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3/9/2016

From: Robert Boyer
Phone: 202.421.9813
Fax: 202.635.0280

To: BZA Case 19101 (Darryl) O.A. Sulekoiki 2112-2126 3rd St NE
Phone: 202.727.6311
Fax: 202.727.6072
Company Name: Board of Zoning Adjustment

Comments:

Please submit into BZA Case 19101 (Darryl) O.A. Sulekoiki File Record the following 6 pages as additional evidence for opposition. Hearing continuance April 5, 2016.

Thank you,

Robert Boyer

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Board of Zoning Adjustment
District of Columbia
CASE NO 19101
EXHIBIT NO.69

Permission letter to Construct/Renovate Next to 2110 3RD Street, NE
WASHINGTON, DC 20002-1404

24th of March, 2013

Name: **RICHARD E HOLCOMB**
Address: **2110 3RD ST NE**
WASHINGTON, DC 20002-1404,

RECEIVED
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2016 MAR -9 PM 11:15

Dear Mr. Holcomb;

My name is Darryl Sulekoiki, and I am the Managing partner of Kessington Place, LLC., the owner of the vacant lot, property located at 2112 and 2114 3RD Street, NE, Washington DC 20002., which adjoins your property. I am proposing to construct two new town houses, next to your building.

My building and the design does not require any structural support or underpinning of your building at this time. It is however feasible that during the course of construction it may be necessary to dig next to your foundation and possibly underpin your foundation.

My building will also be constructed at least 1-1/2 stories higher than yours and in order to finish and fully complete the side of my building abutting your building, I am going to need your permission to access your property and your roof in order to do all that is required.

Pursuant to **DC Building Code, DCMR, 12, Section 3307.0**, adjoining properties are required to be protected from damage by the person or entity causing the construction.

The Building Code, Section 3307.2 further requires that we notify you, the adjoining property owner, of the proposed work not less than 30 days prior to the proposed starting date.

Consequently, we are providing you a written 30 days notification which is being sent to you via certified mail thru the us mail service. I hereby provide you our written notice requesting your permission of the proposed work needed to underpin your property and we are also requesting your permission to enter your property throughout the period of construction, to perform the related work, at our

Permission letter to Construct/Renovate Next to 2110 3RD Street, NE
WASHINGTON, DC 20002-1404

expense, for all work necessary to preserve and protect your building from damage or injury. Enclosed are copies of all documents to be filed with the District for the necessary permits for the proposed work. The Building Code also requires that you provide written permission or denial to our request.

Please note, if the necessary permission is not granted, the Building Code, Section 3307.2 also provides that it shall then be your duty at your expense to preserve and protect your building from damage or injury and you are hereby granted permission to enter our property 2112 and 2114 3RD Street, NE DC at reasonable times, if necessary, to do so.

Please provide your response by signing the appropriate block below which will be accepted as your written permission or denial. Your response must be provided not more than 30 days of receipt of this letter. If you have any questions or concerns, please do not hesitate to contact me at;

Attn: Darryl Sulekoiki
Kessington Place, LLC
C/o Kady Group Inc.
P.O. Box 790
Lanham, Md 20706
301-674-5197

Sincerely,



'Darryl' O.A. Sulekoiki

Permission granted-----
Date _____

Permission Denied-----
Date _____

NOTIFICATION FORM

DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS

DATE: _____

OWNER: _____

ADJACENT OWNER: _____

ADDRESS: _____

ADDRESS: _____

TEL: _____

TEL: _____

E MAIL: _____

E MAIL: _____

SCOPE OF WORK:

☐

1. WORK ALONG PROPERTY LINE (NS)

☐

4. UNDERPINNING OF FOUNDATION (S)

☐

2. ADDITION OF STRUCTURE ALONG PARTY LINE, (NS)

☐

5. ADDITION OF STRUCTURE ON PARTY WALL (S)

☐

3. WORK AFFECTING PARTY WALL (NS)

OTHER, SPECIFY _____

NS = non-structural / S = structural

Dear _____

My name is _____ (I am/we are) the owner of the property located at _____ which adjoins your property. (I am/We) are proposing to carrying out the job indicated in the scope of work above which may have an impact on your building or structure.

The District of Columbia Building Code, DCMR 12 A (2008), Section 3307.2 further requires that (I/we) notify you. This notification together with copies of all the documents filed with the District for the necessary permit for the proposed work shall be delivered to the adjoining property owner, and a copy submitted to the code official, not less than thirty (30) days prior to the proposed starting date. If the work is non-structural, notification shall not be less than ten (10) business days prior to the scheduled starting date of the work.

Consequently, (I am/we are) hereby providing you (my/our) written 30 or 10 days notice, of the proposed work specified above and (I am/we are) also requesting your permission to enter your property, to perform the related work, at my expense, necessary to preserve and protect your building from damage, disruption or personal injury.

The Building Code also requires that you provide written permission or denial to this request.

Please note, if the necessary permission is not granted, the Building Code, Section 3307.2 also provides that it shall then be your duty and at your expense to preserve and protect your building and property. In like manner you are hereby granted permission to enter my property at reasonable times, if necessary, to take cognizance of the situation.

Please provide your response by signing the appropriate line below which will be accepted as your written permission or denial. Your response must be provided not more than 30 days of receipt of this letter.

If you have any questions or concerns, please do not hesitate to contact me from the information above.

Sincerely,

Signature of Owner _____

Adjoining Owner's Permission Granted _____ Denied _____ Signature _____

DATE _____

Richard Holcomb
2110 3rd St NE
Washington, DC 20002
202-635-0280

April 24, 2013

Mr. Darryl Sulekoiki
Kessington Place, LLC
C/O Kady Group Inc.
P.O. Box 790
Lanham, Md 20706

Dear Mr. Sulekoiki,

We are writing in response to your letter dated March 24, 2013, which was received by us on or about March 30, 2013.

Your letter states that your building design does not require any structural support or underpinning "at this time" but that you may later find it necessary to dig next to our foundation and possibly underpin our foundation. You requested permission of the proposed work for underpinning our property and requested permission to enter our property during your construction to perform the related work and for all work necessary to preserve and protect our building from damage or injury. Your notice included a copy of plans for "Condominium Development Proposal - Phase 1 for Lots 1 and 2 in Square 3561" (referred to herein as the "Proposed Plans"). The Proposed Plans do not appear to show any underpinning for our property. The plans are not dated and do not appear to be a copy of what has been or is being submitted for permitting with the District of Columbia Department of Consumer and Regulatory Affairs. Per Section 3307.2 of the DC Building Code, Paragraph 2, the notification to us as adjacent owner is supposed to include a copy of all documents filed for necessary permits relevant to our property.

Your letter additionally states that the building you are constructing will be significantly higher than our existing home and that in order to "finish and fully complete the side of [your] building abutting [our] building" you need permission to access our property and roof.

We note that per Section 3307.1 of the DC Building Code, you are required to protect our adjacent property from damage during construction, remodeling or demolition work including protection for footings, foundations, party walls, chimneys, skylights and roofs as well as controlling water run-off and erosion during construction or demolition.

With respect to your request for our approval of the proposed work for underpinning, because we do not have a set of plans that describes actual underpinning work, we cannot

specifically approve such work. We do not approve unknown but possible future work regarding underpinning or other structural support of our building but upon receipt of permit plans showing such work, if it becomes applicable, we will review the plans for approval.

However, because you appear to be doing construction, excavation, remodeling or demolition work that will affect our adjoining property, we do provide you permission to enter our property, at reasonable times as mutually agreed upon and subject to your providing us, prior to any access, with a written indemnification and release for any damage or injury that results from you, or your agents, entry on our property, for the purpose of protecting our property from your construction, excavation, remodeling or demolition work. Per Section 3307.2 of the DC Building Code, all costs of preserving or protecting our property from damage or injury shall be at your own cost and expense.

Finally, with respect to your request for access to our property for purposes of finishing and fully completing the side of your building which abuts ours, this letter does not grant permission for that access but we are willing to have further discussion with you about such permission.

Please contact us to discuss these issues further.

Sincerely,

Richard Holcomb

Kady Group Inc

8320 Annapolis Rd Lanham, MD 20706
(301) 429-6970
Construction Company

Scoring guide

1 Review from everyone

Most helpful



A Google User reviewed a year ago
Overall Poor to fair

I live in one of Kady's conversion projects. All around I find pretty shoddy work, and things that make me wonder how the building inspectors ever approved their work. Electricians have been baffled by the bad/dangerous wiring in my unit. Everytime I've replace a fixture of some sort I get a surprise, like the wiring box isn't actually attached to anything and falls behind the wall. Or the light fixtures were just screwed into the drywall with wood screws. Bad drywall patch work. They make some very pretty to look at units, but don't expect much to be holding up the walls. I wouldn't recommend these guys for any project.

Kadygroup.com