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ISABEL P. RUIZ DE GAMBOA*
JAMES D. SADOWSKI

*ADMITTED IN VA ONLY
+ADMITTED IN FL, IL AND MA ONLY

1620 L STREET, N.W., SUITE 900

WASHINGTON, D.C. 20036-5605

TELEPHONE (202) 452-1400
FACSIMILE (202) 452-1410

OF COUNSEL
MARK J. ZWEIFLER

ADMITTED IN NEW YORK
AND NEW JERSEY ONLY

December 26, 2001

BY HAND DELIVERY

Mr. Geoffrey H. Griffis
Chairperson
Board of Zoning Adjustment
441 Fourth Street, N.W.
Room 210
Washington, D.C. 20001

Re: BZA Appeal 16679

Dear Chairperson Griffis:

This firm and the undersigned are *pro bono* counsel for the Appellant, the Spring Valley-Wesley Heights Citizens' Association (the "SV-WHCA") in the above-referenced Appeal.

Mr. Charles Sisson, the property owner, has most recently filed a last-minute Motion to Postpone the January 15, 2002 hearing in this matter. It is ironic that after years of acting prematurely and urging expedited action by the Board, Mr. Sisson now begs for a delay when, once again (for the third time), faced with the prospect of being held accountable for the illegally constructed improvements on his property. On numerous occasions, Mr. Sisson has urged the Board to proceed while the Court of Appeals matter was pending. At this late date, it does not appear appropriate for him to change his mind, particularly since the timing and outcome of the Court of Appeals case is speculative at best. Further, it is difficult to fathom why Mr. Sisson waited until the eve of the Holidays and this Appeal hearing to request this postponement when the Court of Appeals case has been pending for almost two years and the oral arguments (Mr. Sisson's allegedly "extremely significant development") occurred six weeks ago.

Rather than granting Mr. Sisson's postponement, the Board should more appropriately grant this Appeal summarily (without a hearing) based on the undisputed record established in BZA Appeal No. 16405, BZA Application No. 16521 and in this proceeding. Specifically, the building permit, which is the subject of this appeal, was explicitly based on the now invalid assumption that the covered front porch would be removed (or alternatively, Mr. Sisson's variance request would be granted). It is beyond dispute that neither of these circumstances has

BZA Case No. 16679 Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO.16679
EXHIBIT NO. 21

occurred. The illegally constructed covered front porch violates both the front yard setback and lot occupancy requirements applicable in the Wesly Heights Overlay District. In Order No. 16521, the Board clearly established and documented existing violations of the Zoning Regulations as to the front yard and lot occupancy for the covered front porch. Additionally, the findings in 16521 make it clear that removal of the front porch will not create compliance with the lot occupancy requirements. Further based on the Board's decision in Appeal 16405, the illegally constructed improvements violate the side yard, private driveway grade and width, garage access and off-street parking requirements.

Surprisingly, despite the illegally constructed improvements and repeated claims of hardship (found to be self-imposed by the Board in 16521) for a property which he has never occupied, but apparently continues to enjoy the owner-occupied homestead real estate tax deduction, Mr. Sisson recently constructed a very large and elaborate rear deck on the property. This is noteworthy, first, because Mr. Sisson actually obtained a building permit before undertaking the work, and second, because the zoning dimensions provided by Mr. Sisson to the District are materially different than those provided to the Board in his unsuccessful BZA Application No. 16521, and the Board's Order in that case. *See* attached building permit and application. Specifically, in the building permit application and attached documents, the lot occupancy of the improvements is substantially understated. In 16521, the Board established the lot occupancy with the illegal covered front porch as 2,501.14 square feet and the maximum permitted under the WHOD as 2,000 square feet. In his rear deck building permit application, Mr. Sisson apparently misrepresents the lot occupancy as 2,275.16 square feet and the maximum permitted as 2,650 square feet.

Similarly, the side yard dimension abutting Mrs. Crary is also substantially overstated. In 16521, the Board established the side yard dimension abutting Mrs. Crary as 4.89 feet, but Mr. Sisson's most recent building permit application states that this side yard is 6.13 feet. Remarkably, in the permit application, Mr. Sisson also claims that the cost of constructing this large and elaborate rear deck is only $1,500.00. Having only recently received these records and without access to the property to examine the work actually completed, the Appellant has not been able to determine whether additional violations of the Zoning Regulations have occurred. The Appellant expressly reserves the right to amend this Appeal to include the newly obtained permit should that be determined to be appropriate.

Finally, Ms. Sisson attempts to assign significance to Mrs. Crary's decision not to participate in the Court of Appeals matter. Mrs. Crary's common sense decision should not be construed as any type of concession as repeatedly argued by Mr. Sisson in the Court of Appeals, but rather, a conscious decision that the weakness of Mr. Sisson's argument did not warrant the expenditure of the substantial resources required in the Court of Appeals. It should come as no surprise to the Board that responding to Mr. Sisson's repeated illegal acts has imposed an unbearable financial burden on Mrs. Crary, a widow on a fixed income. Additionally, it is regrettable that the District's Office of Corporation Counsel could not be bothered to provide the

legal representation in the Court of Appeals in support of this Board and its decision in Appeal No. 16405. The Board's enforcement of the Zoning Regulations, especially in situations involving Mr. Sisson's established misconduct, is a fundamental government function and exercise of its police power which should not be abdicated by default or indifference to a private party standing alone.

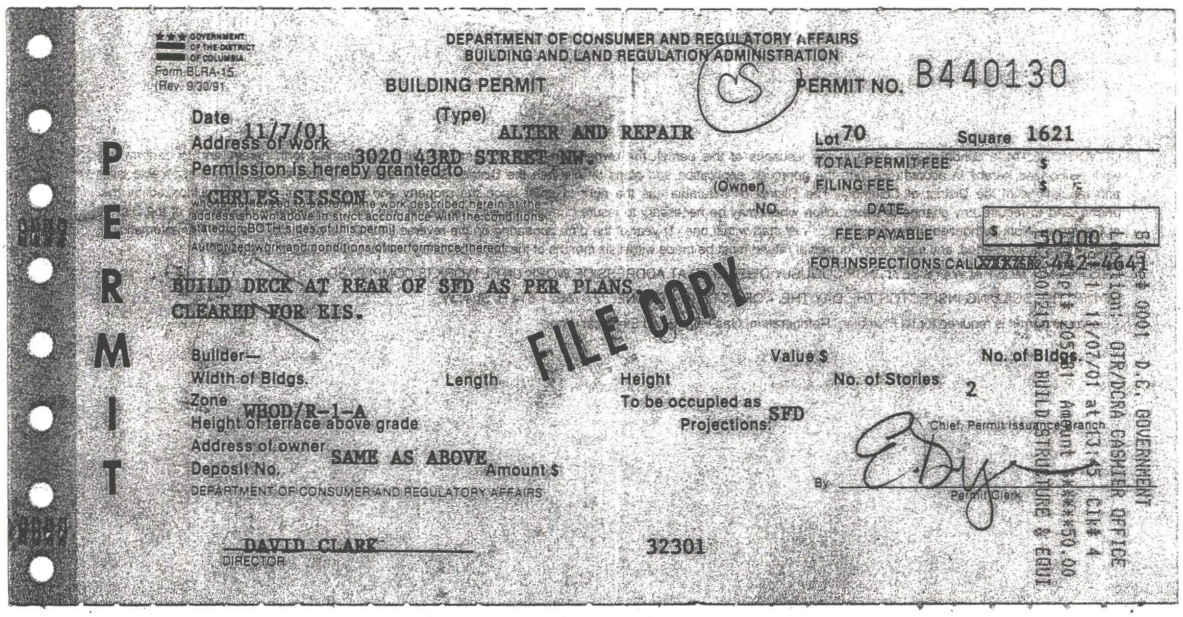
For the foregoing reasons, the Appellant requests that the Board summarily grant this appeal or, alternatively, allow the Appellant to delay filing its pre-hearing statement until after the Motion to Postpone has been decided. Given the uncertainty created by Mr. Sisson's last-minute request for a postponement, it would be unfair to require the Appellant to proceed with its pre-hearing preparations until it is established when, or if, the hearing will go forward.

Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.

By: _____
John Patrick Brown, Jr.

Enclosure
JPB:sp
cc: Mr. William Harrop, President - SV-WHCA
Ms. Mildred R. Crary.
Mr. George Watson, III, President - Wesley Heights Historical Society
Mr. Toye Bello, Acting Zoning Administrator
Maureen E. Dwyer, Esq.
173171



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Form BLRA-15
(Rev. 9/30/91)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT (Type) ALTER AND REPAIR

PERMIT NO. B440130

Date 11/7/01
Address of work 3020 43RD STREET NW
Permission is hereby granted to CHRLES SISSON (Owner)
NO.
In accordance with the application filed by him to erect the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit, and you are to comply with all the provisions of the Building Code and all other laws and regulations applicable thereto and to the conditions and performance thereof set forth herein.

Lot 70 Square 1621
TOTAL PERMIT FEE $
FILING FEE $
DATE
FEE PAYABLE $ 50.00
FOR INSPECTIONS CALL XXXXX 442-4641

BUILD DECK AT REAR OF SFD AS PER PLANS.
CLEARED FOR EIS.

FILE COPY

Builder—
Width of Bldgs. Length Height No. of Stories 2
Zone WHOD/R-1-A To be occupied as SFD
Height of terrace above grade Projections:
Address of owner SAME AS ABOVE
Deposit No. Amount $
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Value $ No. of Bldgs.

Chief, Permit Issuance Branch
By
Permit Clerk

DAVID CLARK
DIRECTOR

32301

Rec# 0001 D.C. GOVERNMENT
Station: CTR/DCRA CASHIER OFFICE
11/07/01 at 13:15 Clk# 4
Rct# 20581 Amount ****50.00
BUILD STRUCTURE & EQUI

PERMIT

01-PP227

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER	
P.A.D.C. No.	O.G. No.	WH-6/R-1-A			By
H.P.A. No.	S.L. No.	Ward No.	Receipt No.	Date	Receipt No.

★ ★ ★ GOVERNMENT OF THE DISTRICT OF COLUMBIA

BLRA-33 (Rev. 10/91)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION; PERMIT PROCESSING DIVISION (727-7058)

1:00 1:36 11/7/01

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY

(PRINT IN INK OR TYPE; DO NOT WRITE IN SHADED AREAS OR ON PAGE 4)

CLEARANCE TO FILE By: Date:

12:36 pm 11/05

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

(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 27

1. Address of Proposed Work:	Suite No.:	2. Lot:	3. Square:	4. Application Date:
3020 43rd ST N.W.		70	1621	11/5/2001

5. Owner of Building or Property:	6. Address: *(include Zip)*	7. Phone:
CHARLES SISSON	3020 43rd st N.W 20016	Work: 623-7113 Home:

8. Agent for Owner: *(if applicable)*	9. Address: *(include Zip)*	10. Phone:
KEITH PREDDIE	3927 GEORGIA AVE N.W	Work: 882-3589 Home:

11. Type of Proposed Work *(check all applicable boxes)*:

- ☐ New Building
- ☐ Addition
- ☐ Alteration and Repair
- ☐ Raze Building
- ☐ Retaining Wall
- ☐ Fence
- ☐ Shed
- ☐ Awning
- ☐ Garage
- ☐ Sign
- ☐ Other *(Specify)* DECK

12. Description of Proposed Work:

BUILD DECK AT REAR OF SINGLE FAMILY RESIDENCE AS PER PLAN

13. Existing Use(s) of Building or Property:	14. Ex. No. of Stories of Bldg.:	15. Ex. No. of Dwelling Units:	Official Use Only: Clearance/Fee
S.F House SFD	2	1	
16. Proposed Use(s) of Building or Property:	**17. Prop. No. of Stories of Bldg.:**	**18. Prop. No. of Dwelling Units:**	By: Date:
S.F House SFD	2	1	

19. Starting Date of Work:	20. Completion Date of Work:	21. Method of Removing Construction Debris:	22. Does the proposed work involve **disturbing the earth** or razing a building?
11/10/2001	12/1/2001	☑ Pick-up Truck ☐ Dumpster ☐ Other *(specify)*: HAUL AWAY	☐ Yes, answer **q. 23** ☐ No, SKIP **q. 23-27**

23. Is the area of disturbed earth more than 50 sq. ft.?	24. Soil Erosion Control Methods:	25. Area of Offsite Drainage:	26. No. of Footings or Columns:	27. Size of Footings of Columns:
☐ Yes, answer **q. 24-25** ☑ No, SKIP **q. 24-25**		sq. ft.	7	2'x2' sq. ft.

ALWAYS SIGN THE APPLICATION ON PAGE 3 (SECTION I).

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)

2-0307 wd-375

OFFICIAL USE ONLY

	B	C	D	E	F	G	H
M							
P							
E							
F							
S							

(B) NEW BUILDING, ADDITION, & ALTERATION (COMPLETE ITEMS 28 THRU 60)

28. Architect's Name:	29. Lic. No.:	30. Architect's Address: *(include Zip)*	31. Phone:
32. Engineer's Name: KEITH PREDDY	33. Lic. No.:	34. Engineer's Address: *(include Zip)*	35. Phone:
36. Building Contractor's Name:	36A. Lic. No.:	37. Contractor's Address:	38. Phone:

39. Type of Construction	40. Fire Suppression:	41. Booster Pump:	42. Total Lot Area:	43. Breakdown of Lot Area (= 100%):
☐ Masonry ☐ Steel ☑ Wood ☐ Other: ☐ Concrete	☐ Fully Sprinklered ☐ Standpipe System ☐ Partially Sprinklered ☐ None ☐ Other:	☐ New ☐ Existing ☑ None	6900 sq. ft.	a. Building: 30 % b. Paved Area: 10 % c. Greenery: 40 %

44. Present Gross Floor Area of Bldg.:	45. Proposed Gross Floor Area of Bldg:	46. Floors involved in this permit:	47. Projection beyond building line?
2000 sq. ft.	2,000 sq. ft.	☐ All ☐ Floors	☐ Yes, answer q. 48-52 ☑ No, SKIP q. 48-52

48. Number and type of projection:	49. Distance of projection:	50. Width of projection:	51. Width of building frontage: ft. 52. Signature of Owner (projection only):
—	—	—	

53. Water or Sewer Excavation?	54. Driveway Construction?	55. Sheeting/Shoring Necessary?	56. Elevators involved?	57. No. and type of elev.:	58. Plans Certified by Engineer?
☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes, answer q. 57 ☑ No, SKIP q. 57	—	☐ Yes, cert. is attached ☑ No

59. Estimated Cost of Work:
) New/Add.: $ 1500.00
) Alt/Rep.: $
Total: $

60. Volume of New Bldg. or Addition:
cubic ft.

OFFICIAL USE ONLY

Alter/Repair FEE	New Const. FEE	Other Bldg. Fee	TOTAL FEE
$ 25.00	$ 21.00	$	$ 50
By: A Date: 11/10/10	By: M Date: 11/10/10	By: Date:	By: Date:

(C) RAZING A BUILDING (COMPLETE ITEMS 61 THRU 83)

61. Raze Contractor's Name:	62. Contractor's Address: *(include Zip)*	63. Phone:
64. Insurance Company:	65. Policy or Certif. No.:	66. Expir. Date: / 67. Raze Method:

68. Building Material:	69. Raze Entire Building?	70. Building Condemned?	70A. Building Vacant?	71. Public Space Vault?	72. Disconnect Water and/or Sewer?	73. Size of Water Connection:
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	in.

74. Plumber's Name:	75. Lic. No.	76. Length: ft.	77. Width: ft.	78. Height: ft.	79. Volume: cu. ft.	80. Party Wall?
						☐ Yes ☐ No

81. Asbestos in the Building?	82. Raze Contractor Signature:	OFFICIAL USE ONLY: FEE	By:	Date:
☑ No ☐ Yes, Location	83. Owner's Signature:			

(D) RETAINING WALL (COMPLETE ITEMS 84 THRU 93)

The retaining wall will not obstruct any accessible parking required by D.C. Zoning Regulations

84. Cost of Work: $	85. Material:	86. Height: ft.	87. Color:	88. 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.

89. Signature of Adjoining Owner: V. Actey / K Preddy	90. Phone: Work / Home	OFFICIAL USE ONLY: FEE	By:
91. Address of Adjoining Owner: 3927 [illegible]	92. Lot:	93. Square:	

(E) FENCE (COMPLETE ITEMS 94 THRU 102)

The fence will not obstruct any accessible parking required by the Zoning Regulations

94. Material and type:	95. Height: ft.	96. Color:	97. Location: ☐ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land *

* If party fence, the owner of the adjoining property must agree to the erection of the fence and this application.

98. Signature of Adjoining Owner:	99. Phone: Work Home	
100. Address of Adjoining Owner:	101. Lot:	102. Square:

(F) SHED OR GARAGE (COMPLETE ITEMS 103 THRU 113)

103. Number:	104. Length: ft.	105. Width: ft.	106. Area: sq. ft.	107. Height: ft.	108. Volume: cu. ft.	109. Estimated Cost of Work: $
110. Material of Roof:	111. Material of Sides:	112. Wall thickness:: ☐ External ( ) inches ☐ Party ( ) inches				113. Color:

(G) AWNING (COMPLETE ITEMS 114 THRU 123)

114. Number:	115. Color:	116. Type: ☐ Folding ☐ Fixed	117. Projections: Beyond bldg. line _____ in. Beyond pt. of attachm. _____ in.			118. Height of lowest part of awning: (a) _____ ft above sidewalk (b) _____ ft above parking (c) _____ ft above grade
119. Material of Frame:	120. Material of Covering:	121. Lettering on Awning? ☐ Yes ☐ No	122. Fixed posts? ☐ Yes ☐ No	123. Over sidewalk cafe? ☐ Yes ☐ No		

(H) SIGN (COMPLETE ITEMS 124 THRU 144)

124. Number:	125. Electric Signs? ☐ Yes, answer q. 126-132 ☐ No, SKIP q. 126-132	126. Type: ☐ Incandes. ☐ Fluoresc. ☐ Neon	127. Power _____ VA	128. Electrical Contractor: Lic. No.:

129. Address of Electrical Contractor *(include Zip)*	130. Signature of Licensed Electrician:	131. Phone:	132. License No.:

133. Height relative to building and ground: (a) _____ ft _____ in above sidewalk (b) _____ ft _____ in above roof (c) _____ ft _____ in is bldg height (d) _____ ft _____ in above projection or window (e) _____ ft _____ in from roof to sign's bottom	134. Material of Sign:	135. Type of Sign:	136. Color:
	137. Width: ft.	138. Length: ft.	139. Area of Sign: sq. ft.
			140. Width of Business Frontage: ft.

141. C of O Number for Building:	142. Sign Contractor Lic. No.:	OFFICIAL USE ONLY: Sign FEE:	Elect. FEE:	Total FEE:
143. Sign Contractor's Address:	144. Phone:	BY: Date:	BY: Date:	BY: Date:

(I) APPLICANT'S SIGNATURE:

A. **OWNER:** I hereby certify that I am the owner of the property; that the application and plans are complete and correct to the best of my knowledge; and that if a permit (or permits) is issued, the construction will conform to the D.C. Construction Codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature of Owner: _____ Address: _____ Date: _____

B. **AGENT:** I hereby certify that I have the authority of the owner to make this application. I declare that the application and plans are complete and correct to the best of my knowledge. The owner has assured me that if a permit (or permits) is issued, the construction will conform to the D.C. Construction Codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature of Agent: V. Addy Address: 3917 Ga. Ave, N.W. Washington 20011 Date: 11/5/2001

(J) APPROVAL (DO NOT WRITE ON THIS PAGE; OFFICIAL USE ONLY):

A. PERMIT CONTROL

- ☒ 1. Fine Arts by: _____ Date: _____
- ☐ 2. Historic by: _____ Date: _____
- ☐ 3. PADC by: _____ Date: _____
- ☐ 4. Cap. Gateway by: _____ Date: _____
- ☐ 5. W.H./Obs. Precinct by: _____ Date: _____
- ☐ 6. Flood Control by: _____ Date: _____
- ☐ 7. WMATA by: _____ Date: _____
- ☐ 8. Condem. by: _____ Date: _____
- ☐ 9. RLA by: _____ Date: _____
- ☐ 10. Rental Accom. by: _____ Date: _____
- ☐ 11. Chinatown Distr. by: _____ Date: _____
- ☐ 12. Utility Clearance by: _____ Date: _____
- ☐ 13. General Liability Ins. Policy Clearance by: _____ Date: _____

B. CLEARANCE TO FILE PLANS

- ☐ 1. Zoning by: _____ Date: _____
- ☐ 2. DPW – Permit and Records Division
  Access to Parking Street ☐ Street ☐ Alley
  Cleared by: _____ Date: _____
- ☐ 3. DPW - Consumer Engineer
  Cleared by: _____ Date: _____
- ☐ 4. ERA - Erosion Control
  Cleared by: _____ Date: _____

Restrictions of the Permit:

Cleared for BZS JJM 11/5/01

C. PLANS AND APPLICATION APPROVAL

- ☑ 1. Information Counter by: DM Date: 11/05/01
- ☐ 2. Information Center by: _____ Date: _____
  - ☐ (a) ABC Board 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: 11/6/01
- ☐ 3. Zoning by: _____ Date: _____
  Zoning Update by: _____ Date: _____
- ☐ 4. DPW - 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: _____ Date: 11-7-01
  - ☐ Storm Water Mgmt. by: _____ Date: _____
  - Plan No. _____
- ☐ 7. Mechanical Eng. Review by: _____ Date: _____
- ☐ 8. Plumbing Eng. Review by: _____ Date: _____
- ☐ 9. Electrical Eng. Review by: _____ Date: _____
- ☐ 10. Health Plan Review
  - ☐ (a) Food Plan Review by: _____ Date: _____
  - ☐ (b) Medical X-ray Plan Rev. by: _____ Date: _____
- ☐ 11. D.C. Fire Dept. (Fire Prevention Plan Review Section) by: _____ Date: _____
- ☐ 12. Elevator Plan Rev. Sec. by: _____ Date: _____
- ☐ 13. Plumbing Insp. Rev. by: _____ Date: _____
- ☐ 14. Construction Insp. Branch (Field Check) by: _____ Date: _____
- ☐ 15. Historic Pres. Div. by: _____ Date: _____
- ☑ 16. Structural Eng. by: _____ Date: 11/7/01
- ☐ 17. Permit and Certificate Issuance Counter By: _____ Date: _____
- ☐ 18. Q.C. By: JJM Date: 11/7/01

TO REPORT WASTE, FRAUD, OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639

ZONING

: of O Number _____ Date _____

xisting Use(s) _____

SP (Pool)

- ☐ New bldg.
- ☐ P.O.D.
- ☐ File in room 329

ob No.: | BZA Case No.: | PUD Order No.:

DPW — PUBLIC SPACE

Street Name: _____
Street Width: _____
Road Width: _____
Sidewalk Width: _____
Parking: _____
Restrictions: _____

BLRA 33C

CONTRACT AGREEMENT

Name of Contractor/Owner Charles Sisson **Contractor's License No.**

Address of Contractor/ Owner 3020 43 st. N.W Wash 20016 **Date:** 11/5/01

ADDRESS OF PROPOSED WORK 3020 43Rd S.T N.W Wash, D.C 20016	LOT: 70 SQUARE: 1621
OWNER OF BUILDING OR BUSINESS: Charles Sisson	PHONE No:

DESCRIPTION OF PROPOSED WORK:

Build Deck at rear of Single Family Residence As Per Plan

COST ESTIMATE

CONSTRUCTION e.g drywall, ceilings, framing, carpentry etc	$	
ELECTRICAL	$	
MECHANICAL	$	
PLUMBING	$	
FIRE PROTECTION e.g sprinkler system, fire alarm system, generator etc.	$	
DEMOLITION	$	
MISC/OTHER (please specify) New add	$	
TOTAL 9/500.00	$	

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 J. Acty / K. Paddie **Date:** 11/5/01
Signature & print

OWNER OF BUILDING/BUSINESS Charles Sisson Charles Sisson **Date:** 11/5/01
Signature & print

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.

PERCENTAGE (%) LOT CALCULATIONS

Re: 3020 - 43rd St. N.W.
Lot: 70, Sw: 1621

Total Lot Area = 125.0 x 52.50 = 6562.50 ㎡

Required % Lot Occupancy
= 0.4 x 6562.50 = 2,625.00 ㎡

Actual Sq. Ft. Occupied:

Garage = 23.15 x 21.50 = 497.72 ㎡

House 14.0 x 28.51 = 399.14
+ 11.17 x 33.50 = 374.19
+ 16.00 x 41.68 = 666.88
+ 1.60 x 41.68 = 316.77
+ 6.65 x 2.12 = 14.10
+ (1.06 x 3) x 2 = 6.36 = 1777.44 ㎡

= 2,275.16 ㎡

ACTUAL Sq. Ft. (2,275.16) < REQUIRED (2,625.00)

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., 10/26/ 2001

Plat for Building Permit of SQ-1621 LOT 70

Scale: 1 inch = 20 feet Recorded In Book 192 Page 96

Receipt No. 6030

Furnished to: NICK

Surveyor, D.C.

By: DA RD

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: 10/29/2001

(Signature of owner or his authorized agent)

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.

COMPLIES WITH REQUIREMENT OF ZONING REGULATIONS 11/6/01 (DECK)

