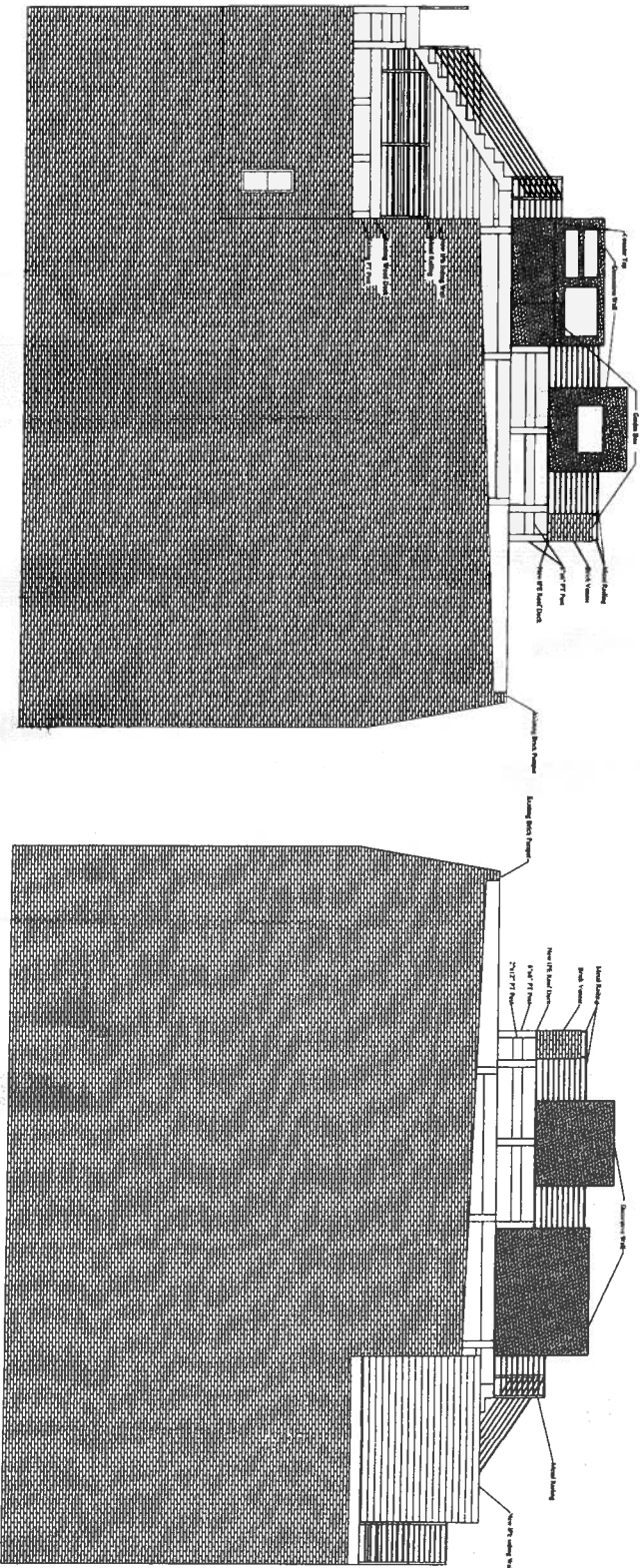
**enriched**

Project Name and Address

Darren Binder

1530 Swann Street NW  
Washington, DC 20009

|         |            |       |
|---------|------------|-------|
| Project | Roof Deck  | Sheet |
| Date    | 05/24/2012 | A-6   |
| Scale   | 1/4"=1'-0" |       |



**BUILDING ELEVATION: SOUTH**  
**SCALE: 1/4"=1'-0"**

**BUILDING ELEVATION: NORTH**  
**SCALE: 1/4"=1'-0"**

DISTRICT OF COLUMBIA  
 OFFICE OF THE ATTORNEY GENERAL  
 ATTORNEY GENERAL  
 1100 PENNSYLVANIA AVENUE, N.W.  
 WASHINGTON, D.C. 20004-4242  
 TEL: 202-725-6000 FAX: 202-725-6001  
 WWW.DCAG.GOV

JUN 04 2012