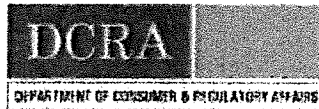


Board of Zoning Adjustment for the District of Columbia
Prehearing Statement from Frederick W. McCarthy III regarding 1835 Ontario Place NW

EXHIBIT A

DCRA
Illegal Construction Complaint Form
dated 11/25/2015

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
ILLEGAL CONSTRUCTION COMPLAINT FORM
442-STOP



Date Received: 11/25/2015

Time: 11:59 AM

Received on 11/25/15 at 11:59 AM

Source of Complaint Type of Complaint

☐ Telephone ☐ Mail ☒ Walk-In ☐ Internal ☐ Council member
☐ Illegal Construction

PROPERTY ADDRESS: 1835 Ontario Pl NW

Name: Frederick McCarthy

1837 Ontario Pl NW, Washington DC 20009

Address, (number, street, suite/apt., zip code)

TELEPHONE NUMBERS

Home: _____ Work: _____

Cell: 917-407-0651 Fax: _____

ANONYMOUS COMPLAINANT ☐

Nature of Complaint: The developer did not meet their

Neighbor Notification Requirement before receiving

their building permit.

If you have a written complaint, you may attach it. If additional space is required, please attach a separate sheet of paper.

Complaint Processed by:

Date Complaint Forwarded to Division:

Board of Zoning Adjustment for the District of Columbia
Prehearing Statement from Frederick W. McCarthy III regarding 1835 Ontario Place NW

EXHIBIT B

Notification Form to Adjacent Owner J. Oliver
Page 33 of 42 from Building Permit B1502005
dated 10/24/2014

NOTIFICATION FORM

DATE: 10-24-2014

OWNER: Bogdan Builders

ADDRESS: 5272 River Road Suite 400
Bethesda, MD 20816

TEL: _____

E MAIL: hugo@bogdanbuilders.com

ADJACENT OWNER: J. OLIVER

ADDRESS: 1837 Ontario Rd
Washington, DC 20009

TEL: _____

E MAIL: _____

SCOPE OF WORK (S= STRUCTURAL, NS = NOT STRUCTURAL):

1. WORK ALONG PROPERTY LINE (NS)
2. ADDITION OF STRUCTURE ALONG PARTY LINE (NS)
3. WORK AFFECTING PARTY WALL. (NS)
OTHER, SPECIFY _____ (NS) OR (S)
- ✓ 4. UNDERPINNING OF FOUNDATION (S)
✓ 5. ADDITION OF STRUCTURE ON PARTY WALL (S)

Dear _____

My name is Hugo Camacho - Bogdon Builders

(I am/we are) the owner of the property located at 18356 Ontario Place, NW which adjoins your property. I am in the process of submitting a building permit application to renovate my building to the DC Department of Consumer and Regulatory Affairs (DCRA). Under DC Municipal Regulations (DCMR) Title 12 DC Building Code Supplement, Section 3307A, I'm required to give a certified notification letter to tell you about the construction I want to do. I'm also required to give you the opportunity to review the permit application and the proposed work plans.

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'm responsible for safeguarding your property during the construction. If you don't grant me permission to access your property, any damage to your property will be borne by you, the adjacent property owner(s). This letter hereby serves as the notification letter required by DCMR 12A section 3307A. I ask you sign this letter below to acknowledge that you received it; and sign in the consent block to allow the inspections of your property mentioned above. You can reach me by calling 202-320-2137.

Thank you.

Yours truly,

Sincerely,

Signature of Owner: Bogdan Builders

Adjoining Owner's Permission Granted _____ Denied _____ Signature _____

DATE _____

Board of Zoning Adjustment for the District of Columbia
Prehearing Statement from Frederick W. McCarthy III regarding 1835 Ontario Place NW

EXHIBIT C

Email entitled "Underpinning Agreement"
From Frederick McCarthy to Hugo Camacho on November 17, 2015
And from Hugo Camacho to Frederick McCarthy on November 18, 2015



Frederick McCarthy <fwmccarthy3@gmail.com>

RE: Underpinning Agreement

1 message

Hugo Camacho <hugo@bogdanbuilders.com>
To: Frederick McCarthy <fwmccarthy3@gmail.com>

Wed, Nov 18, 2015 at 10:47 AM

Hi Frederick,

It was good to see you as well. I'll forward you and Bryce the underpinning agreement in the next few days. I have to review the version used with the neighbors across the street, remove any items that won't apply, if necessary, and then forward it to you.

Good luck with the projects you mentioned Monday. They sound exciting.

Hugo

-----Original Message-----

From: Frederick McCarthy [mailto:fwmccarthy3@gmail.com]

Sent: Tuesday, November 17, 2015 9:57 PM

To: Hugo Camacho <hugo@bogdanbuilders.com>

Subject: Underpinning Agreement

Hugo,

Good seeing you and Chris last night. As we discussed, can you email me the underpinning agreement?

Thanks, Frederick

Sent from my iPhone