



BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 140 - PARTY STATUS REQUEST

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

PLEASE NOTE: YOU ARE NOT REQUIRED TO COMPLETE THIS FORM IF YOU SIMPLY WISH TO TESTIFY AT THE HEARING. COMPLETE THIS FORM ONLY IF YOU WISH TO BE A PARTY IN THIS CASE.
(Please see reverse side for more information about this distinction.)

Pursuant to 11 DCMR §§ 3022.3 or 3106.2, a request is hereby made, the details of which are as follows:

Name:	James Hill	BOARD OF ZONING ADJUSTMENT District of Columbia	
Address:	1538 T STREET NW, WASHINGTON, DC 20005 9	CASE NO.	18725
Phone No(s):	202-525 5607	E Mail:	jasphill@aol.com
I hereby request to appear and participate as a party in Case No.:		18725	
Signature:		Date:	Feb. 22, 2014
Will you appear as a(n)	☐ Propoñent ☒ Oppoñent	Will you appear through legal counsel?	☒ Yes ☐ No

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

Name:	STEPHEN M. TRUITT
Address:	600 14TH ST. NW, SUITE 500, WASHINGTON, DC 20005
Phone No(s):	202-220-1452
E Mail:	TRUITTSM@GMAIL.COM

PARTY WITNESS INFORMATION:

On a separate piece of paper, please provide the following witness information:

1. A list of witnesses who will testify on the party's behalf;
2. A summary of the testimony of each witness (Zoning Commission only);
3. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts (Zoning Commission only), and
4. The total amount of time being requested to present your case (Zoning Commission only).

PARTY STATUS CRITERIA:

Please answer all of the following questions referencing why the above entity should be granted party status:

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 Commission/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 application before the Commission/Board? (Preferably no farther than 200 ft.)
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 Commission/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 Commission/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 persons in the general public.

Except for the applicant, appellant or the ANC, to participate as a party in a proceeding before the Commission/Board, any affected person shall file with the Zoning Commission or Board of Zoning Adjustment, this Form 140 not less than fourteen (14) days prior to the date set for the hearing.

Board of Zoning Adjustment
District of Columbia
CASE NO. 18725
EXHIBIT NO. 25

RECEIVED
FEB 24 PM 1:25
OFFICE OF THE CLERK

**Declaration of James Hill in Support of
Application for Party Status and in
Satisfaction of "Party Status Criteria"
In Case No. 18725**

(Form 140 Questions 1 and 6)

1. My name is James Hill and I make this declaration in opposition to the application of Mr. Romeu in Case No, 18725 and in support of my application to participate in this proceedings as a party. I make this declaration on personal knowledge unless otherwise stated. In particular I seek to explain how the grant of the variance requested for Square 191, Lot 98 would directly affect me in ways not in common with the general public. In addition I also explain the factual basis for my opposition to the grant of the variance application.

(Form 140 Questions 2 and 3)

2. I reside at and own 1538 T St. NW, next door to Mr. Romeu to the west, and moved in that address in May 2011. At that time there was no rear deck on Lot 98. Previously there had been a deck on Lot 98 which did not extend into or interfere with the three-foot right of way burdening the rear of Lot 98. Construction of the prior deck, so far as I have been able to determine, was never permitted by any District of Columbia authority. In any event the prior deck did not extend into any portion of the rear three feet of Lot 98 which is the right of way (ROW) reserved by the deed to Mr. Romeu's lot. (I append hereto a copy of this deed as Exhibit A) This prior deck was removed before I moved in.

3. That Mr. Romeu and his architect were well aware of the deeded ROW on Lot 98 before filing the construction permit application is confirmed by a handout distributed at the meeting of the ANC's Zoning, Preservation and Development Committee on February 5, 2014. I append a page thereof as Exhibit B. It is an architectural drawing of Lot 98 clearly showing the area of the deeded ROW at the rear of Lot 98. The drawing bears the date July 13, 2013 in the lower right hand corner. This date *precedes* the date of Mr. Romeu's building permit application for the deck, July 25, 2013. However the permit application file (appended hereto as Exhibit C) contains no information whatsoever about the ROW or otherwise discloses the ROW to the permitting authority.

4. In addition I append hereto as exhibit D the diagram submitted by Applicant in support of obtaining these proceedings. This drawing submitted 3/24/13 in support of the present building permit application does not show any ROW on Square 191, Lot 98. I believe and therefore aver that the DCRA was not aware of the deeded ROW benefiting my lot and others to the west when it issued the prior and subsequently withdrawn permit and further that the DCRA was not aware of this ROW when it made its post-withdrawal decision as to which variances were needed for the construction to proceed lawfully.

5. I cannot be sure if Applicant's omission of the existence of this deeded ROW was deliberate or a simple blunder. In either case the existence of the ROW is of obvious importance to the permitting authority as evidenced by the permit's revocation, on December 6, 2013, upon being informed of the ROW by objectors to the permit. Such omission is also relevant, given Applicant's belief that expenses incurred after the issuance of this permit constitute "practical difficulties" in relation to Lot 98. Whether such expenses can ever be deemed to constitute a "practical difficulty" they certainly cannot so qualify when they result solely from the Applicant's negligence or deception. Based on this sequence of events I believe that any "reliance" by way of expenses incurred in the belief the construction was lawful when the Applicant withheld highly material information from DCRA, can only be Mr. Romeu's responsibility and does operate as some special reason for granting the current application. I also note that Mr. Romeu has neither furnished proof of the amount of any such "reliance" costs nor the salvage value or other details concerning materials procured in advance of construction.

6. Nor was the DCRA aware when it announced the need for these proceedings, after revocation of the initial permit, that the purpose of the construction is to create a car storage area underneath the so-called "deck." Only recently, in early this month, in response to my direct inquiry has Applicant plainly stated that that is the intended function of the construction. Thus when the DCRA determined what variances were required to permit lawful construction of the "deck" this information was not provided. Accordingly I conclude that the "self-certification" process of the BZA has been subverted.

(Form 140, Questions 1, 5 and 6)

7. The proposed construction directly interferes with the ROW and my regular use of it as well as the use of it of others. . Mr. Romeu's Application, if granted, would permanently impede the only way four (4) other lot owners and nine (9) other households have to get in and out of the rear of their dwellings. Allowing Mr. Romeu to construct a carport or garage in the middle of this deeded right of way and turn it into his own covered, private, permanent parking space will impede fire and emergency personnel gaining access to the dwellings housing nine other households. Allowing Mr. Romeu to permanently block this ROW is dangerous to his neighbors. These nine other households will have no emergency path of egress in case of fire or emergency. The rear of these adjacent dwellings would not be accessible to fire and EMS personnel or to their equipment. Likewise, my own lot abuts Mr. Romeu's lot. My only means of access to or from the rear of his dwelling is through the 3-foot right of way at the rear of Lot 98. These nine other households will have no emergency path of egress from their rear yards in case of fire or emergency no path of egress and no escape from the rear of my dwelling in case of fire or emergency if this right of way is blocked or impeded. Neither I nor the nine other households will have an easy path of egress and no escape from the rear of his dwelling in case of a fire or emergency. I will be trapped. In addition I will be impeded in everyday tasks such as trash removal to the alley.

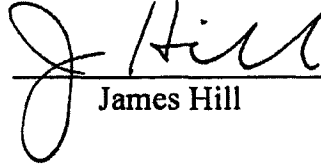
8. The construction pursuant to the Application would directly interfere with my privacy and enjoyment of my property given its proposed dimensions. With the roof of the carport at a height of eight (8) feet and walls at the top of the structure of another five (5) feet, this thirteen (13) foot structure is intended to be located at the west lot line. Individuals standing on the carport roof would be able to peer down directly into my small little patio area. The proposed construction, extending over the ROW at a height of eight feet, would allow individuals standing in the middle or closer to the rear of the carport roof to look directly into the windows at the rear of my house. A structure of these dimensions – raising the lot occupancy at 1536 T Street from 72% to 100% at a height of thirteen feet would irrevocably interfere with my privacy and enjoyment of my property. Since the structure would rise to this height at the west lot line and east of my little rear patio, it would significantly compromise early morning sunshine available to the rear of my house and darken my little patio. A structure of this height would also

compromise the flow of air in and around my rear yard.

9. Finally I attach hereto as Exhibit E the Declaration of Edward Hanlon setting forth the timeline of the Applicant's written submissions and dealings with the DCRA and this Board. I fully endorse Mr. Hanlon's account of the serious misrepresentations underlying the permit application and request for the variances here sought. I also concur in his opposition to the grant of any relief the Applicant here seeks

I declare under the penalty of perjury that the foregoing is true and correct

Executed on February 22, 2014


James Hill

**WITNESS LIST OF JAMES HILL
IN APPEAL 18725**

Edward Hanlon

**APPOINTMENT OF ATTORNEY IN
BZA CASE 18275**

**I hereby appoint Stephen M. Truitt, 600 14th St. NW, Suite 500,
Washington, DC 20005 ((203-220-1452) as my attorney to act for
me in BZA Appeal No. 18275.**

JAMES P HILL

J. P. Hill

Address

1538 T Street, NW
Washington, DC 20005/9

Exhibit A

DEED

142

THIS DEED, made this 21ST day of September, 2012, By and Between

1536 T STREET ASSOCIATES, LLC, A DISTRICT OF COLUMBIA LIMITED LIABILITY COMPANY, AS SOLE OWNER

Party of the First Part

AND



RAFEAL ROMEU and LARISSA LEONY, HUSBAND AND WIFE

Parties of the Second Part

WITNESSETH, that in consideration of **TEN DOLLARS (\$10.00)**, the Party of the First Part does hereby grant unto the Parties of the Second Part, in **Fee Simple**, as **TENANTS BY THE ENTIRETY**, all that piece or parcel of land, together with the improvements, rights, privileges and appurtenances to the same belonging, situate in the District of Columbia, described as follows, to wit:



**SEE EXHIBIT "A" ATTACHED HERETO
AND
MADE A PART HEREOF**

AND the said Party of the First Part covenants that they will warrant specially the property hereby conveyed and that they will execute such further assurances of said land as may be requisite.

SL
mm

IN WITNESS WHEREOF, the said **1536 T STREET ASSOCIATES, LLC** has caused these presents to be executed, acknowledged and delivered by **SONYA LORGE LEVINE, Trustee of THE B & E LORGE FAMILY TRUST, its Member,** and does hereby certify that the within conveyance was duly authorized by a Resolution of its Members.

1536 T STREET ASSOCIATES, LLC
By: **THE B & E LORGE FAMILY TRUST,**
Member

By: *Sonya Lorge Levine, Trustee*
SONYA LORGE LEVINE, Trustee

STATE OF MARYLAND }

COUNTY OF MONTGOMERY } **SS:**

This instrument was acknowledged before me on this 21st day of September, 2012 by **SONYA LORGE LEVINE, Trustee of THE B & E LORGE FAMILY TRUST, Member of 1536 T STREET ASSOCIATES, LLC.**

Notary Public – RANDALL M. ROTHSTEIN



My Commission Expires: August 30, 2014

RETURN TO:
PARAGON TITLE & ESCROW COMPANY
7415 ARLINGTON ROAD,
BETHESDA, MARYLAND 20814

PROPERTY ADDRESS: **1536 T STREET, NW**
WASHINGTON, DC 20009

PARAGON CASE #: 1388-12

TITLE INSURER: FIRST AMERICAN TITLE INSURANCE COMPANY

EXHIBIT "A"

Lot 98 in Square 191 in a subdivision made by James H. Meriwether, as per plat recorded in Liber No. 17 at Folio 73 among the Records of the Office of the Surveyor of the District of Columbia.

SUBJECT TO a right of way over the rear 3 feet by the full width of lot, the same to be used for alley purposes for the benefit of Lots 93, 96 and 97 in said Square 191.

Hanlon
Highlight

Doc# 2012106983 Fees: \$32511.50
10/04/2012 11:59AM Pages 3
Filed & Recorded in Official Records of
WASH DC RECORDER OF DEEDS IDA WILLIAMS

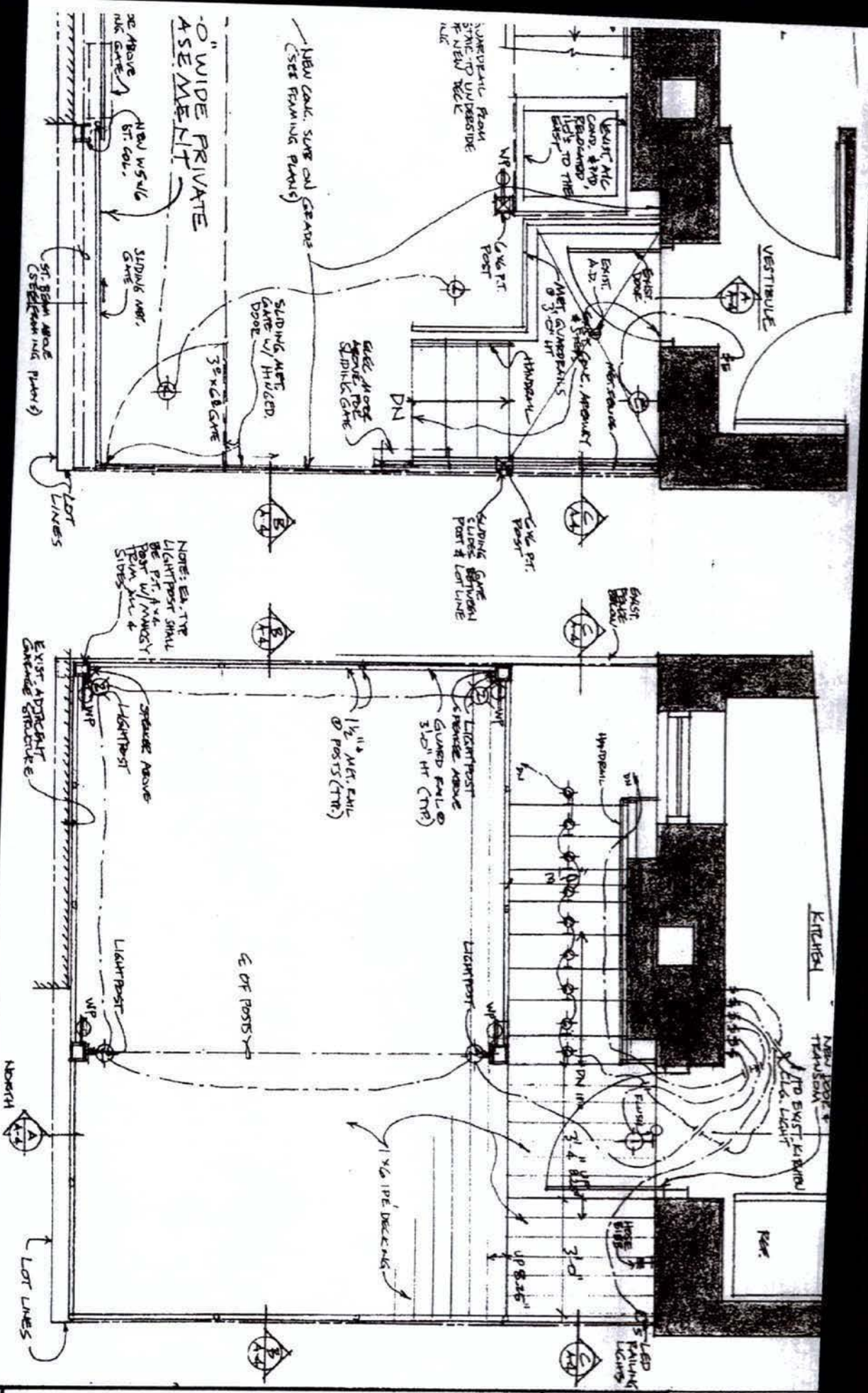
RECORDING	\$	25.00
RECORDATION TAX FEE	\$	16,240.00
SURCHARGE	\$	6.50
TRANSFER TAX FEE	\$	16,240.00

Exhibit B

2013 DEC 30 AM 10:06



SCALE: 1/2" = 1'-0"



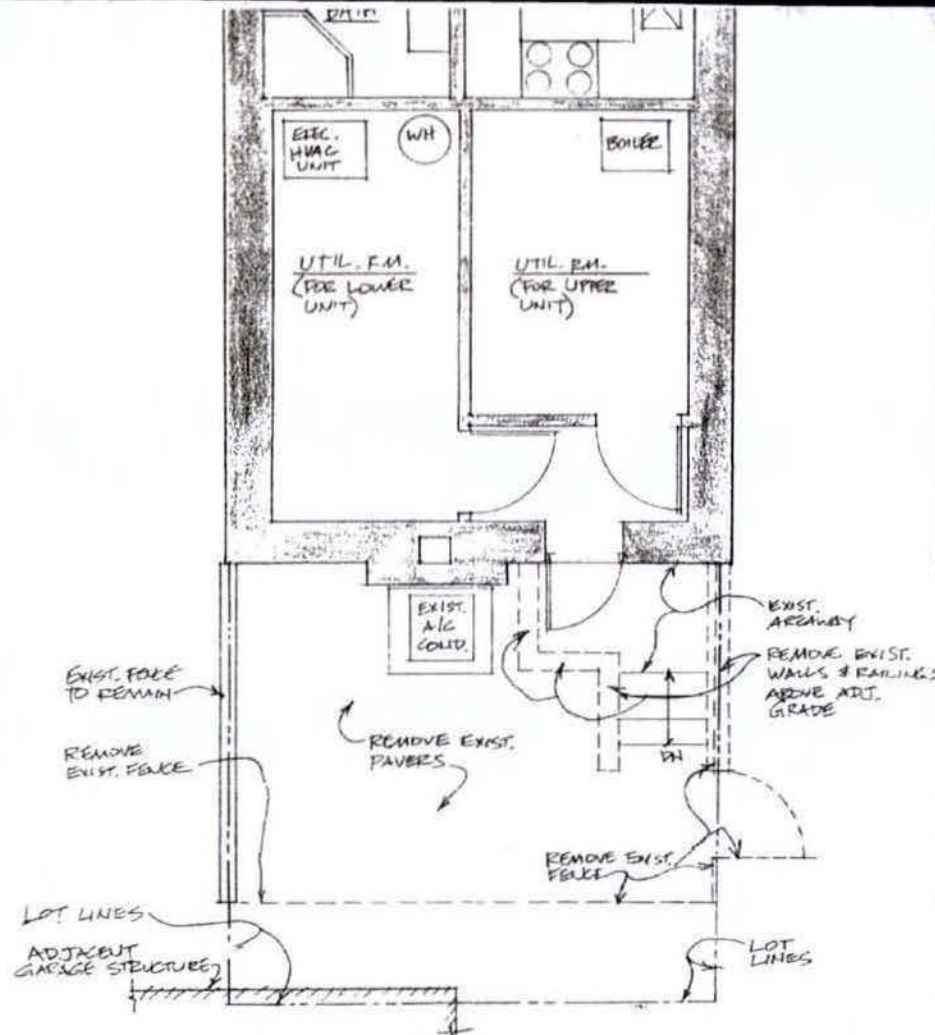
ROMEU RESIDENCE- REAR DECK

REVISIONS:

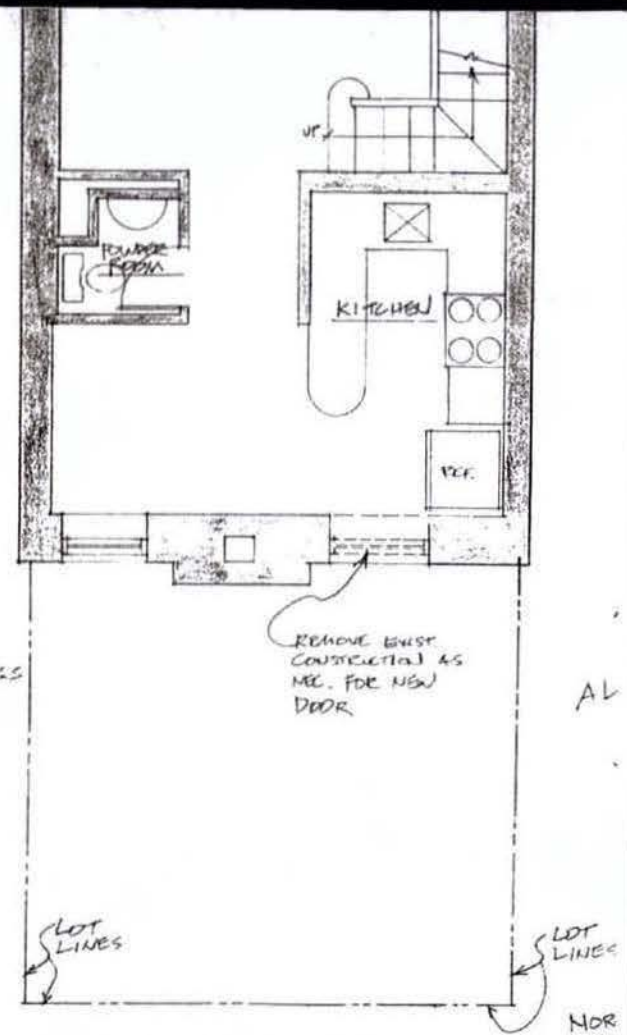
ALL MATERIALS SHALL BE STORED IN EXISTING SPACE WITHIN THE
 DONE AT THE DIRECTION AND TO THE SATISFACTION OF
 OR

STIPED CONSTRUCTION SHOWN ON THE WORKING
 STRUCTURE WITHIN THE CONTRACT LIMIT LINES AS
 CAL, PLUMBING AND ELECTRICAL ITEMS SERVING THE
 LONGER REQUIRED
 CE, INCLUDING THOSE ITEMS WHICH ARE CONCEALED
 AND IN PARTITIONS WHICH ARE BEING REMOVED
 IDENTIFIED TO BE SALVAGED BUT DEEMED
 THE ARCHITECT
 TIES TRANSVERSING THE SPACE

IN DEBRIS DAILY FROM WITHIN THE STRUCTURE.
 IRN DEBRIS MATERIALS ON SITE
 TEMPORARILY ON SITE SHALL BE CONTAINED IN A
 R LEGAL MEANS OF STORAGE
 EBRIS SHALL BE TRANSPORTED TO A LEGAL OFF-SITE



EXISTING/DEMO. BASEMENT PLAN
 SCALE: 1/4" = 1'-0"



EXISTING/DEMO. FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

NO SCALE



WASHINGTON, D.C. 20009

LIST OF DRAWINGS

- A-1 COVER SHEET, SITE PLAN
- A-2 EXISTING CONDITIONS / DEMOLITION PLAN
- A-3 CONSTRUCTION PLANS
- A-4 ELEVATIONS, SECTIONS
- A-5 FRAMING PLANS
- A-6 GENERAL NOTES, LIGHTING SCHEDULE

- C-1 EROSION & SEDIMENT CONTROL PLAN

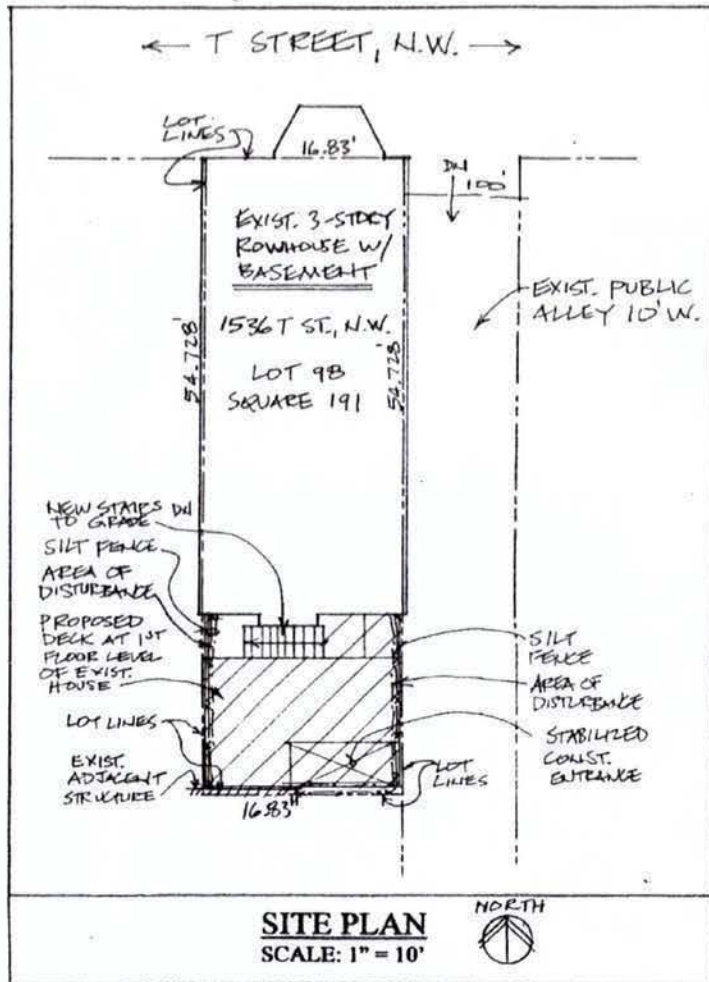
PERMIT REVIEW DATA

GENERAL

Address: 1536 T Street, N.W., Washington, D.C. 20009
 Ward: 2
 Project Description: rear deck addition
 Year Built: 1900

ZONING

Lot, Square: Lot 98, Square 191
 Zoning District: DC / R-4
 Use (existing & proposed): single-family row dwelling
 Lot Area: 921 SF
 Maximum Lot Occupancy Allowable: 97% (previously existing rear deck resulted in 97% coverage)
 Existing Lot Coverage: 664.8 SF (72.2% Lot Occupancy)
 New Lot Coverage: 892.5 SF (97% Lot Occupancy)
 Rear Yard Required: 0.5' (previously existing rear deck provided 0.5' rear yard)
 Rear Yard Provided: 0.5'
 Side Yard Required Each Side: 0'
 Side Yards Existing & Provided: 0.0' on each side
 No. of Stories Allowed: 3
 No. of Stories Provided (Existing): 3
 Building Height Allowed: 35'



SOIL EROSION CONTROL NOTES

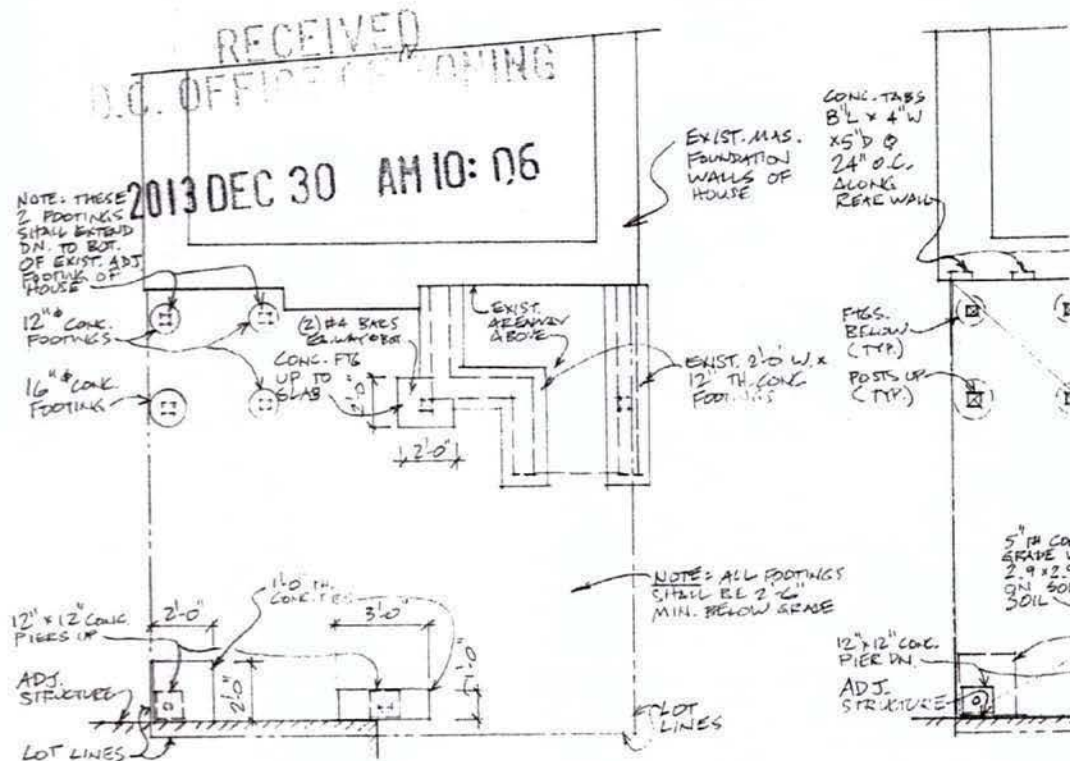
REVISIONS:

DATE: 7-15-13

CE - REAR DECK
WASHINGTON, DC 20009

CTS
UITE 204 / GAITHERSBURG, MD 20878
11-527-1003

AN

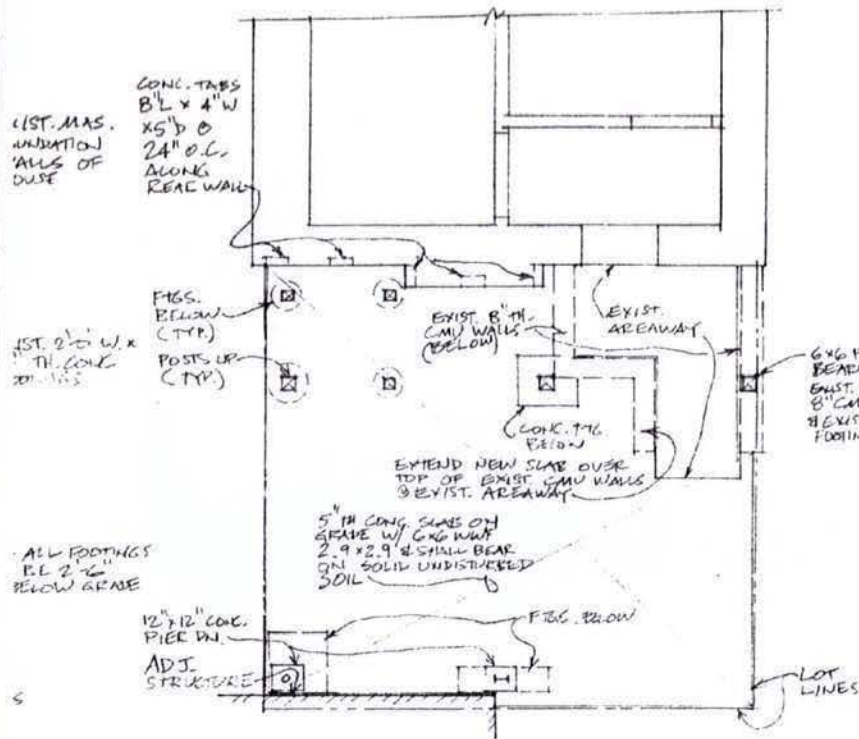


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

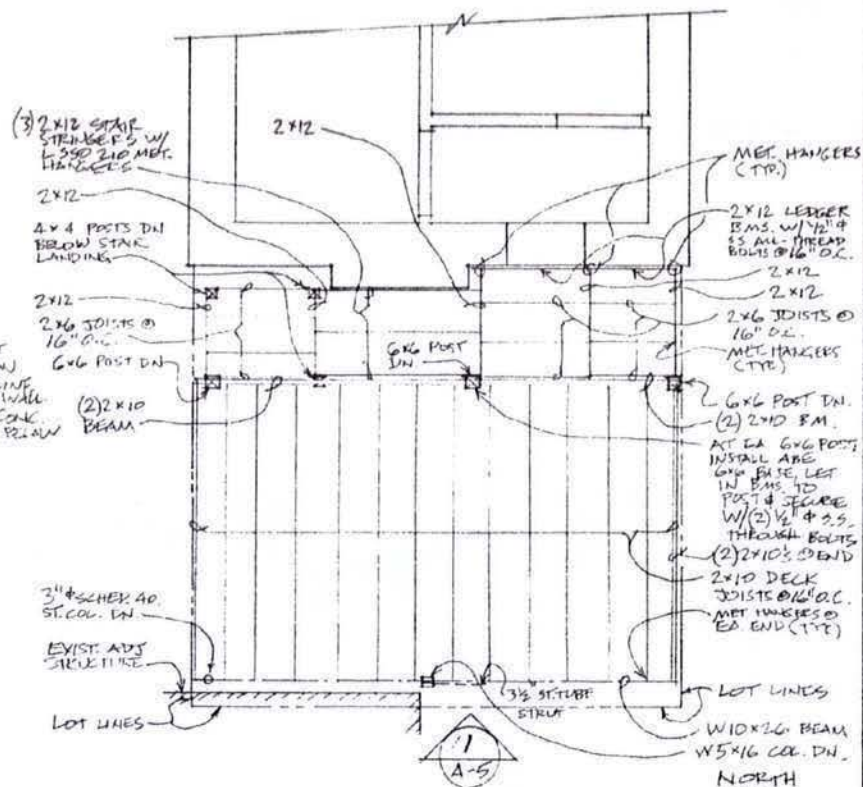
FRAMING
SCALE: 1/4"

FRAMING / STRUCTURAL NOTES

- ALL WORK SHALL CONFORM TO THE BUILDING CODES OF THE DISTRICT OF COLUMBIA.
- DESIGN LOADS: LIVE LOAD=40 PSF, SLEEPING AREAS=30 PSF, ATTIC=20 PSF, GROUND SNOW LOAD=30 PSF, DEAD LOAD=10 PSF MIN., WIND LOAD=90 MPH, MINIMUM UNIFORMLY DISTRIBUTED DESIGN SNOW LOAD=20 PSF, MINIMUM DESIGN WIND LOAD FOR MAIN WIND FORCE RESISTING SYSTEM AND COMPONENTS AND CLADDING=20 PSF.
- FOOTINGS: ALL NEW FOOTINGS SHALL BE PLACED ON DRY, UNDISTURBED EARTH, FREE OF ORGANICS. MINIMUM SOIL BEARING CAPACITY ASSUMED SHALL BE 2,000 PSF. ALL FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISH GRADE.
- CONCRETE SHALL OBTAIN A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI. REINFORCING STEEL SHALL BE DEFORMED ASTM A615 GRADE 60. MAINTAIN MINIMUM CONCRETE COVER OF 3 INCHES, UNO. PLACE CONCRETE IN ACCORDANCE WITH ACI 318-03.
- MASONRY UNITS SHALL CONFORM TO ASTM C 90 AND SHALL BE PLACED IN ACCORDANCE WITH ACI 530/ASCE 5-90. MORTAR SHALL BE TYPE M OR S.
- STRUCTURAL STEEL SHALL BE ASTM A36 ERECTED IN ACCORDANCE WITH AISC 9TH EDITION. BOLTS SHALL BE A307 MIN.
- FRAMING LUMBER SHALL BE SOUTHERN PINE NO. 2, F=1500 PSI, F=175 PSI, E=1.6 X 10⁶ PSI OR EQUAL. STUDS SHALL BE NO. 2 OR STUD GRADE. WOOD EXPOSED TO MOISTURE, CONCRETE, MASONRY, OR THE EXTERIOR SHALL BE PRESSURE PRESERVATIVE TREATED WITH SUITABLE MATERIAL FOR CONFINED SPACE USE. WHERE DRAWINGS INDICATE MULTIPLE MEMBERS, ATTACH WITH TWO ROWS OF STAGGERED 12d NAILS AT 12" SO THAT EACH PIECE IS ATTACHED TO THE ADJACENT PIECE.
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE F=2600 PSI, F=285 PSI AND E=1.9 X 10⁶ PSI. ATTACH MULTIPLE MEMBERS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND NOTE 7 ABOVE, WHICHEVER IS THE GREATER.
- TIMBERSTRAND LUMBER (LSL) SHALL HAVE F=2600 PSI, F=400 PSI AND E=1.7 X 10⁶ PSI. ATTACH MULTIPLE MEMBERS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND NOTE 7 ABOVE, WHICHEVER IS THE GREATER.
- ALL STRUCTURAL CONNECTIONS ARE TO BE SELECTED AND INSTALLED TO SUPPORT THE FULL LOAD CAPACITY OF THE MEMBER UNO, AND ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. EXTERIOR CONNECTORS SHALL BE GALVANIZED OR STAINLESS STEEL. THE FASTENERS AND CONNECTORS SHALL BE SIMPSON STRONG TIE OR EQUAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SHORING, BRACING, AND ALL JOB SITE SAFETY AND SHALL CONFIRM ALL DIMENSIONS AND CONDITIONS. BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.



FRAMING PLAN @ GRADE
SCALE: 1/4" = 1'-0"



FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



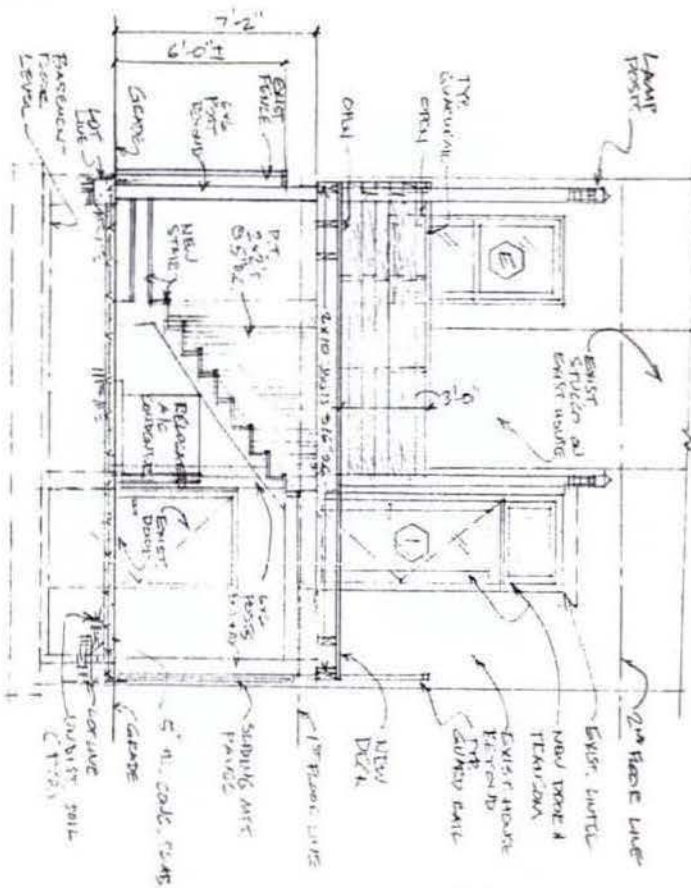
REVISIONS:

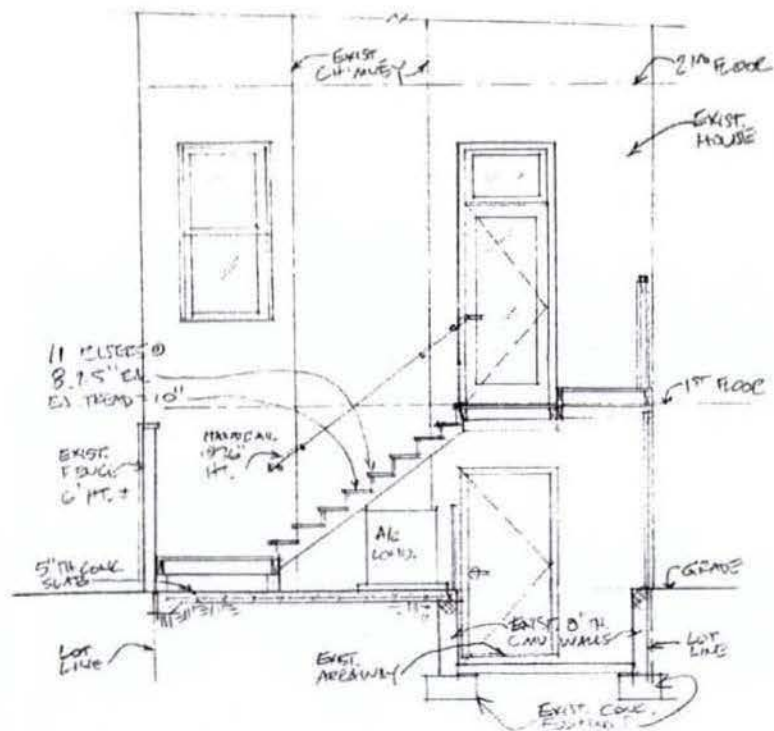
DATE: 7-15-13

1
A-5 ELEV. @ STEEL BEAM/CANTILEV
SCALE: $\frac{1}{2}'' = 1'-0''$

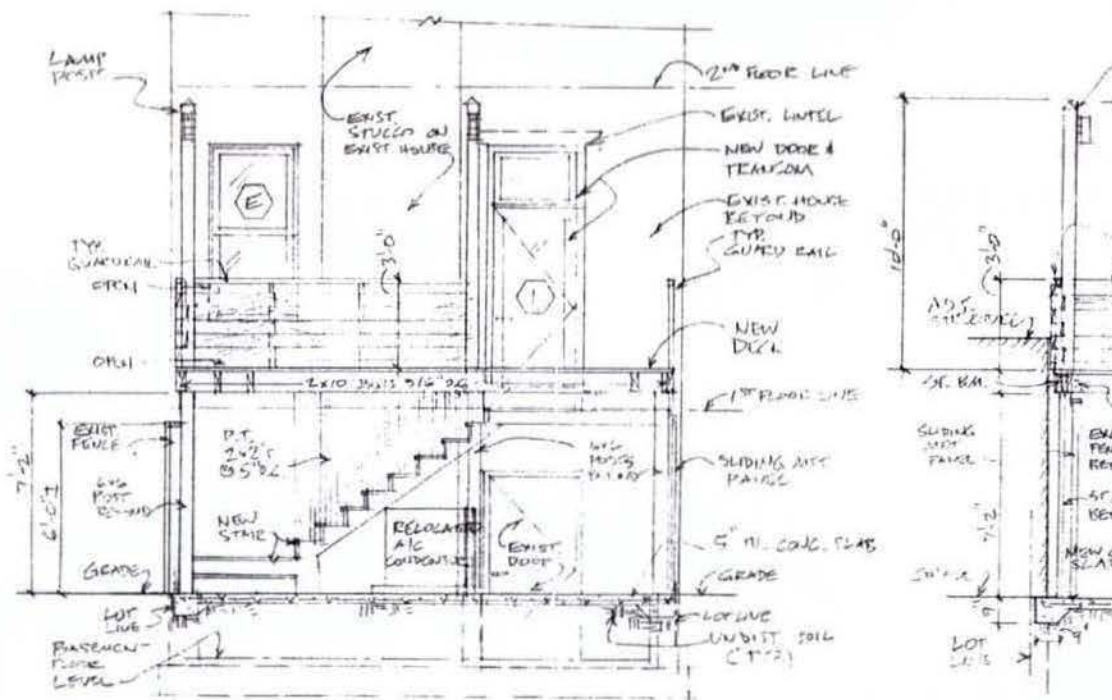
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"





SECTION C-C (LOOKING NORTH)
SCALE: 1/4" = 1'-0"

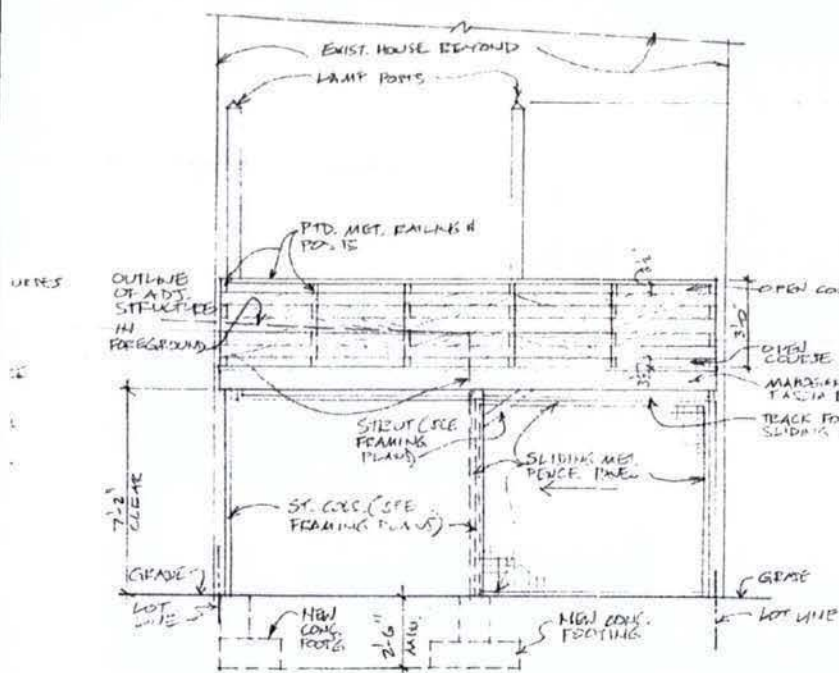


SECTION B-B (LOOKING NORTH)
SCALE: 1/4" = 1'-0"

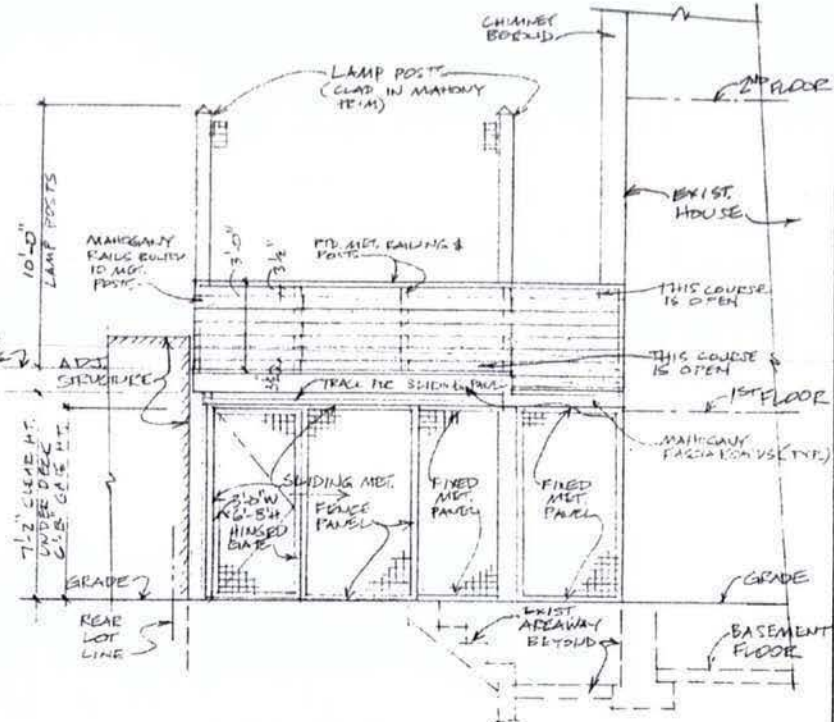
SECTION D-D (LOOKING NORTH)
SCALE: 1/4" = 1'-0"



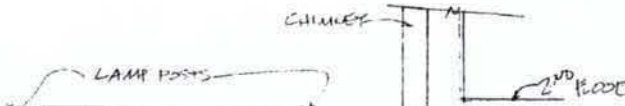
SHEET NUMBER: A-4	ROMEU RESIDENCE- REAR DECK 1536 T STREET, N.W. WASHINGTON, DC 20009 MORRIS ARCHITECTS 60 MARKET STREET, SUITE 204 / GAITHERSBURG, MD 20878 TEL: 301-527-1002 FAX: 301-527-1003	REVISIONS:
PROJECT NUMBER: 1221	ELEVATIONS, SECTIONS	DATE: 7-15-13



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



EAST ELEVATION
SCALE: 1/4" = 1'-0"



REVISIONS:

DATE: 7-15-13

Exhibit C



Department of Consumer and Regulatory Affairs

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel. (202) 442 - 4689

Fax (202) 442 - 4862

13-000416



B

BUILDING PERMIT

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

Issue Date 07/26/2013

PERMIT NO. B1309278

Expiration Date 07/26/2014

Address of Project 1536 T ST NW		Zone	Ward 2	Square 0191	Suffix.	Lot 0098
Description Of Work Construct rear deck addition						
Permission is Hereby Granted To Rafael Romeu		Owner Address 1536 T ST,NW 20009		PERMIT FEE. \$407.88		
Permit Type Addition	Existing Use Two-Family Flat - R-3		Proposed Use Two-Family Flat - R-3		Plans Yes	
Agent Name Paula Morris	Agent Address 60 Market St / Suite 204 20878	Existing Dwell Units 2	Proposed Dwell Units 2	No of Stories 3	Floor(s) Involved 1	
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 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 2009' 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://ddee.dc.gov, Lead and Healthy Housing.						
Director Nicholas A. Majett		Permit Clerk Stacie Williams				
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						



Department of Consumer and Regulatory Affairs

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel (202) 442 - 4589

Fax (202) 442 - 4862

Remittance Source Document

Date: July 26, 2013

INVOICE

Invoice Number: 1294979

Customer: **RAFAEL ROMEU**

Mailing Address: **1536 T ST,NW
20009**

Address of Work **1536 T ST NW
Washington, DC 20009**

Permit: **B1309278**

Type of Permit: **Addition**

Acct Code:

3012-3012-1000-2103

Fees.

\$340.27

Description:

Alteration & Repair Permit Fee

Invoice Total:

\$340.27

Keth Hawkins

Office of Finance
and Treasury

Date 7/26/2013 12:48 PM
Office DCRA Term OFI-CHB8771
Batch 22602 Batch Date 7/26/2013
Cashier OFI118
Trans # 28

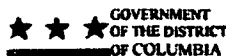
DEPARTMENT OF CONSUMER & Regt 01294773
Comment/Document: B1309278

Payment Total: **\$340.27**

Payment Distribution
2103 CRO (3012) 10001 Build \$340.27
MC Tendered \$340.27

Thank you for your payment.
Have a nice day!

PRF-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER	
NCPC No	OG No	DC/R-4		31309278	By
HFA No	S.S.L. No 0191 0098	Ward No 2	Receipt No	Date	Receipt No



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION PERMIT SERVICE CENTER
 dcra.dc.gov



FJ-40636892

BLRA-33
(Rev 10/2011)

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY
 (PRINT IN INK OR TYPE, DO NOT WRITE IN SHADED AREAS)

CLEARANCE TO FILE
By _____ Date _____

ERASING, CROSSING OUT, WHITING OUT, OR OTHERWISE ALTERING ANY ENTERED INFORMATION WILL VOID THIS APPLICATION

(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 32

1 Address of Proposed Work 1536 T STREET NW		Suite No.	2 Lot 0098	3 Square 0191	4 Application Date 7/25/2013
5 Owner of Building or Property Rafael Romeu		6 Address (include Zip Code) 1536 T ST, NW 20009		7 Phone 301-219-0528	
8 Agent for Owner: (if applicable) Paula Morris		9 Address (include Zip Code) 60 Market St / Suite 204 20878		10. Phone 301-527-1004	
11 Type of Proposed Work (Select only one) ALL APPLICANTS MUST COMPLETE SECTIONS AF AND AG					
☐ New Building(B) ☐ Awning(G) ☐ Fire Retardant Paint(O) ☐ Sheeting and Shoring(X) ☒ Addition(B) ☐ Sign(H) ☐ Flag Pole(P) ☐ Tenant Layout(Y) ☐ Addition Alteration Repair(B) ☐ After Hours(I) ☐ Observation Stand(Q) ☐ Swimming Pool(Z) ☐ Alteration and Repair(B) ☐ Demolition(J) ☐ Scaffolding Information (R) ☐ Special Sign(AA) ☐ Raze Building(C) ☐ Blasting Operations(K) ☐ Soil Boring(S) ☐ Projection(AB) ☐ Retaining Wall(D) ☐ Christmas Tree Stand(L) ☐ Tower Crane(T) ☐ Excavation only (AC) ☐ Fence(E) ☐ Fireworks Stand(L) ☐ Foundation Only(U) ☐ Tent(AD) ☐ Shed(F) ☐ Exterior Cleaning Information(M) ☐ Underground Storage Tank(V) ☐ Antenna (AE) ☐ Garage(F) ☐ Capacity Placard(N) ☐ Water And Damp Proofing(W)					
12. Description of Proposed Work Construct rear deck addition					
13 Existing Use(s) of Building or Property Single Family		14 Ex. No of Stories of Bldg 3	15 Ex. No of Dwelling Units 2	Official Use Only Miscellaneous FEE \$ _____	
16 Proposed Use(s) of Building or Property Single Family		17 Prop No of Stories of Bldg 3	18 Prop No of Dwelling Units 2	By _____	Date _____
19 Starting Date 8/1/2013	20 Completion Date of work 8/1/2013	21 Method of Removing Construction Debris ☒ Pick-up Truck ☐ Dumpster ☐ Other (specify) _____		22 Does the proposed work involve disturbing the earth or razing a building? ☒ Yes, answer q. 23 ☐ No, SKIP q. 23-27	
23 Is the area of disturbed earth more than 50 sq. ft? ☐ Yes, answer q. 24-25 ☒ No, SKIP q. 24-25	24 Soil Erosion Control Methods	25 Area of Offsite Drainage sq. ft	26. No of Footings or Columns	27 Size of Footings or Columns	

ALWAYS SIGN THE APPLICATION ON PAGE 7 (SECTION AH)

Complete Section B if the proposed work is new building, addition or alteration. (Page 2)
 Complete Section C if the proposed work is razing a building. (Page 2)
 Complete Section D if the proposed work is a retaining wall. (Page 2)
 Complete Section E if the proposed work is a fence. (Page 3)
 Complete Section F if the proposed work is a shed/garage. (Page 3)
 Complete Section G if the proposed work is an awning. (Page 3)
 Complete Section H if the proposed work is a sign. (Page 3)

OFFICIAL USE ONLY					
	R	P	H	A	
M					
P					
E					W ☐ Yes ☐ No
F					PLANS
S					☐ No ☐ Sm ☐ Lg

**Department of Consumer and Regulatory Affairs**

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel (202) 442 - 4589

Fax (202) 442 - 4862

Remittance Source Document

Date: July 26, 2013

INVOICE

Invoice Number: 1294783

Customer: RAFAEL ROMEU

Mailing Address: 1536 T ST,NW
20009Address of Work: 1536 T ST NW
Washington, DC 20009

Permit: B1309278

Type of Permit: Addition

Acct Code:	Fees:	Description:
3012-3012-6030-6710	\$0 04	Enhanced Service Fee - Green Building
3012-3012-6030-6710	\$0 37	Green Building Fee
3012-3012-1000-2103	\$3 05	Enhanced Services Fee - Permit Fee
3012-3012-1000-2103	\$3 06	Enhanced Service Fee - Filing Fee
3012-3012-1000-2103	\$30 54	Addition Permit Fee
3012-3012-1000-2103	\$30.55	Addition/Alteration/Repair - Filing Fee
Invoice Total:	<u>\$67.61</u>	

Aaron Eastarling

Office of Finance
and TreasuryDate 7/26/2013 9 32 AM
Office: DCRA
Batch 22604
Casher: TEMP05
Trans # 15DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS
Comment/Document: b1309278 Rcpt 01294332

Payment Total: \$67.61

Payment Distribution:

6710 (CR) (3012) 60300-ops20 \$0 41
2103 (CR) (3012) 10001-Build \$67 20
MC Tendered \$67 61Thank you for your payment.
Have a nice day!



Department of Consumer and Regulatory Affairs

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel. (202) 442 - 4589

Fax (202) 442 - 4862



Received

Plans

Application

Date: 7/26/2013

Engineering

Aaron Easterling

Applicant/Agent:

Rafael Romeu

Phone

3012190528

Address of Project

1536 T ST NW

Job

WT

Job No

B1309278

Existing Use: Two-Family Flat - R-3

Existing No. of Stories: 3

Proposed Use: Two-Family Flat - R-3

Prop no of Stories: 3

Permit Type: Addition

SSL: 0191 0098

Description of Work:

Construct rear deck addition

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	☐ Conf w/Applicant
☒ Zoning	SA 7/26/13	☒ AM ☐ PM	☒ Approved	☐ HFC	☐ Conf w/Applicant
☒ Soil Erosion/DDOE	AK 7/26/13	☐ AM ☐ PM	☒ Approved	☐ HFC	☐ Conf w/Applicant
☐ DC Water		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf w/Applicant
☐ Mechanical		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf w/Applicant
☐ Plumbing		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf w/Applicant
☐ Health/DOH		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf w/Applicant
☐ Electrical	SA 7/26/13	☐ AM ☐ PM	☒ Approved	☐ HFC	☐ Conf w/Applicant
☐ Elevator		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf w/Applicant
☐ Fire Protection		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf w/Applicant
☒ Structural	7/26/13	☒ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf w/Applicant
☐ Green Review		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf w/Applicant
☐ Chinatown Review		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf w/Applicant

28 Existing Stories Plus Basement	29 Proposed Stories Plus Basement	30 Existing Stories Penthouse: ☐ Yes ☒ No	31 Proposed Stories Penthouse: ☐ Yes ☒ No	32. Is this related to a Stop Work order? ☐ Yes ☒ No
(B) NEW BUILDING, ADDITION, & ALTERATION (COMPLETE ITEMS B-1 THRU B-37)				
B-1 Architect's Name: Paula Morris	B-2 D C Lic. No.: 5556	B-3 Architect's Address: (include Zip Code) 60 Market St/ Suite 204/ Gaithersburg, MD 20878		B-4 Phone: 301-527-1002
B-5 Engineer's Name:	B-6 D C Lic. No.	B-7 Engineer's Address: (include Zip Code)		B-8 Phone:
B-9 Building Contractor's Name: Karl Voglmayr	B-10 D C Lic No 521056500607	B-11 Contractor's Address: 1804 T St, NW		B-12 Phone 202-966-4225
B-13 Type of Construction ☐ Masonry ☐ Steel ☒ Wood ☐ Other ☐ Concrete	B-14. Fire Suppression ☐ Fully Sprinklered ☐ Partially Sprinklered ☐ Standpipe System ☒ None ☐ Other	B-15 Booster Pump: ☐ New ☐ Existing ☒ None	B-16 Total Lot Area 921 00 Sq. ft.	B-18. Present Gross Floor Area of Bldg.. 664.80
			B-17 Breakdown of Lot Area (=100%)	
			a. building	71.00 %
			b. paved area	26.00 %
			c. greenery	3.00 %
B-19 Proposed Gross floor Area of Bldg. 892.50	B-20. Length: 11.00	B-21 Width 16.83	B-22 Height. 11 00	B-23 Floors involved in this permit: ☐ All ☒ Floors 1
B-24 Projection beyond building line? ☐ Yes, Answer q B-23 to B-27 ☒ No. SKIP q B-23 to B-27				
B-25 Number and type of projection		B-26 Distance of Projection. ft.	B-27 Width of Projection. Ft.	B-28. Width of Building frontage. Ft.
B-29. Signature of Owner (projection only):				
B-30 Water or Sewer Excavation: ☐ Yes ☒ No	B-31 Driveway Construction ☐ Yes ☒ No	B-32. Sheeting/Shoring Necessary ☐ Yes ☒ No	B-33 Elevators Involved. ☐ Yes, Answer B-34. ☒ No	B-34 No. and Type of Elevator
B-35 Plans Certified by Engineer ☐ Yes, Cert. Attached ☒ No				
B-36 Estimated Cost of Work (a) New/Add. \$ 16000 00 (b) Alt/Repair \$ 0 00 Total \$ 16000.00		OFFICIAL USE ONLY		
		Alter/Repair FEE	New Const. FEE	Filing Fee
		\$	\$	\$
		TOTAL PERMIT FEE		
		\$		
B-37 Volume of New Bldg. or Addition 2036.43 Cubic ft.	By	Date	By	Date
(C) RAZING A BUILDING (COMPLETE ITEMS C-1 THRU C-18)				
C-1 Insurance Company	C-2 Policy or Cert. No	C-3 Policy Expiration Date.		C-4 Raze Method.
C-5 Building Material	C-6 Raze Entire Building. ☐ Yes ☐ No	C-7 Building is Condemned. ☐ Yes ☐ No	C-8. Building is Vacant: ☐ Yes ☐ No	C-9 Building has Vault. ☐ Yes ☐ No
C-10 Disconnect Utilities. ☐ Yes ☐ No				
C-11 Length.	C-12 Width	C-13 Height.	C-14 Volume	OFFICIAL USE ONLY
C-15 Is Building an Accessory Structure: ☐ Yes ☐ No	C-16. Asbestos in the building? ☐ No ☐ Yes, location	C-17 Party Wall ☐ Yes ☐ No	C-18 Owners Notified. ☐ Yes ☐ No	Fee \$
				By
				Date
(D) RETAINING WALL (COMPLETE ITEMS D-1 to D-6)				
The retaining wall will not obstruct any accessible parking required by D.C. Zoning Regulations				
D-1 Cost of work \$	D-2. Material	D-3 Height:	D-4 Color	D-5 Location. ☐ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land *
*If party wall, the owner of the adjoining property must agree to the erection of the retaining wall and this application				
D-6 Address of Adjoining Owner		OFFICIAL USE ONLY		
		Fee \$	By	Date

(E) FENCE (COMPLETE ITEMS E-1 THRU E-5)

E-1 Material and Type	E-2 Height	E-3 Color	E-4 Location. ☐ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land*
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*If party fence, the owner of the adjoining property must agree to the erection of the fence and this application

E-5 Address of Adjoining Owner	OFFICIAL USE ONLY		
	Fee \$	By	Date

(F) SHED OR GARAGE (COMPLETE ITEMS F-1 THRU F-9)

F-1 Number	F-2 Length Ft.	F-3 Width Ft.	F-4 Area Sq. ft.	F-5 Height Ft.	F-6 Volume cu ft.	OFFICIAL USE ONLY
						Fees.
F-7 Est. Cost of work \$	F-8 Material of sides			F-9 Color		By Date

(G) AWNING (COMPLETE ITEMS G-1 THRU G-10)

G-1 Number	G-2 Color	G-3 Type ☐ Folding ☐ Fixed.	G-4 Projections. Beyond Bldg. Line _____ in. Beyond pt of attachment _____ in	G-5 Height of Lowest Part of awning (a) _____ ft Above sidewalk (b) _____ ft Above parking (c) _____ ft Above grade	OFFICIAL USE ONLY
					Fees.
G-6 Material of Frame	G-7 Material of Covering	G-8 Lettering on awning ☐ Yes ☐ No	G-9 Fixed Posts. ☐ Yes ☐ No	G-10 Over Side-Walk café. ☐ Yes ☐ No	By Date

(H) SIGN (COMPLETE ITEMS H-1 THRU H-20)

H-1 Number	H-2 Electric Signs ☐ Yes, Answer q H-3 to H-8 ☐ No, SKIP q H-3 to H-8	H-3 Type ☐ Incandes ☐ Fluoresc ☐ Neon	H-4 Power VA	H-5 Electrical Contractor Business License Number							
H-5 Address of Electrical Contractor (include zip)		H-6 Signature of Licensed Electrician	H-7 Phone No	H-8 License No							
H-9 Height relative to building and ground (a) _____ ft _____ in above sidewalk (b) _____ ft _____ in above roof (c) _____ ft _____ in is building height (d) _____ ft _____ in above projection of Window (e) _____ ft _____ in from roof to sign's bottom		H-10. Material of Sign.		H-11 Type of Sign.	H-12. Color						
		H-13 Width Ft.	H-14 Length Ft.	H-15 Area of Sign Sq. ft.	H-16. Width of Business frontage. Ft.						
H-17 C of O No for Bldg.		H-18. Sign Contractor Name		OFFICIAL USE ONLY							
				Sign FEE Elect. FEE Total FEE							
H-19 Sign Contractor's Address		H-20 Phone:		<table border="1"> <tr> <td>\$</td> <td>\$</td> <td>\$</td> </tr> <tr> <td>By</td> <td>Date</td> <td>By Date</td> </tr> </table>		\$	\$	\$	By	Date	By Date
\$	\$	\$									
By	Date	By Date									

7012 3460 0002 0225 2910

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Restricted Delivery Fee (Endorsement Required)	\$0.00	07/23/2013
Total Postage & Fees	\$6.11	

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 or PO Box No. **PO BOX 12728**
 City, State, ZIP+4[®] **ARLINGTON, VA 22219**

PS Form 3800, August 2006 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	\$0.00	07/23/2013
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.11	

Sent To
MR. JAMES HILL 20878
 Street, Apt. No.,
 or PO Box No. **1538 T ST. NW**
 City, State, ZIP+4[®] **WASHINGTON DC 20009**

PS Form 3800, August 2006 See Reverse for Instructions

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 208789997
 1050050876 -0097
 07/23/2013 (301)869-3046 02:55:02 PM

Product Description	Sales Receipt Qty Unit Price	Final Price
ARLINGTON VA 22219 Zone-1		\$0.46
First-Class Letter		
0.50 oz.		
Scheduled Delivery Day: Thu 07/25/13		
Return Rcpt (Green Card)		\$2.55
® Certified		\$3.10
Label #: 70123460000202252910		
Customer Postage		-\$0.46
Subtotal:		\$5.65
Issue PVI:		\$5.65

WASHINGTON DC 20009 Zone-1		\$0.46
First-Class Letter		
0.40 oz.		
Scheduled Delivery Day: Thu 07/25/13		
Return Rcpt (Green Card)		\$2.55
® Certified		\$3.10
Label #: 70123460000202252903		
Customer Postage		-\$0.46
Subtotal:		\$5.65
Issue PVI:		\$5.65

Total: \$11.30

Paid by:
 Debit Card \$11.30
 Account #: X00000000000X2901
 Approval #: 195344
 Transaction #: 716
 Receipt #: 001954

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Neighbor to Neighbor Construction Notification Letter

Mr. James Hill
1538 T Street NW
Washington, DC 20009

Mr. Rafael Romeu
1536 T Street NW
Washington, DC 20009

Re: Construction Notification

Dear Mr. Smith:

I, Rafael Romeu, owner of 1536 T Street N.W. plan to renovate my home, which is adjacent to your property.

I am in the process of submitting to DCRA (DC Department of Consumer and Regulatory Affairs) a building permit application to renovate my building.

Under the DC Municipal Regulations (DCMR) Title 12 DC Building Code Supplement, Section 3307A, I am required to give a notification letter to tell you about the construction I want to do.

I am also required to give you the opportunity to review the permit application and the proposed work plans.

If you would like to review a copy of the proposed construction plans, please send me a written request.

The code also requires you, as the adjacent property owner, to allow me, as the person causing the construction, to inspect your property for any damages – before and after the proposed construction (at times that are convenient for both of us).

The code clearly states that:

- I am responsible for safeguarding your property during the construction.
- If you do not grant me permission to access your property, any damage to your property will be borne by you, the adjacent property owner.

This letter hereby serves as the notification letter required by DCMR 12A section 3307A.

I ask you to acknowledge you have received this letter by signing below; and sign in the consent block to allow the inspections of your property mentioned above.

Should you have further questions, you can reach me by calling 301-527-1002.

Thank you,

Rafael Romeu

- ☐ I have received this notice.
- ☐ I consent to allow you inspection of my property.
- ☐ I need more time to review your proposed plans and consult others. I will give you my answer by _____.
- ☐ Other _____

X
Signature

Date

(I) AFTER HOURS (COMPLETE ITEMS I-1 THRU I-8)

I-1 Type of permit.	I-2 Existing Permit No	I-3 Date of Operation From	I-4 Date of Operation To	OFFICIAL USE ONLY	
				Fee:	
I-5 Hours of Operation From.	I-6 Hours of Operation To	I-7 500 ft from Residential Zone/Hotel ☐ Yes ☐ No	I-8 Located in Residential Zone ☐ Yes ☐ No	By:	Date:

(J) DEMOLITION (COMPLETE ITEMS J-1 THRU J-5)

J-1 Type of Demolition	J-2 Type of Walls	J-4 Roof Remain. ☐ Yes ☐ No	OFFICIAL USE ONLY		
		Fee:			
J-3 Number of Exterior Walls Removed	J-5 Are Walls Load-Bearing ☐ Yes ☐ No		By:	Date:	

(K) BLASTING OPERATIONS (COMPLETE ITEM K-1)

K-1 Type of structure.	OFFICIAL USE ONLY		
Fee:		By:	Date:

(L) CHRISTMAS TREE STAND OR FIREWORKS STAND (COMPLETE ITEMS L-1 THRU L-10)

L-1 No of Stands	L-2 Stand Location	L-3 Electrical Permit No	OFFICIAL USE ONLY		
			Fee		
L-4 Electrical Use ☐ Yes ☐ No	L-5 Letter of Authorization ☐ Yes ☐ No	L-6 Starting Date.	By		
L-7 Expiration Date	L-8 Power Requirements	L-9 Site Plan. ☐ Yes ☐ No	L-10 Surveyors Plat. ☐ Yes ☐ No	Date:	

(M) EXTERIOR CLEANING INFORMATION (COMPLETE ITEMS M-1 THRU M-4)

M-1 Exterior Cleaned:	M-2 Material Used	OFFICIAL USE ONLY	
		Fee:	
M-3 Scaffolding. ☐ Yes ☐ No	M-4 Location of Scaffold.	By:	Date:

(N) CAPACITY PLACARD (COMPLETE ITEMS N-1 THRU N-13)

N-1 Name.	N-2 Max Occupancy Load	N-3 Location	N-4 Sprinkler ☐ Yes ☐ No	N-5 Bathroom Requirements satisfied. ☐ Yes ☐ No	N-6 Exit Requirements Satisfied ☐ Yes ☐ No	
N-7 Room	N-8 Name of Area	N-9 Floor Location:	N-10 Type of Seating.	N-11 Net Square ft:	N-12 Capacity Use:	N-13 Max Allowable Capacity
N-7A.	N-8A	N-9A	N-10A.	N-11A	N-12A.	N-13A.
N-7B	N-8B	N-9B	N-10B.	N-11B	N-12B	N-13B
N-7C	N-8 C.	N-9 C	N-10 C.	N-11 C	N-12 C	N-13C

OFFICIAL USE ONLY

Fee	By	Date
-----	----	------

(O) FIRE RETARDANT PAINT (COMPLETE ITEMS O-1 THRU O-4)

O-1 Quantity of Paint(Gallons)	O-2 Painted Surfaces.	OFFICIAL USE ONLY	
		Fee	
O-3 Painted surfaces Location	O-4 Sq Footage Painted.	By	Date:

(P) FLAG POLE (COMPLETE ITEMS P-1 THRU P-5)

P-1 Pole Location	P-2 Site Location	OFFICIAL USE ONLY	
		Fee:	
P-3 Pole Height.	P-4 Projection Distance	P-5 Attached to Building. ☐ Yes ☐ No	By: _____ Date: _____

(Q) OBSERVATION STAND (COMPLETE ITEMS Q-1 THRU Q-5)

Q-1 Name of Function.	Q-2 Starting Date:	OFFICIAL USE ONLY	
		Fee:	
Q-3 Ending Date	Q-4 Hours of Use From	Q-5 Hours of Use To	By: _____ Date: _____

(R) SCAFFOLDING INFORMATION (COMPLETE ITEMS R-1 THRU R-5)

R-1 No. of Stories	R-2 Engineer of Record.	R-4 Location of Scaffold.	OFFICIAL USE ONLY	
			Fee:	
R-3 Building Permit No.	R-5 Engineer Signature. ☐ Yes ☐ No		By: _____	Date: _____

(S) SOIL BORING (COMPLETE ITEMS S-1 THRU S-3)

S-1 No. of Bores	S-2 Location of Bores	S-3 Site Plan ☐ Yes ☐ No	OFFICIAL USE ONLY	
			Fee	By: _____ Date: _____

(T) TOWER CRANE (COMPLETE ITEMS T-1 THRU T-5)

T-1 Crane Location:	T-3 Duration Date From.	T-4 Duration Date To.	OFFICIAL USE ONLY	
			Fee:	
	T-2 Crane Pad Approved ☐ Yes ☐ No	T-5 Site Plan ☐ Yes ☐ No	By: _____	Date: _____

(U) FOUNDATION ONLY (COMPLETE ITEMS U-1 THRU U-5)

U-1 Type of Foundation	U-5 Total Cubic Feet.	OFFICIAL USE ONLY		
		Fee:		
U-2 Removal of Trees ☐ Yes ☐ No	U-3 Underpinning Required: ☐ Yes ☐ No	U-4 Required Notification to Adjacent Property Owner ☐ Yes ☐ No	By: _____	Date: _____

(V) UNDER GROUND STORAGE TANK (COMPLETE ITEMS V-1 THRU V-2)

V-1 Size of Tank.	Gallons	OFFICIAL USE ONLY		
		Fee:		
V-2 Location of Tank.		By: _____	Date: _____	

(W) WATER AND DAMP PROOFING (COMPLETE ITEMS W-1 THRU W-2)

W-1 Sq feet Affected	OFFICIAL USE ONLY		
Fee:			
W-2 Location.	By: _____	Date: _____	



LEAD PERMIT SCREENING FORM

- 1) Is the work you will be conducting going to disturb paint on the interior or exterior of a property built prior to 1978? This includes residential and commercial properties, as well as child-occupied facilities such as daycares, pre-schools, libraries, etc
☐ Yes (continue to next question)
☒ No (there is no lead abatement permit requirement; you can skip the rest of this form)
- 2) Do you have a lead inspector's written report stating that the paint you'll be disturbing is NOT lead-based paint?
☐ Yes (there is no lead abatement permit requirement and you can skip the rest of this form; BUT you must submit a copy of the inspector's report to DDOE's Lead and Healthy Housing Division)
☐ No (continue to next question)
- 3) Will you be doing work that involves the enclosure/encapsulation of painted components, the use of chemical stripping, the replacement of painted surfaces or fixtures, or the removal or covering of lead-contaminated soil?
☐ Yes (this abatement work requires a DDOE lead abatement permit)
☐ No (there is no lead abatement permit requirement; you can skip the rest of this form)

Lead Abatement Permit Requirements

If you are required to obtain a lead abatement permit, you must:

- 1) Apply for a lead abatement permit from DDOE's Lead and Healthy Housing Division (call 535-1934 for details)
- 2) Use a DDOE certified lead abatement worker/supervisor to conduct the abatement activity
- 3) Produce an independent "clearance report" at the end of the work, confirming that the abatement activities were conducted in such a manner that no lead-based paint hazards remain in the work area(s)

**To obtain a DDOE lead abatement permit application, please visit:
www.ddoe.dc.gov and click on Lead and Healthy Housing Division.**

NOTICE: Lead Abatement Permit Exemptions

- 1) Are you a property owner who is performing lead-based paint activities or renovations in a residence that you own and live in, which is occupied solely by you or your immediate family, AND where neither children under 6 years of age NOR a pregnant woman lives? ☐ Yes
- 2) Will the work that you will perform disturb 2 square feet or less of paint per room? ☐ Yes

If you answered "yes" to either one of these questions, NO DDOE lead abatement permit is required.



DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS

Environmental Intake Form

Owner & Contact Information

Complete address of proposed work

Square	Suffix (if any)	Lot	Application date (4 numbers for year)
0191		0098	07262013

Number	Ext	Official street name	Quadrant	Unit/Suite
1536		T STREET NW	NW	

Project name	Application number (if applicable)	Project Description	
ROMEU RESIDENCE REAR DECK		REAR DECK ADDITION	
6 Owner	7 Complete mailing address (include zip)	8 Phone	9 Email, if you prefer e-notice
RAFAEL ROMEU	1536 T ST, NW 20009	301-219-0528	
10 Agent for owner if applicable	11 Complete mailing address (include zip)	12 Phone	13 Email, if you prefer e-notice
PAULA MORRIS	60 MARKET ST/204 GATH., MD 20878	301-527-1002	MorrisArc@ 201.com

Project Scope

Scope (Check all that this project involves.)		No	Yes	If You Answer "Yes"
1	Is this project a residential structure within R-1 through R-5-A zoning districts?		☒	Skip to the signature line
2	Is this project a single-family structure not built in conjunction with 2 or more units?		☐	
3	Is this project an accessory structure, such as a garage, patio, pool, or fence?		☐	
4	Is this project only an interior renovation with no building use or capacity change?		☐	
5	Is this project in an Economic Development Zone, as defined in DC Official Code § 6-1501 et seq (DC Law 7-177)?		☐	
6	Is this project in the Central Employment Area, defined in DC Zoning Regulations?		☐	Attach a site plan. If there is no plan, attach a written explanation
7	Does the project involve only operation, repair, maintenance, or minor alteration of public structures, facilities, mechanical equipment, or topographical features, with negligible or no expansion of use beyond its current use?		☐	
8	Does the owner of this site own adjacent or abutting property?		☐	
9	Do you plan to develop adjacent/abutting property in next 3 years?		☐	Attach a site plan. If there is no plan, attach a written explanation
10	Do you plan more development that requires permit(s) on any site in this square in next 3 years?		☐	See EIS Coordinator
11	Is this project a solid waste facility?		☐	Attach the EIS or equivalent.
12	Have you prepared an Environmental Impact Statement (EIS) or a functional equivalent, as required by the National Environmental Policy Act of 1969 (NEPA)?		☐	Attach an explanation, cite relevant section of regulations.
13	Are you claiming an exemption, other than those listed in this form, from the requirement to submit an Environmental Screening Form, under Title 20 § 7202		☐	If you're not claiming an exemption, attach an EISF
14	Is the total project cost more than \$1 51 million, including site preparation and construction?		☐	If you check any item, attach EISF or equivalent.
15	For projects with a total cost of \$1 51 million or less, check all that apply ☐ Contains threatened or endangered plant or animal species ☐ Is within 100 feet of a pond, stream, lake, spring, or wetland ☐ Project will produce emission of odorous or other air pollutants (from any source, including VOCs) ☐ Project produce, use, or dispose of hazardous substances, as defined in 20 DCMR 7299 ☐ Will be built on land where the water table depth is less than 3 feet. ☐ Will require blasting ☐ Will generate medical, infectious, radioactive, or hazardous waste		☐	

I certify that all statements on this application are true and complete to the best of my knowledge and belief. I agree to comply with all applicable DC laws and regulations. The making of false statements on this application is punishable by criminal penalties (DC Code Sec. 22-2514)

Signature of Owner/Authorized Agent

Date 7/25/13

OFFICIAL USE ONLY

Environmental Impact Screening Form Required

☐ Yes. Referred to EIS Coordinator ☐ No

DCRA Reviewer

Date

NOTE: Building permit approval is not the same as approval of an action or entire project under the Environmental Policy Act of 1989. If you build on the same, adjacent, or abutting property, or expand on work covered by this Environmental Intake Form within 3 years, you may be required to file an EISF for the whole project, including the part covered by this application and permit approval. If the action violates any federal or DC environmental laws, an EISF can be required.

To report waste, fraud, or abuse by any DC government office or official, call the Inspector General: 1-800-521-1639

CONTRACT AGREEMENT

Name of Contractor/Owner Karl Voglmayr Contractor's License No. 521056500607Address of Contractor/ Owner 1804 T St, NW Date: 5/20/13

ADDRESS OF PROPOSED WORK <u>1536 T St, NW</u>	LOT <u>0098</u> SQUARE <u>0191</u>
OWNER OF BUILDING OR BUSINESS <u>Rafael Romeu</u>	PHONE No <u>301-219-0528</u>
DESCRIPTION OF PROPOSED WORK <u>REAR DECK ADDITION</u>	

COST ESTIMATE		
CONSTRUCTION e.g drywall, ceilings, framing, carpentry etc	\$ <u>12,150</u>	
ELECTRICAL	\$ <u>750</u>	
MECHANICAL	\$ <u>0</u>	
PLUMBING	\$ <u>0</u>	
FIRE PROTECTION e.g sprinkler system, fire alarm system, generator etc.	\$ <u>0</u>	
DEMOLITION	\$ <u>1,000</u>	
MISC/OTHER (please specify) <u>2 SLIDING GATES</u>	\$ <u>2,100</u>	
TOTAL	\$ <u>16,000</u>	

The labor and material costs of counter tops, kitchen cabinets, floor coverings, tile work, caulking, patching and plaster repair, painting other than fire retardant paint, gutters and downspouts, not more than 160 square feet of gypsum board shall not be included in the cost estimate for permitting purposes. The entire list can be seen in the 1999 D.C Building Supplement Chapter 1 Section 107.3

The foregoing terms, specifications and conditions are satisfactory and hereby agreed to. You are authorized to work as specified and payment will be made in the amount as outlined. Upon signing this agreement, the owner represents and warrants that he or she is the owner or the authorized agent of the owner of the aforesaid premises and that he or she has read this agreement.

CONTRACTOR <u>Karl Voglmayr</u> Signature & print	KARL VOGLMAYR Date: <u>5/20/13</u>
OWNER OF BUILDING/BUSINESS <u>Rafael Romeu</u> Signature & print	RAFAEL ROMEU Date: <u>5/20/13</u>

Upon signing this document, the owner and contractor declare that the cost of construction as specified above for the referenced project is true and correct to the best of their knowledge

Please fill out this agreement form in accordance with D C Construction Code Supplement 1999, Chapter 1 Section 112.1



Zoning Data Summary

General Instructions: Pursuant to 12 DCMR, § 106.1116, 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 Permits/Zoning/Certificates of Occupancy and Zoning) or pick them up at the Permit Center, 1100 4th St SW, 2nd Floor.

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 1536	Street Name T St, NW / 20009	Quadrant NW	Unit / Suite —	Application Date 7/26/13
Square 191	Suffix	Lot 98	Proposed use Residential	

B. Owner & Contact Information

Agent must be an individual — not company

Owner of Building or Property Rafael Romen	Complete mailing address (include zip) 1536 T St NW / 20009	Phone Number(s) 301-219-0528	Email
--	---	--	-------

Agent for owner, if applicable Paula Morris	Complete mailing address (include zip) 60 Market St 20878	Phone Number(s) 301-527-1002	Email MorrisArc@aol.com
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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, and floor plans).

District R4	Overlay(s), if any
-----------------------	--------------------

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 dcra.dc.gov/info/reg.shtml.

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	2 Units	2 Units	
Number of parking spaces (9' x 19')	0 Units	0 Units	
Setbacks & Building Heights			
Side Yard* Setback (left when you face property)	0 Linear feet	0 Linear feet	
Side Yard* Setback (right when you face property)	0 Linear feet	0 Linear feet	
Rear Yard* Setback	Linear feet	Linear feet	
Building Height*	3 Stories	3 Stories	
	Feet	Feet	
Areas			
Lot Area	921 Square feet	921 Square feet	
Gross Floor Area* (GFA) of entire building (sum of all floors)	Square feet	Square feet	
Floor Area Ratio*	GFA / Lot Area	GFA / Lot Area	
Building Area* (sum of footprints of all buildings)	Square feet	Square feet	
Lot Occupancy* (Bldg Area / Lot Area)	%	%	

Form Completed by (sign and print name) _____ Date _____



Department of Consumer and Regulatory Affairs

Reasonable Accommodations and Modifications for Persons with Disabilities

The Department of Consumer and Regulatory Affairs (DCRA) is committed to fair housing practices for all residents of the District of Columbia. The Fair Housing Amendments Act of 1988 (FHA) allows qualified persons with disabilities and or their representatives to request reasonable accommodations and/or modifications so that they may fully use and enjoy their homes and related facilities. This law defines a qualified person with disability as:

Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such impairment.

In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, and developmental disabilities that substantially limit one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.

The FHA requires DCRA to make reasonable accommodations for qualified persons with disabilities. A reasonable accommodation is a change in rules, policy, practices, or services so that a person with a disability will have an equal opportunity to use and enjoy a dwelling unit or common space. DCRA is required provide reasonable accommodations to qualified persons with disabilities, but it is not required to make changes that would fundamentally alter the program or create an undue financial and administrative burden.

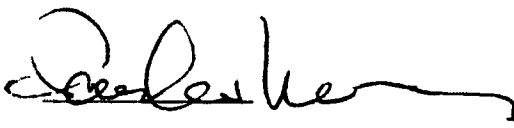
The FHA of 1988 requires DCRA to allow qualified persons with disabilities to make reasonable modifications. A reasonable modification is a structural modification that is made to allow persons with disabilities the full enjoyment of the housing and related facilities. DCRA is required to provide reasonable modifications to qualified persons with disabilities, but it is not required to make changes that would fundamentally alter the program or create an undue financial and administrative burden.

Would you like to obtain more information from DCRA on FHA reasonable accommodation and/modification requests for qualified persons with disabilities (*circle one*)?

YES

NO

Printed Name


Signature

If you have questions or concerns related to requesting reasonable accommodations or modifications for qualified persons with disabilities from DCRA, please contact:

Mr. Jeffrey Mason
Department of Consumer & Regulatory Affairs
1100 4th Street, SW Suite 5311
Washington, DC 20024
Phone: (202)-442-4545
Fax: (202) 442-4884
jeffrey.mason@dc.gov

DISTRICT DEPARTMENT OF THE ENVIRONMENT
BUIH DING PERMIT APPLICATION SUPPLEMENTAL FORM - ENVIRONMENTAL QUESTIONNAIRE

PROJECT ADDRESS 1536T St NW LOT 0098 SQUARE 0191

Note: please answer all 10 questions in this questionnaire, by checking either column Yes or "No" for each question. If you answer "Yes" to any of the questions, you should contact the corresponding office(s) indicated in column 'contact person/office', as soon as possible. Until this application is reviewed and approved by the concerned office(s), the permit will not be issued.

SCOPE OF PROJECT	YES	NO	CONTACT PERSON/OFFICE	OFFICE USE
1. Does the total cost of the project exceed \$1 million? This does not apply if project is for internal (tenant space) renovation only and there will be no change in the use of the building.	☐	☒	(202) 535-2600 EIS Coordinator	
2. Will the work to be performed involve the installation removal, abandonment, or repair of an underground storage tank (UST) system?	☐	☒	(202) 535-2600 Underground Storage Tank Division	
3. Will the work to be performed involve the assessment Or clean-up of soils associated with the release of materials from an underground storage tank (UST)?	☐	☒	(202) 535-2600, Underground Storage Tank Division (202) 535-2600, Air Quality Division	
4. Will the work to be performed involve the assessment or clean-up of groundwater associated with the release of materials from an underground storage tank (UST)?	☐	☒	(202) 535-2600, Underground Storage Tank Division (202) 535-2600 Air Quality Division (202) 535-2600, Water Quality Division	
5. Will the proposed project involve the installation or drilling of wells other than for the purposes stated in questions 3 and 4?	☐	☒	(202) 535-2600 Water Quality Division (202) 535-2600 Air Quality Division	
6. Will the proposed project involve the generation, treatment, storage disposal or transportation of chemicals or other substances which may be considered hazardous?	☐	☒	(202) 535-2600, Hazardous Waste Division	
7. Will the proposed project involve construction which will disturb the sediment in rivers, streams or wetlands?	☐	☒	(202) 535-2600 Water Quality Division	
8. Will the proposed use involve the construction of a facility for the handling, transfer storage, disposal or treatment of solid waste, medical waste, or recyclable materials?	☐	☒	(202) 535-2600 EIS Coordinator	
9. Will the proposed project result in the discharge into the air of gases, dust, or the creation of any objectionable odors?	☐	☒	(202) 535-2600, Air Quality Division	
10. Was the building built before 1978? (Lead paint may be present)	☒	☐	If you answer "YES" to this question please answer the questions and follow the instructions on the "Lead Hazard Control Questionnaire" to determine if you need a permit to conduct a Lead Abatement Project.	

AFFIDAVIT

I hereby certify that I have the authority of the owner of the property to make this application. I declare that the answers to the above questions in this Questionnaire are complete and correct to the best of my knowledge.

Signature Paula Morris Name (print) PAULA MORRIS
 Address 60 Marlett St Date 5/25/13 Phone 301-5274002

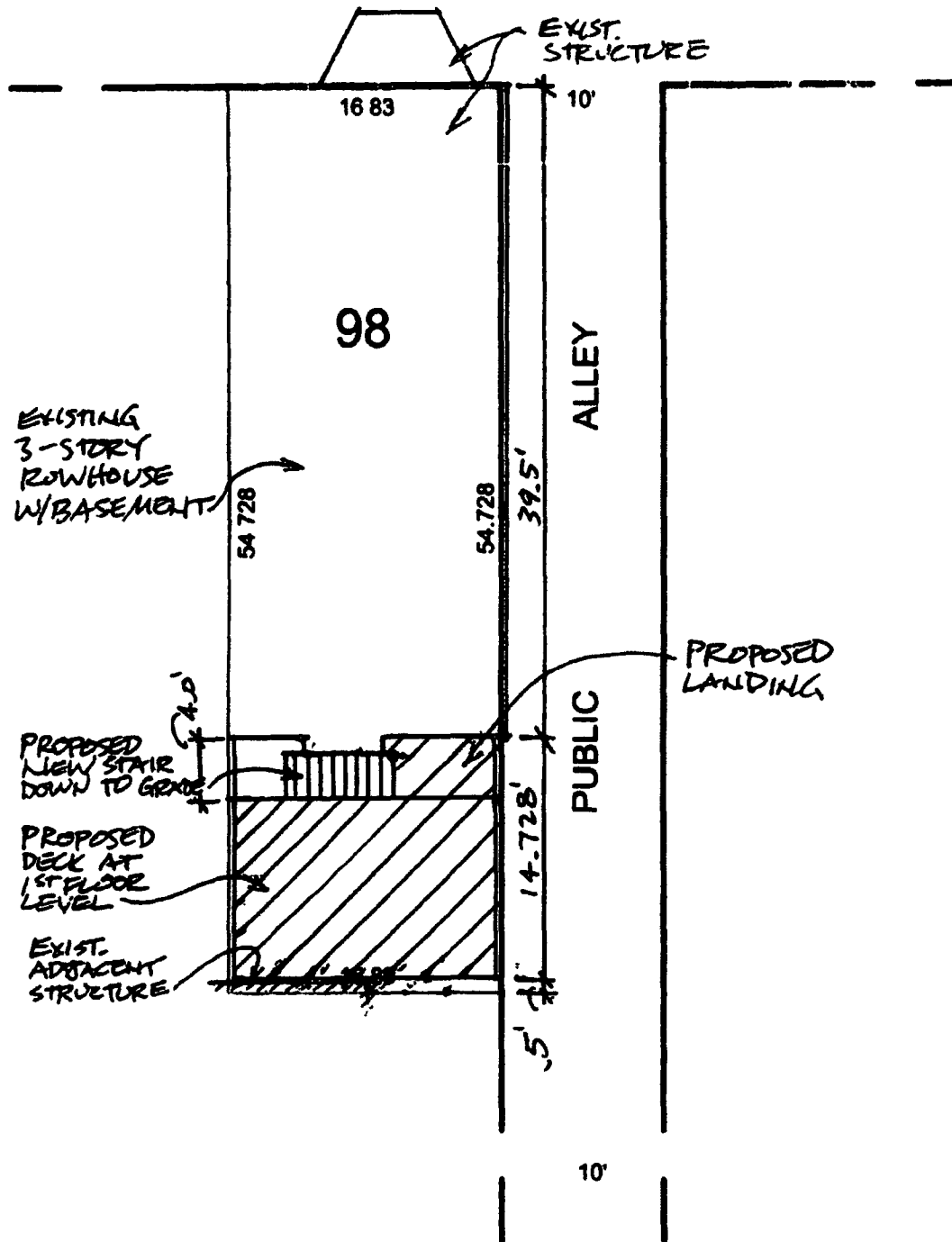
OFFICE USE ONLY

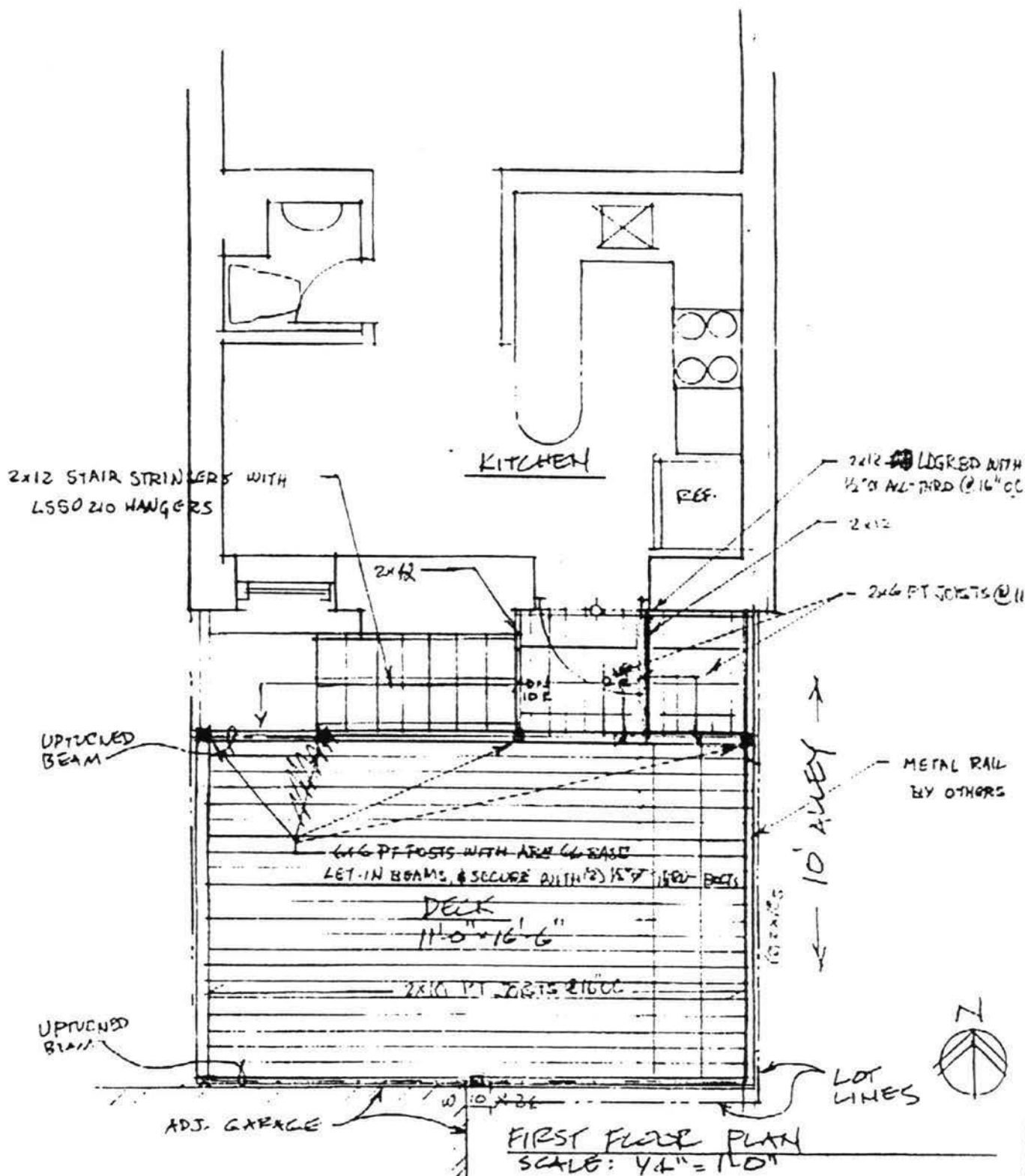
DDOE APPROVAL BY _____ NAME (Print) _____
 CONTACT NUMBER (202) _____ DATE _____
 COMMENTS AND PERMIT RESTRICTIONS _____

(USE REVERSE IF NECESSARY)

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

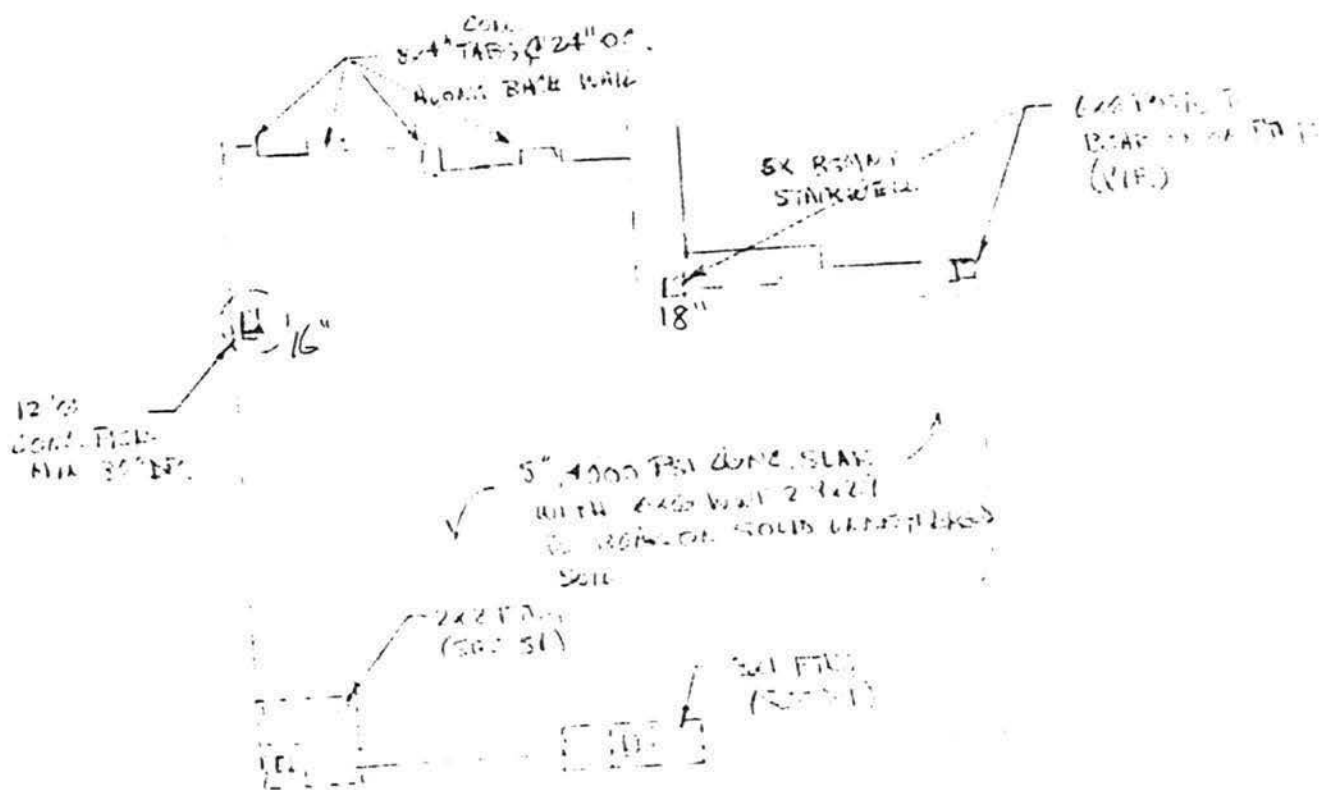
T STREET, N.W.





SHEET NUMBER: SD-2	ROMEU RESIDENCE 1536 T STREET, N.W. WASHINGTON, DC 20009 MORRIS ARCHITECTS 60 MARKET STREET, SUITE 204 / GAITHERSBURG, MD 20878 TEL: 301-527-1002 FAX: 301-527-1003	REVISIONS
PROJECT NUMBER: 1221	FIRST FLOOR PLAN	DATE: 3-24-13

ADERS - POWER DECK 7/21/11



CLAW/FLOOR DETAILS 1/2" 1' 2"

CL 1200

$$P = 1000 \text{ lb} \quad \text{at } 10 \text{ ft}$$

$$P = 1000 \text{ lb} \quad \text{at } 10 \text{ ft} \quad \text{at } 10 \text{ ft}$$

$$P = 1000 \text{ lb} \quad \text{at } 10 \text{ ft}$$

$$P_1 = 300(4) = 1200 \text{ lb} \quad \text{DESIGN FOR 1500 LB}$$

$$P_2 = 300(4) = 1200 \text{ lb} \quad \text{DESIGN FOR 1500 LB}$$

$$M_{MAX} = P_2 - 2000(6.5) = 13000 \text{ lb-in} \quad C_X = 7.22 \text{ in}^3 \quad \text{W10 X 22} \quad S_x = 13.0 \text{ in}^3$$

$$\Delta_{MAX} = \frac{2000(6.5)^2(1722)}{3(29 \times 10^6)(621)} = .318 \text{ in} \quad \Delta_{ALL} = .214 \text{ in} \quad \text{OK} \quad I_x = 19.0 \text{ in}^4$$

$$\Delta_{MAX} = .318 < .214 \text{ OK} \quad \text{W10 X 22}$$

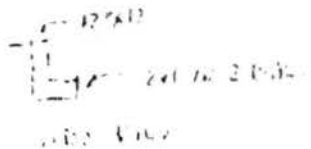
PROBLEM 1

$$P_1 = 1000 \text{ lb} \quad \text{at } 10 \text{ ft}$$

$$P_2 = 1000 \text{ lb} \quad \text{at } 10 \text{ ft}$$

$$P_2 = 1000 \text{ lb} \quad \text{at } 10 \text{ ft}$$

$$P_1 = 1000 \text{ lb}$$



$$S_x = 13.0 \text{ in}^3$$

$$I_x = 19.0 \text{ in}^4$$

$$C_x = 7.22 \text{ in}$$

(AI) APPROVALS (DO NOT WRITE ON THIS PAGE; OFFICIAL USE ONLY):

A. PERMIT CONTROL	C PLANS AND APPLICATION APPROVAL
☐ 1. Fine Arts by: _____ Date: <u>7/26/13</u> ☐ 2. Historic by: _____ Date: _____ ☐ 3. Cap. Gateway by: _____ Date: _____ ☐ 4. NCPC by: _____ 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: _____	☐ 1. Information Counter by: _____ Date: _____ ☐ 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: _____ Date: _____ ☒ 3. Zoning by: <u>Michaelson</u> Date: <u>7/26/13</u> 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. _____ by: _____ Date: _____ Erosion Control by: <u>AK</u> Date: <u>7/26/13</u> Storm Water Mgmt. by: _____ Date: _____ Plan No. _____ ☐ Air Quality by: _____ Date: _____ ☐ Underground Storage by: _____ Date: _____ ☐ 7. Mechanical Eng. Review by: _____ Date: _____ ☐ 8. Plumbing Eng. Review by: <u>CAH</u> Date: _____ ☐ 9. Electrical Eng. Review by: _____ Date: <u>JUL 26 2013</u> ☐ 10. Health Plan Review (a) Food Plan Review by: _____ Date: _____ (b) Medical X-Ray Plan Rev by: _____ Date: _____ ☐ 11. Fire Protection Plan Review by: _____ Date: _____ ☐ 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 by: _____ Date: <u>7/26/13</u> ☐ 18. Structural Eng. by: <u>FE</u> Date: _____ ☐ 19. Permit and Certificate Issuance Counter by: _____ Date: _____ ☐ 20. QC 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: _____ Date: _____	
Restrictions of the Permit:	
TO REPORT WASTE, FRAUD, OR ABUSE BY ANY D.C. GOVERNMENT OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639	

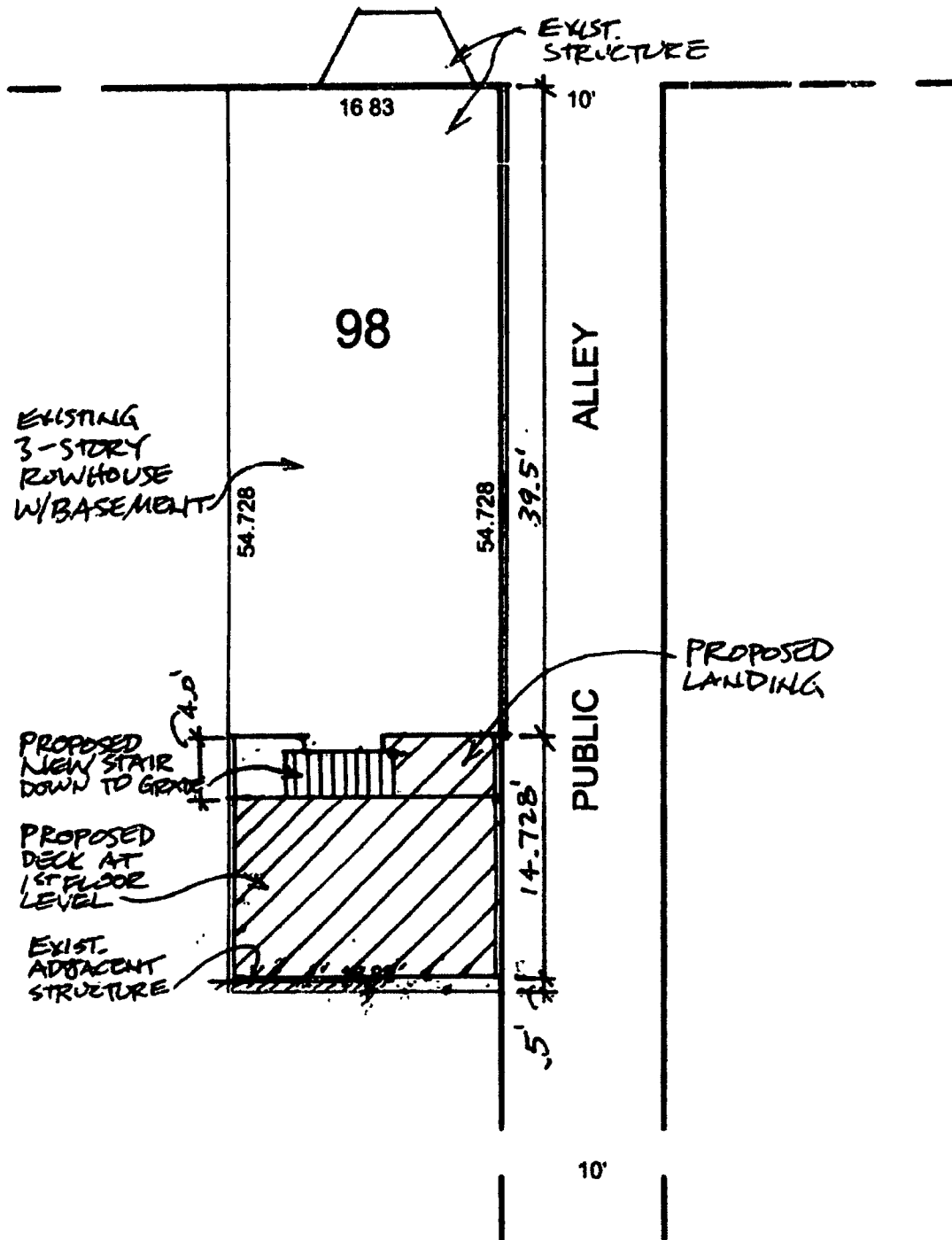
DC/R-4 ZONING C of O Number _____ Existing Use(s) _____ Proposed Use _____ Job No. <u>(2)</u> <u>new deck</u>	New Bldg POD File in room 2124	DDOT - PUBLIC SPACE Street Name _____ Street Width _____ Road Width _____ Sidewalk Width _____ Parking _____ Restrictions _____
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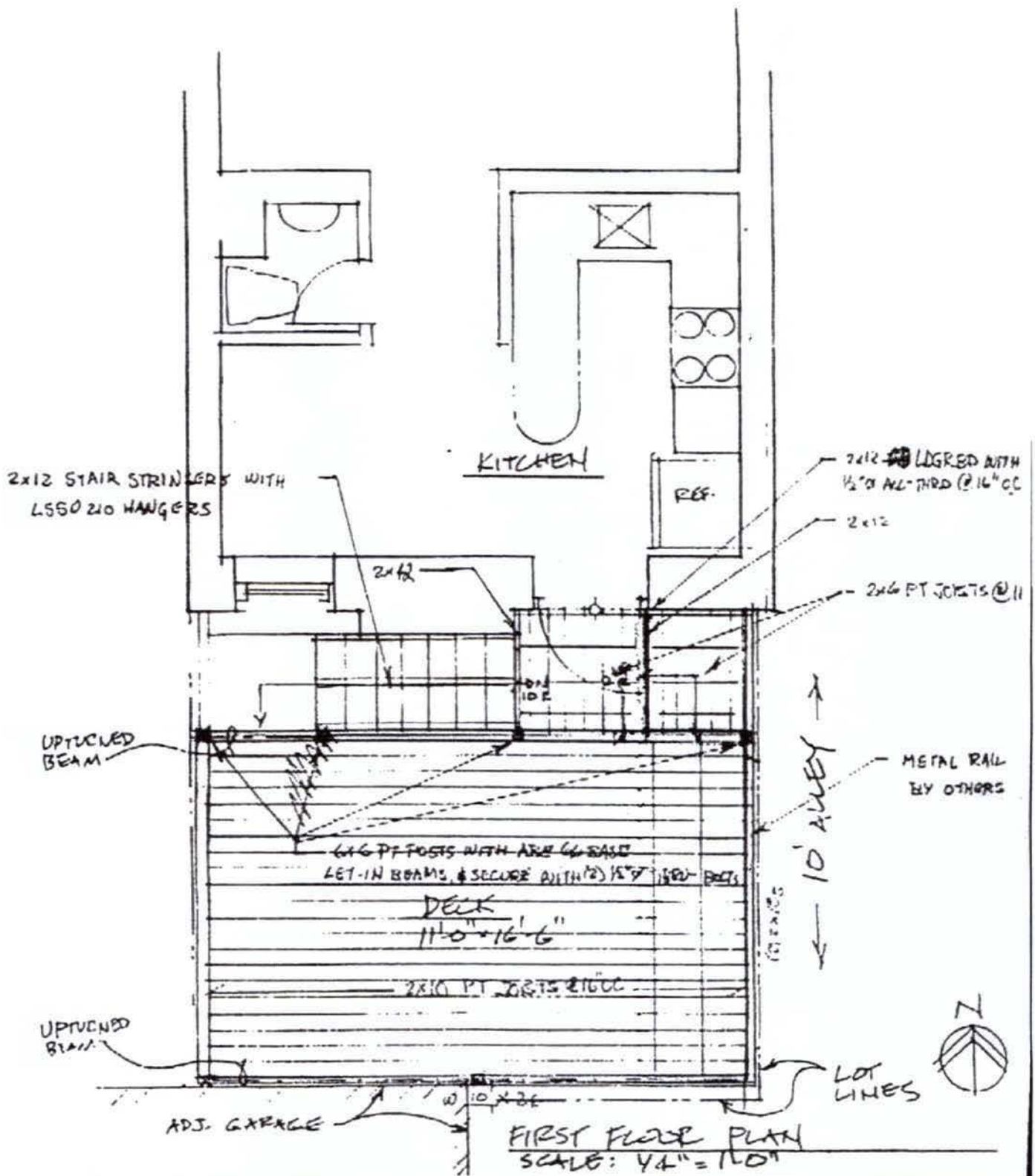
Removals permitted.

Exhibit D

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.

T STREET, N.W.





SHEET NUMBER: SD-2	ROMEU RESIDENCE 1536 T STREET, N.W. WASHINGTON, DC 20009 MORRIS ARCHITECTS 60 MARKET STREET, SUITE 204 / GAITHERSBURG, MD 20878 TEL: 301-527-1002 FAX: 301-527-1003	REVISIONS
PROJECT NUMBER: 1221	FIRST FLOOR PLAN	DATE: 3-29-13

Exhibit E

**Declaration of Edward Hanlon
in Opposition to
Application In Case No. 18725**

1. My name is Edward Hanlon and I make this declaration in opposition to the application of Mr. Romeu in Case No, 18725. I make this declaration on personal knowledge unless otherwise stated.

2. I reside at and own 1523 Swann St. NW ("my House"), less than 100 feet from Mr. Romeu and Square 191, Lot 814. In fact the entrance to my driveway is only about 60 feet from where Mr. Romeu wants to build his deck. I bought my House in the Fall of 1995 and have lived continuously there ever since 1995.

I summarize my objections to the grant of the variance sought immediately below and then discuss the factual basis for each in separate paragraphs. Unless otherwise stated I make this declaration on personal knowledge.

I object to the grant of the application on the following grounds:

- A. The original building permit granted July 26, 2013 by DCRA for this construction was based on serious, active misrepresentations by the Applicant, namely
- (1) the failure of Applicant to advise the DCRA that the construction was to be in the existing deeded right of way (ROW) for alley access over Applicant's land (*See* Hill Exhibit C which is the entire Building Permit Application file; *see also* Photos marked as Exhibit Nos. 7 and 10 which show the right of way);
 - (2) the failure of the Applicant to provide to DCRA on July 25, 2013, the day he applied for the building permit, the architectural diagram his architect drew and dated July 15, 2013, 10 days earlier, which clearly shows both the ROW and the supports to be built in the ROW to support this new proposed structure. (*See* Exhibit No. 12)

Applicant 'cherry picked' which architectural diagrams in his possession to provide to DCRA on July 25 and July 26, 2013 when the decision to issue the permit was being made, providing to the DCRA only architectural diagrams which did not show the existence of the ROW(*Compare* Exhibit No. 1 to Hill Exhibit C);

- (3) the failure of Applicant to disclose his plans to create a parking space under the proposed "deck" (*Compare* Exhibit No. 1 to Hill Exhibit C);
- (4) the misrepresentation by the Applicant that the structure he is building is a rear yard deck when the structure he is building at his Lot Line with the Public Alley (a Public Alley we both share) is really a garage with a deck on top; *See* Exhibit No. 1
- (5) the failure of Applicant to disclose in the building permit application both his plans to build a private garage and his plans to build a structure for a covered parking space under the proposed "deck";
- (6) the misrepresentation that he was building a "replacement" deck for an existing or previously existing permitted deck when no such building permit for a previous deck had ever been issued; (*See* Page 21 of Hill Exhibit C)
- (7) the misrepresentation that the proposed deck was of the same scale and size as a prior, nonpermitted deck, voluntarily torn down and removed by a prior owner, more than two years before the Application;

B. When the original permit was revoked, Applicant's pattern of misrepresentation to the DCRA continued, particularly the hiding of Applicant's intention to use the ground level below the "deck" as a parking space, thereby leading the DCRA to require this limited proceeding, although other BZA approvals are necessary for the requested construction and a building permit cannot be issued absent such further

proceedings. (*Compare* the Diagrams attached to Application for Variance with Exhibit No. 1 given to ANC2B)

- C. The pattern of misrepresentation continued when, in his Application for Variance here before the BZA, no mention has been made of the intended use of the ground level as a parking space; (*Compare* the Diagrams attached to Application for Variance with Exhibit No. 1 given to ANC2B)
- D. The extension of lot occupancy to 100% and of the “deck” to cover a ROW never previously covered extends and increases a nonconforming use/structure.
- E. The surreptitious attempt to create this grade level covered parking space in a structure which meets the 11DCMR 199.1 definition of a garage is contrary to 11 DCR 2300.2, 2300.7, 2300.8, as well as, 11DCMR 2116.1 et seq., including but not limited to 2116.9 and generally the size requirements for parking spaces contained in 2115.1 et seq,
- F. The structure requested meets the following zoning definitions found at 11DCMR 199.1 (though this was not disclosed to BZA in the Application for Variance):
 - 1. **Building** - a structure having a roof supported by columns or walls for the shelter, support, or enclosure of persons, animals, or chattel.
 - 2. **Garage, private** - a building or other structure, or part of a building or structure, not exceeding nine hundred square feet (900 ft.²) in area, used for the parking of one (1) or more motor vehicles and having no repair or service facilities.

Constructing either a building or a garage would be in violation of other Zoning Regulations absent proceedings to permit them

which relief is not here sought thus making the entire Application a waste of the Board's and citizens' time and effort.

3. Further, serious misrepresentations of the Applicant concerning his Application for Variance continued at an ANC2B meeting I attended on Monday, February 17, 2014 at which Applicant's Attorney, Mr. Sullivan, Applicant's architect, and Mr. Romeu himself all spoke, seeking ANC2B approval for Applicant's request for a Variance. (I have very serious concerns that this ANC meeting was called on less than one day's public Notice, was called without the required statutory Notice to the public and the public did not have a reasonable opportunity to attend and participate)

- A. For the first time since July 25, 2013 when Applicant applied for the building permit, Applicant produced an architectural diagram showing the location of the parking space he intends to construct underneath this structure ("February 17, 2014 Diagram"). (Exhibit No. 1) The car is drawn on the architectural diagram handed to ANC2B Commissioners by Mr. Sullivan to show the location of this covered parking space inside the proposed new structure. (Exhibit No. 1)
- B. Mr. Romeu's building is a two flat dwelling. Mr. Romeu has a basement rental unit. The back door of this basement rental unit will be underneath this new structure Mr. Romeu has proposed to build. This basement rental unit is four steps, almost 28 - 30 inches, below grade and, with the top and bottom stairway landings, would extend almost 10 feet out into a rear yard (which including ROW is less than 15 feet long) See Photos marked Exhibit Nos. 2, 3, 4 and 5
- C. Applicant knowingly misrepresented the facts to ANC2B by simply erasing his tenants existing rear steps and landing from the architectural diagrams in order to show that a parking space could fit at ground level inside this structure without blocking and covering over the ROW with Applicant's proposed new parking space. I note these new diagrams were not signed by the architect unlike the other diagrams submitted to BZA with the Application for Variance (*Compare* Exhibit No. 1 with Hill Exhibit B)

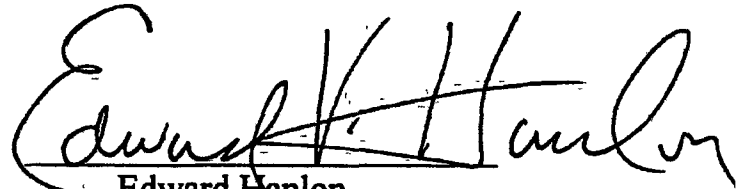
- D. Applicant continued to knowingly misrepresent this project by informing the ANC2B Commissioners that the existing rear steps used by his tenant to exit the rear of this basement rental unit would be removed to build the parking space and a new set of steps would be constructed from the bottom landing outside the below grade tenant's rear entrance to the basement unit, heading directly East into the middle of the 10 foot Public Alley. As the attached photos show (See Photos marked as Exhibit Nos. 3, 4 and 5 and *compare* to Exhibit No. 1), there is zero space to build a stairway from the below grade basement rental unit facing East to the Public Alley. The top of the fourth step would cut grade about four feet beyond Mr. Romeu's Lot Line, right in the center of the Public Alley, eliminating the 10 foot Public Alley as a roadway. As of February 21, 2014 these new February 17, 2014 Diagrams have not been filed with BZA

4. As stated above, I have lived in my house since 1995. When I moved in 1995 there was no deck at the rear of 1536 T Street NW. In the late 1990s, to the best of my recollection, a prior owner built, over single weekend, a deck without a permit. That unpermitted deck never covered the ROW. I am attaching as Exhibit No. 8, a photo from Google Earth showing that previous unpermitted deck. The open, uncovered ROW is clearly shown in the Google Earth photo. This deck was subsequently torn down by the next owner who built a rear yard patio at ground level instead. When Mr. Romeu bought his house in 2012, the rear yard had no deck only a ground level patio.

5. These are serious charges and I make them only after a painstaking review of DCRA files appended hereto in support. I have reviewed the entire Building Permit Application file available in the Records Section on the 2nd Floor of DCRA. I have made inquiries of a Supervisor of the Records Section, as well as, two other employees of the Records Section who copied the entire file for me, if the entire file had been copied and nothing left out. I was assured by all three that I had been given the entire file and the entire file had been copied copied from cover to cover, I have a receipt for the copying.

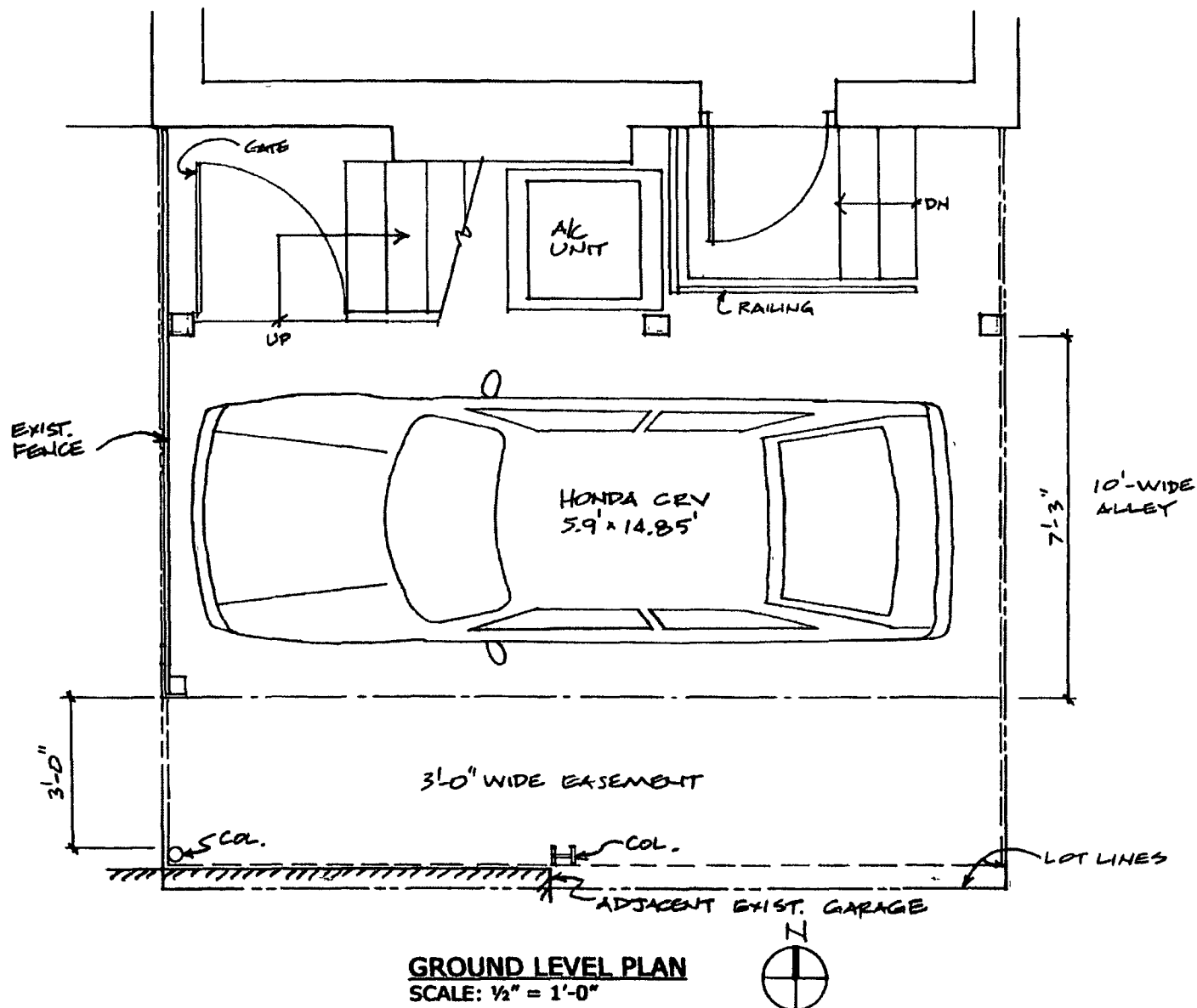
I declare under the penalty of perjury that the foregoing is true and correct.

Executed on February 24, 2014


Edward Hanlon

EXHIBITS TO THE DECLARATION OF EDWARD HANLON

1. February 17, 2014 Diagram of Parking Space Inside Garage handed out at ANC meeting
2. Romeu Rear Yard Looking East from Hill Back Door - No Room for a Parking Space
3. Picture of Entrance to Basement Rental Unit (Bottom of Photo Is Fence along Public Alley Lot Line)
4. Picture Looking Straight Down from Public Alley Lot line to Basement Door Well Showing Existing 4 Steps
5. Romeu Rear Yard looking North
6. 2012 MRIS Photo of the Ground Level Patio in the Rear of Romeu House
7. Right of Way Looking East Down the ROW from Direction of Robert Uth's House to Romeu Lot
8. Google Earth Picture Showing Former Unpermitted Deck and Open Uncovered Right of Way Behind Romeu Lot
9. Architect's Markings in Right of Way Where Column Supports Will Be Placed
10. Right of Way Behind Romeu Property Looking West to the Lots of Hill, Afkhami and Uth
11. Picture of Rear of Romeu Lot Taken from Public Alley



SHEET NUMBER: A-1	ROMEU RESIDENCE 1536 T STREET, N.W. WASHINGTON, DC 20009 MORRIS ARCHITECTS 60 MARKET STREET, SUITE 204 / GAITHERSBURG, MD 20878 TEL: 301-577-1002 FAX: 301-577-1003	REVISIONS:
PROJECT NUMBER: 121	GROUND LEVEL	DATE: 2-15-14



IT002



EXHIBIT003



EXHIBIT004



EXHIBIT005



2012 MRIS Photo of Patio in the Rear of 1536 T St NW

EXHIBIT006



EXHIBIT007



EXHIBIT008





EXHIBIT010

