

Special Exception Application

DCRA BZA Case #FY-14-69-Z

Owners:

Dana and Walt Lukken
650 Massachusetts Avenue, NE
Washington, DC 20002-6575

Phone: 202-544-5362
Dana's cell: 202-329-1007

danalukken@verizon.net
wlukken@fia.org

Apprising the Affected Individuals and Groups Concerning the Application

We have made efforts to apprise the affected Advisory Neighborhood Commission (ANC) and other individuals and community groups concerning the application, if any. These efforts include sending attached letters to adjoining neighbors, as well as discussing our plans with other neighbors in the vicinity. Our condo board has been informed, as have residents of two condominium buildings nearby, the Stanton Manor and Union Square.

Dana and Walt Lukken
650 Massachusetts Avenue, NE
Washington, DC 20002-6575

Phone: 202-544-5362
Dana's cell: 202-329-1007

July 2, 2014 (not less than thirty days before start of work)

Geoffrey Brown
652 Massachusetts Avenue, NE
Washington, DC 20002

Dear Geoffrey,

We are planning an enclosed patio renovation to the rear of our home to replace an existing open wood deck. This is similar in nature to the recent patio enclosure at 654 Massachusetts Avenue NE. The dimensions of the project will be the same as the current deck with a box bay window in the back. This room will be a three-season space with windows and sky lights. The work will be restricted to the rear of #650 Massachusetts Avenue, NE.

Plans are enclosed for your review.

According to the District of Columbia Building Code Amendment DCMR 12 , section 3307A:

3307.2 Notification required. The person causing construction, excavation, remodeling or demolition work to be made that will affect adjoining property, including a lot, building or structure, shall at all times, and at his or her own expense, preserve and protect the adjoining lot, building or structure from damage or injury, provided, however, that the person shall not undertake any protective work that requires access to the adjoining property unless the owner of the adjoining property grants written permission or unless other provisions of this Section 3307A allow for entry without written permission. The person causing the work shall provide written notice, and a copy of the proposed work plan, to the owner of the adjoining property advising said owner of the intended work and the need for protection for the adjoining property. Upon receipt of notification, it shall be the duty of the owner of the adjoining property to make safe said owner's property, unless the owner provides the person causing the work with written permission (conditional or unconditional) to enter the owner's adjoining property.

1. If the work is non-structural, notification shall be delivered to the adjoining property owner, with a copy to the code official, not less than ten (10) business days prior to the scheduled starting date of the work.
2. If the work involves excavation requiring underpinning or other structural support of the adjoining building or structure, the person causing the work shall notify the adjoining property owner by personal delivery, courier or express mail service, with a copy to the code official, not less than thirty (30) days prior to the proposed starting date. This notification shall include a copy of all documents filed for necessary permits which are relevant to the adjoining property. The adjoining property owner shall have thirty (30) days from the date that the notification was delivered to respond in writing.
3. If the adjoining property owner does not respond within the ten business day or thirty day period set forth in 1 and 2, respectively, then the adjoining property owner shall be deemed to have elected to make safe his or her own property, and the adjoining owner shall be granted the necessary written permission by the person causing the work to enter

the premises of the construction, excavation, remodeling or demolition site for the protection of the adjoining owner's property. The adjoining property owner shall execute such measures to make safe said owner's property without delay so as not to impede the original construction.

4. If the adjoining owner affirmatively denies permission, the adjoining owner shall provide justification to the code official indicating the reason for the denial. Upon granting permission, conditional or unconditional, the adjoining owner shall notify the code official and the person causing the work in writing.

Thank you for your consideration of this matter.

Sincerely,

Dana and Walt Lukken
650 Massachusetts Avenue, NE
Washington, DC 20002-6575

Phone: 202-544-5362
Dana's cell: 202-329-1007

July 2, 2014 (not less than thirty days before start of work)

Edda Ramos
648 Massachusetts Avenue, NE
Washington, DC 20002

Dear Edda,

We are planning an enclosed patio renovation to the rear of our home to replace an existing open wood deck. This is similar in nature to the recent patio enclosure at 654 Massachusetts Avenue NE. The dimensions of the project will be the same as the current deck with a box bay window in the back. This room will be a three-season space with windows and sky lights. The work will be restricted to the rear of #650 Massachusetts Avenue, NE.

Plans are enclosed for your review.

According to the District of Columbia Building Code Amendment DCMR 12 , section 3307A:

3307.2 Notification required. The person causing construction, excavation, remodeling or demolition work to be made that will affect adjoining property, including a lot, building or structure, shall at all times, and at his or her own expense, preserve and protect the adjoining lot, building or structure from damage or injury, provided, however, that the person shall not undertake any protective work that requires access to the adjoining property unless the owner of the adjoining property grants written permission or unless other provisions of this Section 3307A allow for entry without written permission. The person causing the work shall provide written notice, and a copy of the proposed work plan, to the owner of the adjoining property advising said owner of the intended work and the need for protection for the adjoining property. Upon receipt of notification, it shall be the duty of the owner of the adjoining property to make safe said owner's property, unless the owner provides the person causing the work with written permission (conditional or unconditional) to enter the owner's adjoining property.

1. If the work is non-structural, notification shall be delivered to the adjoining property owner, with a copy to the code official, not less than ten (10) business days prior to the scheduled starting date of the work.
2. If the work involves excavation requiring underpinning or other structural support of the adjoining building or structure, the person causing the work shall notify the adjoining property owner by personal delivery, courier or express mail service, with a copy to the code official, not less than thirty (30) days prior to the proposed starting date. This notification shall include a copy of all documents filed for necessary permits which are relevant to the adjoining property. The adjoining property owner shall have thirty (30) days from the date that the notification was delivered to respond in writing.
3. If the adjoining property owner does not respond within the ten business day or thirty day period set forth in 1 and 2, respectively, then the adjoining property owner shall be deemed to have elected to make safe his or her own property, and the adjoining owner shall be granted the necessary written permission by the person causing the work to enter

the premises of the construction, excavation, remodeling or demolition site for the protection of the adjoining owner's property. The adjoining property owner shall execute such measures to make safe said owner's property without delay so as not to impede the original construction.

4. If the adjoining owner affirmatively denies permission, the adjoining owner shall provide justification to the code official indicating the reason for the denial. Upon granting permission, conditional or unconditional, the adjoining owner shall notify the code official and the person causing the work in writing.

Thank you for your consideration of this matter.

Sincerely,