November 16, 2000

To: Sheila Cross Reid
Chairperson - Board of Zoning Adjustment

From: Alex Boyar

Re.: Final Documents B.Z.A. #16637
4427 Potomac Ave., NW

Hand Delivered

Per the Board's request, I have attached the following:

- Letter sent to the National Park Service
- Letter from Zoning Dept. noting that lot #4 meets the required set backs
- Construction Management Plan
- Letter from ANC after review of my construction management plan
- Copy of updated site plan as requested by Office of Planning
- Landscaping plan was submitted to the Board & to Office of Planning at the November 8, 2000 hearing.

BZA
Case No. 16637
Exhibit No. 34

Board of Zoning Adjustment
District of Columbia
CASE NO.16637
EXHIBIT NO.34

July 10, 2000

Mr. David Murphy
Regional Adjacent Land Use Liaison
National Park Service, National Capital Region
1100 Ohio Drive, SW
Washington, DC 20242

VIA FAX: (202) 619-7420

Dear Mr. Murphy:

Per your request, please find following the Surveyor's Certificate for the Plat of Survey, Lots 873 & 874, Square 1356, Northwest Washington, DC. Please note that the Plat of Survey is on an 8.5" x 14" sheet.

We would like to meet with you to discuss AB/Urban Development LLC's plans to develop the above-noted property. As we believe that Square 1356 adjoins property belonging to the National Park Service, AB/Urban Development LLC wishes to work with you to best develop the site.

Please note that our business address has changed. Please send all mail to:

AB/Urban Development, LLC
P.O. Box 11613
Washington, DC 20008

Should you have any questions, please contact us at (202) 939-0200. Our new fax number is (202) 249-9147

We look forward to your reply.

Sincerely,

Alex R. Boyar

Attachment: Plat of Survey (1 page)

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator

November 16, 2000

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT
2000 NOV 16 A 9:53

MEMORANDUM

TO : Shelia Cross Reid, Chairperson
Board of Zoning Adjustment

FROM : Olutoye Bello
Zoning Review Branch

Subject : Board of Zoning Adjustment # 16637

The subject theoretical lot application has been reviewed for compliance with set back requirements, pursuant to Section 2516.5(d)of the Zoning Regulations.

This office finds the site layout, as proposed, in compliance with the rear yard set back requirement as stipulated by subject section.

OB/er

Construction Management Plan

6647 Potomac Ave. at the end of Lingan Rd., NW
BZA #16637

1. Introduction

AB/Urban Development LLC has sought through the Board of Zoning Adjustment approval of a special exception for four single family detached lots. That was granted November 8th, 2000. If design and approvals proceed as planned, site development and home construction will begin in the first quarter of 2001 and will extend through the fall of 2002.

2. Organization

Myself or my project manager will oversee the construction process. We will keep the adjoining communities and the A.N.C. members abreast of construction scheduling on a regular basis.

My project manage will also serve as the point of contact and liaison for construction problems as they arise. The Project Manager will be available by phone and will have authority to act in response to emergency situations. The Project Manager will oversee contractor compliance with these Construction Plans.

3. Construction

A. Permits – We will secure all permits that are required by the District of Columbia to complete the project.

B. Site Management –

i. Fencing – AB/Urban Development LLC will erect and maintain a silt fence around the perimeter of the construction areas on its site during the construction process.

ii. A minimum amount of lighting will be provided at the site at night for security purposes. These lights will be directed at the areas to be lighted within the property and away from adjoining residences.

C. Cleanliness - AB/Urban Development LLC will remove rubbish and construction debris continuously during the construction period during the normal construction workday. In addition, AB/Urban Development LLC will monitor and police the construction site daily.

i. Hauling and replacing dumpsters will occur between the hours of 7:00 a.m. and 5:00 p.m., Monday through Saturday.
ii. Trucks carrying excavation material and debris from the site will be covered with tarps.
iii. Construction workers will consume all meals and snacks on the property or in the eating establishments from which they obtain them.
iv. Public consumption of alcoholic beverages by construction workers on the property or in the immediate neighborhood is prohibited.

D. Work Hours - Construction shall be limited to the hours of 7:00 a.m. or after 5 p.m., Monday through Friday. All interior finish work, including but not limited to painting and installation of drywall, can be conducted at any time, pursuant to District of Columbia Regulations. In the event of an emergency that threatens life and safety, construction may occur as necessary to correct the emergency condition. Certain construction procedures, such as concrete pours or steel erection, may require extended or off-hours work. AB/Urban Development LLC will notify immediate neighbors of these requirements, should they arise.

E. Subcontractors – The general contractor of the project will have full responsibility for all subcontractors employed by the general contractor to work on the project. The general contractor shall be responsible for infoming its subcontractors of the construction policies.

F. Traffic, Parking and Loading (Truck traffic) – No construction, delivery, hauling or trash trucks may operate on or near the site before 7:00 a.m. or after 5 p.m. Trucks shall not line up before 7:00 a.m. on public streets. Truckers employed on the project shall be required to have valid operating licenses. Each contract and subcontract shall require the use of properly licensed operators as a contract condition. We will monitor compliance

with this requirement, and will require that any operator found not to be properly licensed be dismissed from the project.



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Foxhall-MacArthur, Georgetown and Hillandale

3265 S Street, NW • Washington, DC 20007

(202) 338-7427 • FAX (202) 338-0279 • anc2e@erols.com

November 15, 2000

The Board of Zoning Adjustment
Suite 210
441 Fourth Street, NW
Washington, DC 20001

RE: Application No. 16637, 6647 Potomac Avenue

Dear Madame Chair:

Mr. Boyar has presented his Construction Management Plan for 6647 Potomac Avenue to ANC 2E. All the commissioners have viewed it and have voiced no objection to it. Please keep in mind that ANC 2E has not the opportunity to approve or disapprove of this plan in a public forum, as our next meeting is not scheduled until December 5, 2000.

If there are any questions about this issue, please do not hesitate to call the office.

Sincerely,

Peter Pulsifer
ANC 2E

COMMISSIONERS:

Scott Polk, District 1 Fran Goldstein, District 2 Peter Pulsifer, District 3 Barbara Zartman, District 4
Matt Payne, District 5 Bill Starrels, District 6 Mark Ryan, District 8

EXHIBIT 34

FROM

CASE 16637

HAS AN OVERSIZED DOCUMENT

PLEASE SEE AT OFFICE