BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

In re: Appeal of Darrel J. Grinstead) Appeal No. 16764
) ANC 3F

RECEIVED
D.C. OFFICE OF ZONING
2001 OCT -2 PM 4:04

APPELLANT'S SUPPLEMENTAL STATEMENT

This Statement will supplement Appellant's statement filed on September 18, 2001. This Statement will respond to the Board's suggestion that the record be augmented with plans, photographs, and other information to document the zoning violations that are the subject of this appeal.

Attached to this Statement are copies of the plans on file with DCRA that were the basis of the approval of the subject property. A copy of these plans was obtained by the Appellant from DCRA on July 10, 2001. The copies of these plans submitted to the Board with this Statement are photocopies of the plans obtained from DCRA by the Appellant.

1. Height and number of stories. The analysis of the violations of the height and three stories limitations in the Zoning Regulations were set forth in Appellant's original Statement, pp. 4 – 7. That analysis refers to the various plan sheets that are submitted with this Statement and other evidence that clearly demonstrate those violations. In order to provide additional evidence of those violations and to demonstrate the adverse impact of the structure on the neighboring houses, photographs of the structure, taken on September 27, 2001, are attached to this Supplemental Statement. Photographs 1 – 3 show the extent to which the structure rises above the neighboring houses. Photographs 4 and 5 show that the ground level story is a full story and must be counted for purposes of the three stories limitation.

2. Rear Yard. Appellant's Statement points out that the builder's plans clearly indicate that the bay in the rear of the house encroaches upon the required rear yard setback of 25 feet. Photograph 6 shows a measurement of the extent of that encroachment, approximately 3 feet, 8 inches. Photographs 7 - 9

BZA
Case No. 16764
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO.16764
EXHIBIT NO.23

demonstrate the amount and the effect of that encroachment. Photographs 7 and 8 show that the bay extents to and below the grade level at that part of the house. Photograph 9 shows that the distance between the bay and the adjoining tennis court fence in the rear yard is less than 12 feet.

3. Side Yard. Appellant is also attaching to this Statement various photographs indicating the amount of encroachment of various portions of the structure into the required side yard setback. The measurements shown in these photographs are taken from the structure to a stockade fence that encloses the project on both sides. Because of this fence, it is not possible to show exact measurements from the actual property line. However, the fence was built generally along the property line or very close thereto. The extent of the various encroachments, as indicated in the attached photographs, make clear that the side setback requirements are not being met, as discussed in Appellant's original Statement, and as described more fully below:

a. A porch on the west side of the house (not shown on the plans) is less than 5 feet 8 inches from the property line (photographs 10 and 11).

b. A 26-inch deep chimney that extends the full height of the house on the east side (not shown on the plans) is approximately 6 feet from the property line (photographs 12 - 15).

c. Window wells extending approximately one foot above grade are located on the west side of the house within 4 feet 8 inches of the property line (photographs 16 and 17). Unlike the casement windows shown on the plans, the windows within these wells are full size double hung windows.

d. A retaining wall on the east side of the house is located approximately 3 feet 6 inches from the property line. There is barely room for a person to stand between the fence and the excavation for this structure (photographs 18 and 19)

CONCLUSION

The evidence submitted with this Supplemental Statement clearly demonstrates the existence and extent of the zoning violations in the structure being built at 2944 Chesapeake Street NW that were analyzed in the Appellant's original Statement. For the reasons set forth in that Statement, as supplemented by this Statement, the BZA should reverse the decision approving construction of the proposed house on that property and should direct DCRA to revoke the extant permits and to require the owner to abate all violations of the Zoning Regulations.

Dated: October 2, 2001.

Respectfully submitted,

Darrel J. Grinstead, Appellant
2964 Chesapeake Street NW
Washington, D.C. 20008
(202)637-5989

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Appellant's Supplemental Statement with attachments was hand delivered on October 2, 2001 to: Michael D. Johnson, Zoning Administrator, Suite 2127, 941 North Capitol Street NE, Washington D.C. and to William Wahabi, 2944 Chesapeake Street NW, Washington, D.C.

Darrel J. Grinstead, Appellant

APPELLANT'S EXHIBITS TO SUPPLEMENTAL STATEMENT

Approved construction drawings on file with the office of the Zoning Administrator for the construction at 2964 Chesapeake Street NW, as follows:

Sheet No. CS: Cover Sheet/Schedules

Sheet No. A-1.1: Floor plans

Sheet No. A-2.2: Floor Plans

Sheet No. A-3: Elevation

Sheet No. A-4: Elevation

Sheet No. A-5: Elevation

Sheet No. A-6 Elevation

Sheet No. A-7 Building Section

19 photographs taken on September 27, 2001, of various portions of the building under construction in relation to property lines and neighboring houses: Photographs 1 – 19.

Dscn0001.jpg



Dscn0002.jpg

2



3

Dscn0010.jpg

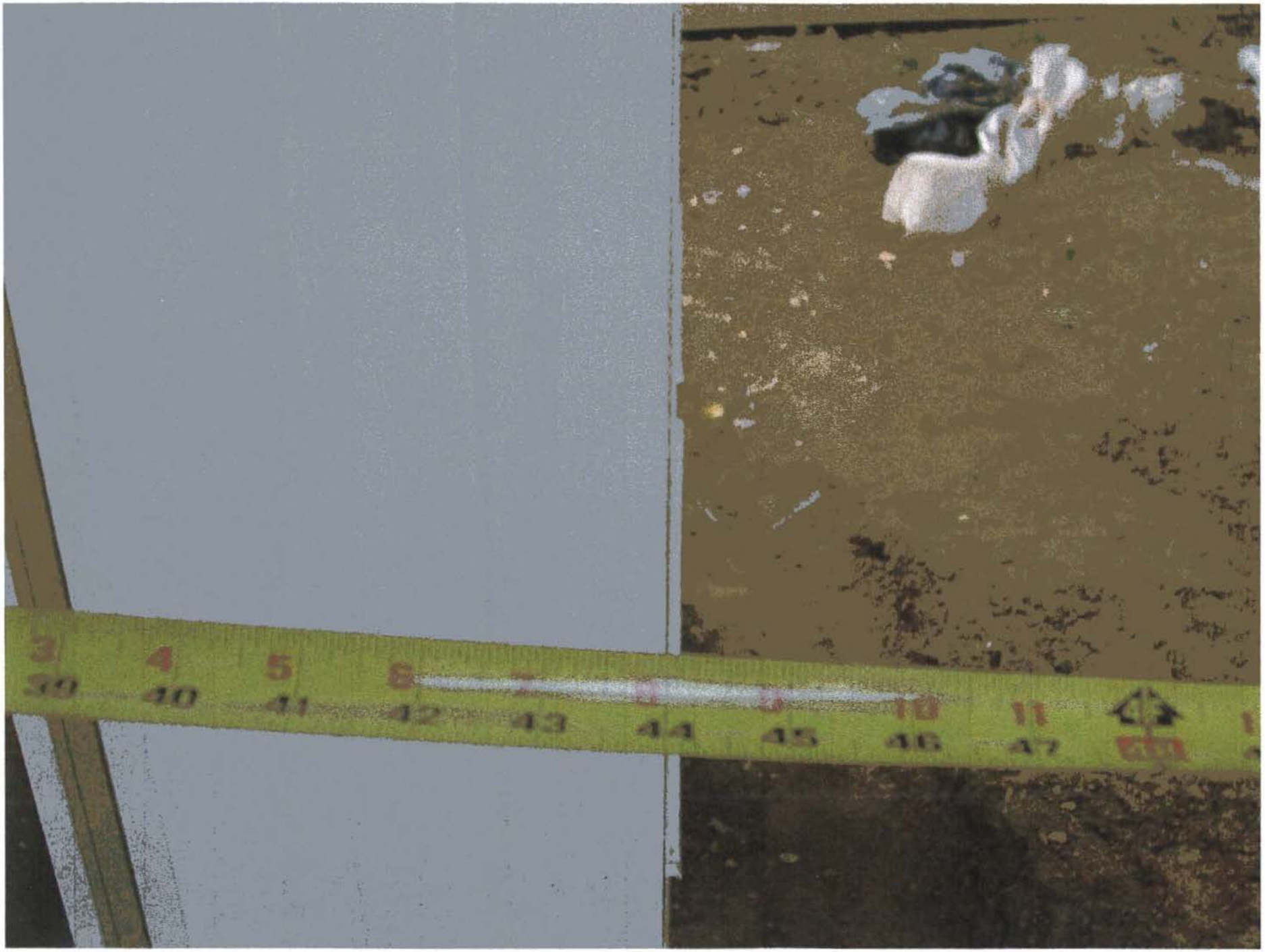


Dscn0004.jpg

5

Dscn0046.jpg

5


3
4
5
30
40
41
42
43
44
45
46
47
11



Dscn0028.jpg




25
129
130
131
132
133
134
135
136
137
138
139

Dscn0019.jpg




58 59 60 61 62 63 64 65 66 67 68 69 70 71 72



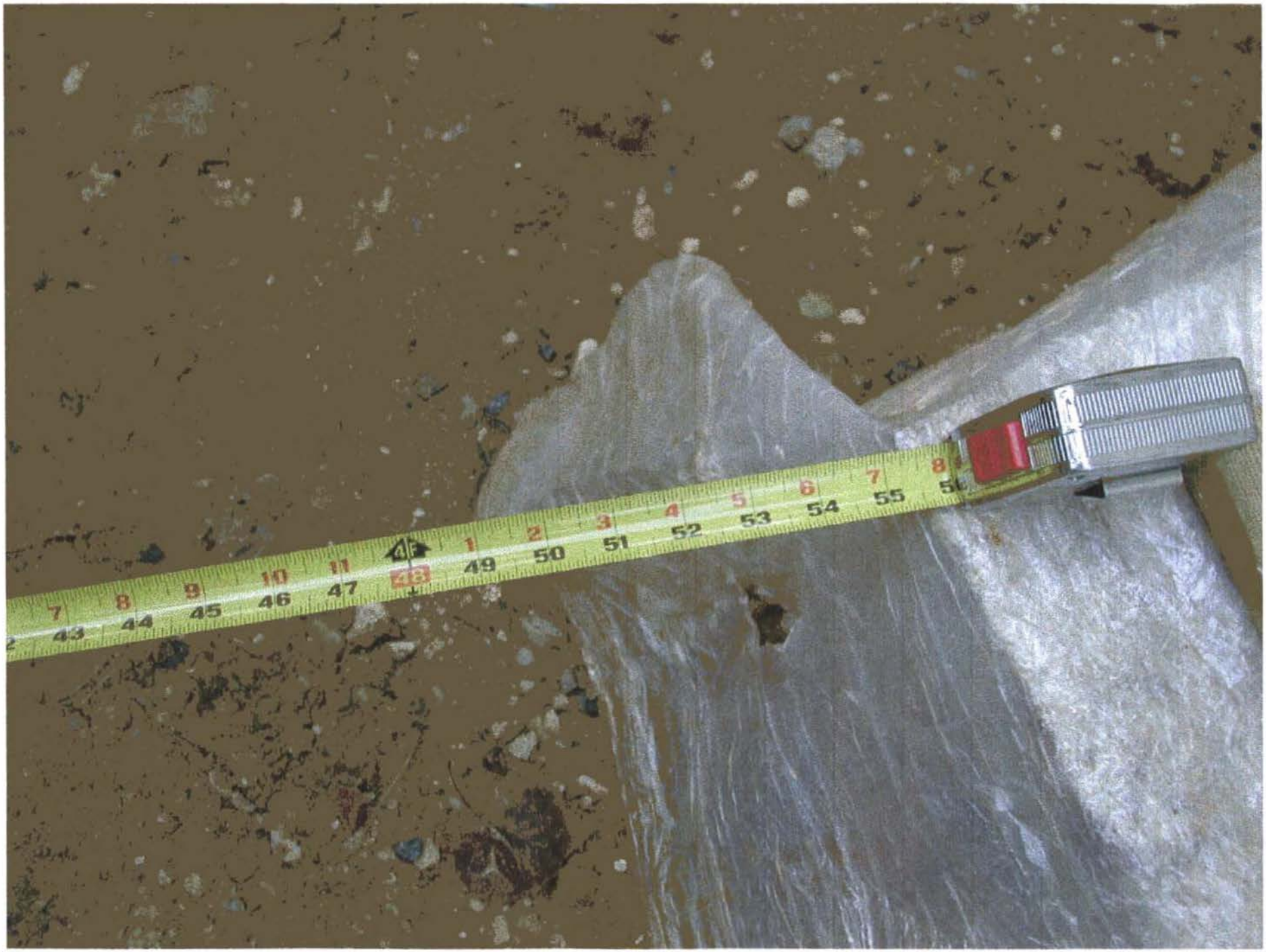




Dscn0037.jpg

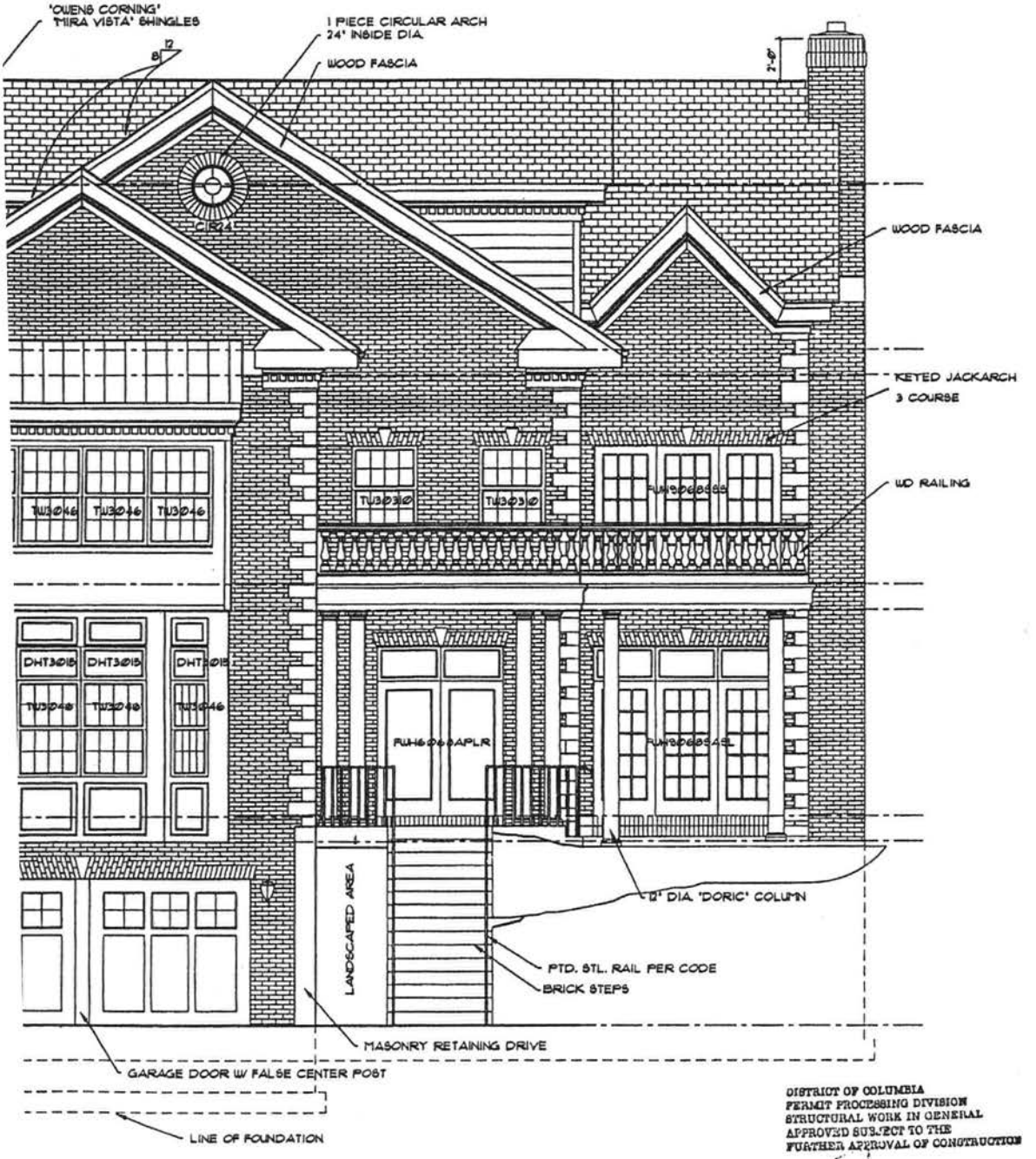



25


43
44
45
46
47
48
49
50
51
52
53
54
55







DISTRICT OF COLUMBIA
PERMIT PROCESSING DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FUATHER APPROVAL OF CONSTRUCTION

Signed:

Date: JUL 12 2000

ON

RICHARD C. LESSARD, AIA
ARCHITECT
REG. # A-2941

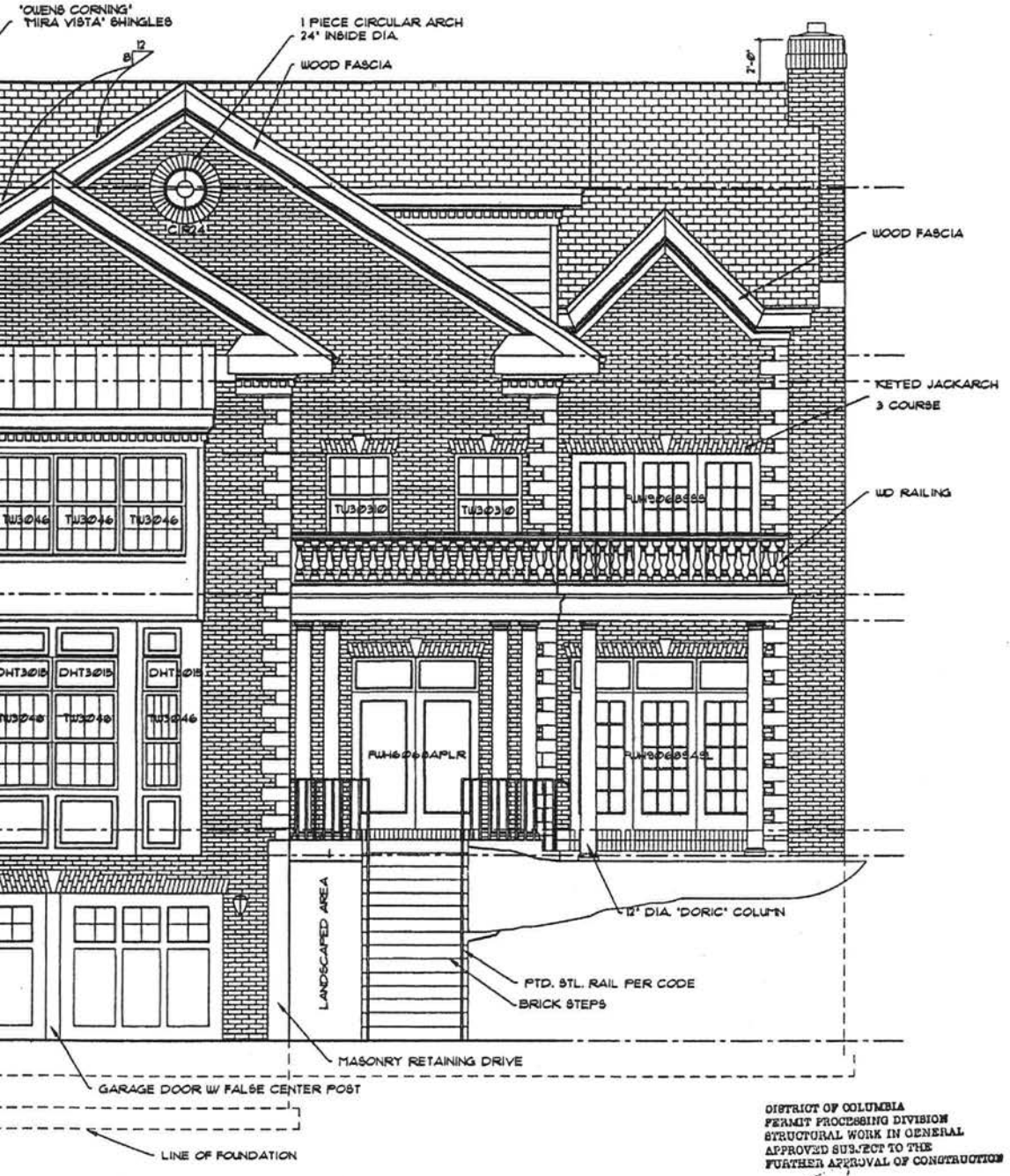
JUN 26 2000

CHESAPEAKE STREET HOUSE
LOT 856 / SQUARE 2256
WASHINGTON, DC

ELEVATION

JOB NUMBER: 002200
DRAWN BY: SLR/JJP
SCALE: 1/4" = 1'-0"
DATE:
PERMIT SET - 6/26/00

A-3



ON

DISTRICT OF COLUMBIA
PERMIT PROCESSING DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION

Signed:

Date: JUL 12 2000

RICHARD C. LESSARD, AIA
ARCHITECT
REG. # A-2941

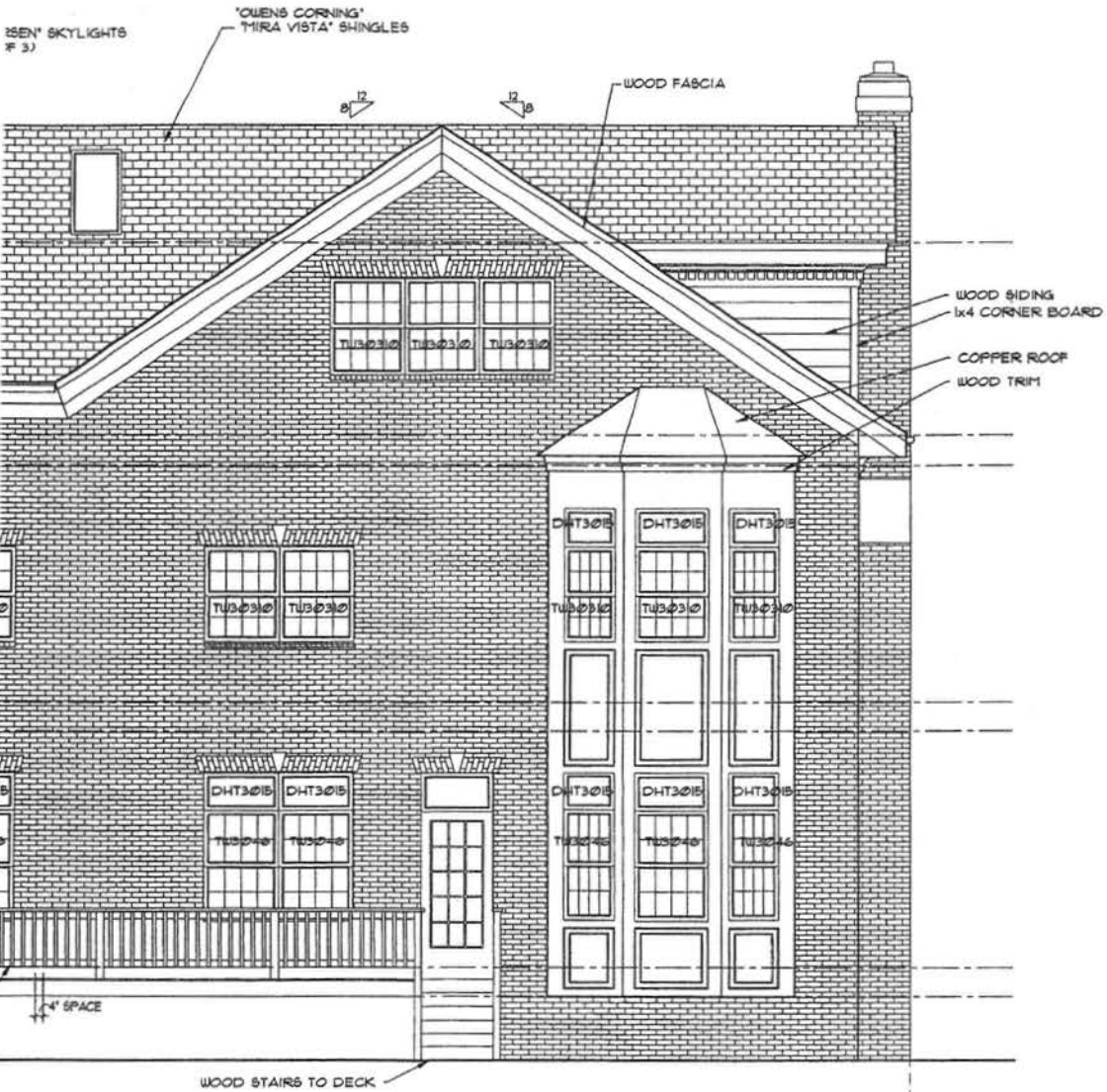
JUN 26 2000

CHESAPEAKE STREET HOUSE
LOT 856 / SQUARE 2256
WASHINGTON, DC

ELEVATION

JOB NUMBER: 003100
DRAWN BY: SLR/JJP
SCALE: 1/4" = 1'-0"
DATE:
PERMIT SET - 6/26/00

A-3



ON

DISTRICT OF COLUMBIA
PERMIT PROCESSING DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION
Signed
Date JUL 12 2000

RICHARD C. LESSARD, AIA
ARCHITECT
D.C. REG. # A-2941

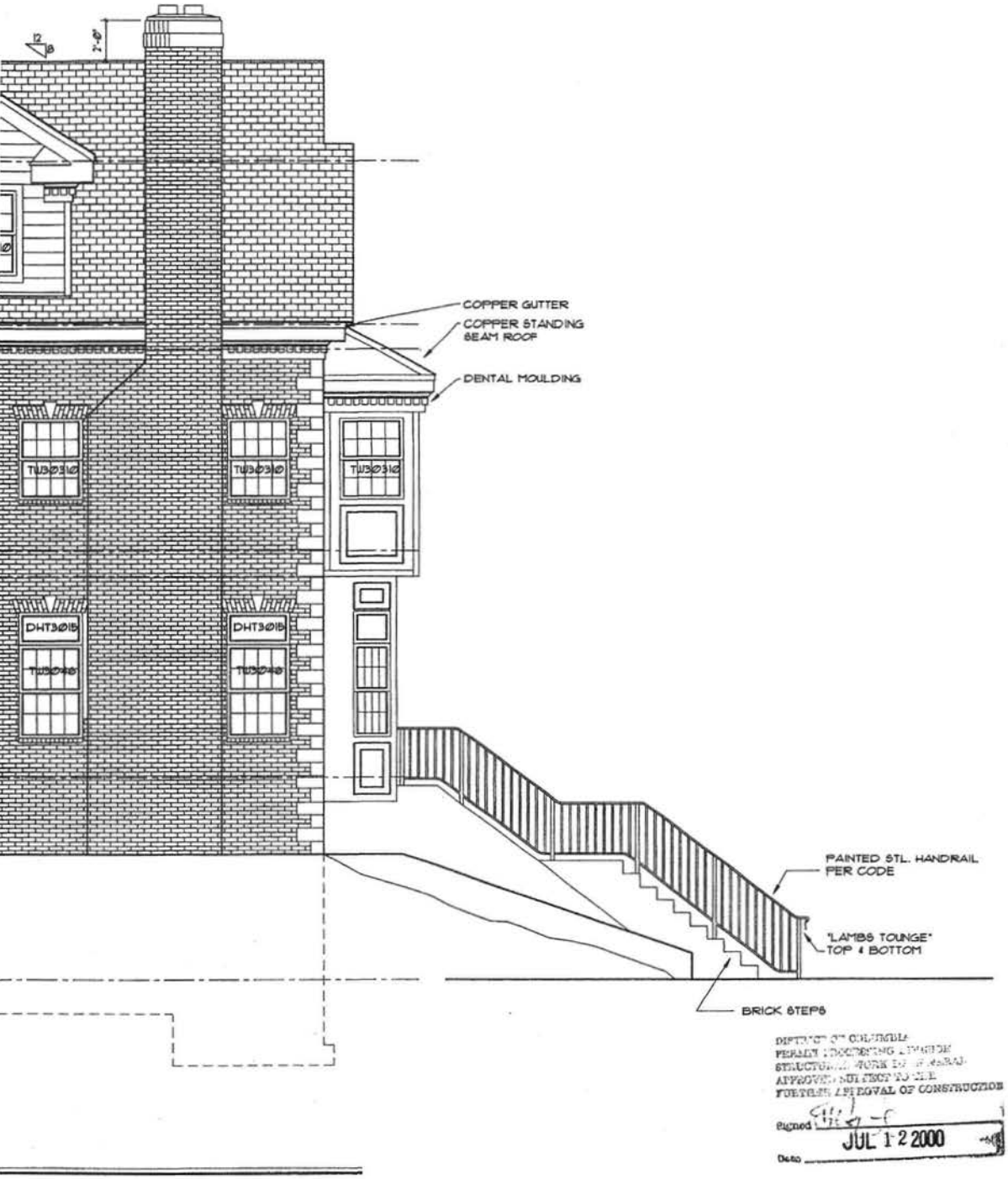
JUN 26 2000

CHESAPEAKE STREET HOUSE
LOT 856 / SQUARE 2256
WASHINGTON, DC

ELEVATION

JOB NUMBER: 003200
DRAWN BY: GLR/JJP
SCALE: 1/4" = 1'-0"
DATE:
PERMIT SET - 6/26/00

A-4



DISTRICT OF COLUMBIA
PERMIT PROCESSING DIVISION
STRUCTURAL WORK IS GENERALLY
APPROVED BUT NOT TO BE
FURTHER EVIDENCE OF CONSTRUCTION

Signed

JUL 12 2000

Date

RICHARD G. LESSARD, AIA
ARCHITECT
D.C. REG. # A-2941

JUN 26 2000

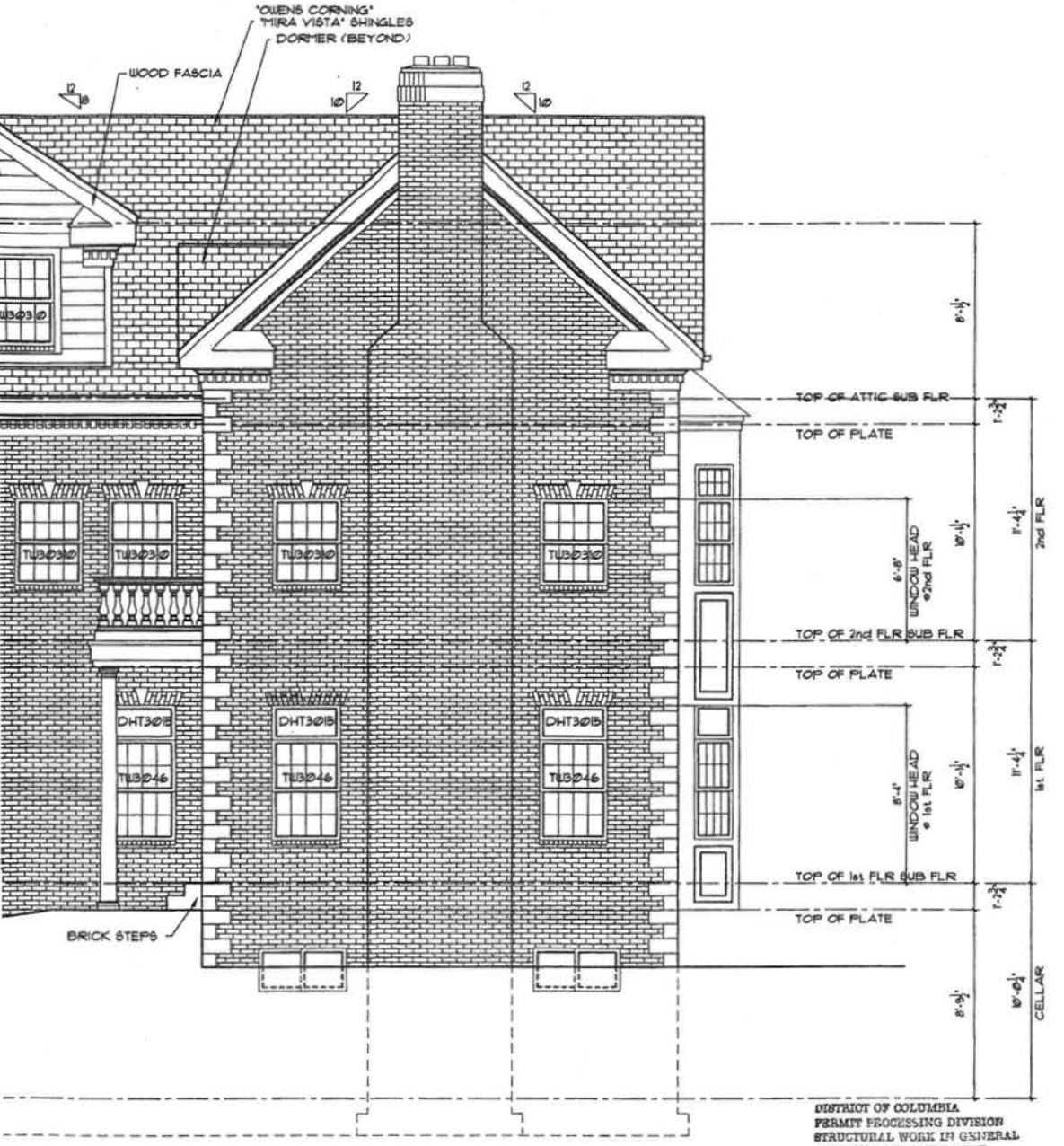
CHESAPEAKE STREET HOUSE
LOT 856 / SQUARE 2256
WASHINGTON, DC

ELEVATION

JOB NUMBER: 003200
DRAWN BY: SLR/JJP
SCALE: 1/4" = 1'-0"
DATE:

PERMIT SET - 6/26/00

A-5



DISTRICT OF COLUMBIA
PERMIT PROCESSING DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION

Signed:

Date: AUG 1 2 2000

RICHARD C. LESSARD, AIA
ARCHITECT
D.C. REG. # A-2941

JUN 26 2000

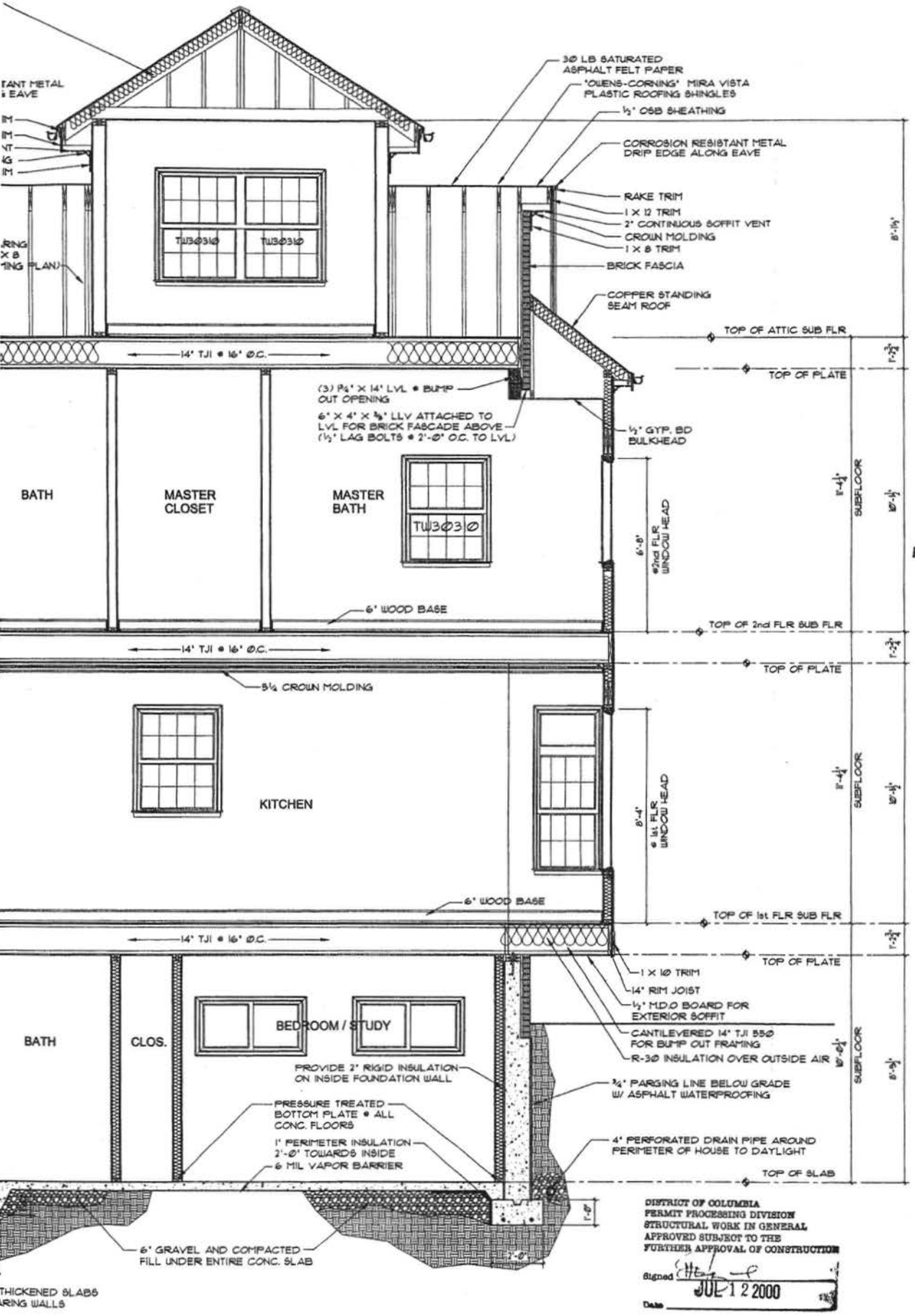
CHESAPEAKE STREET HOUSE
LOT 856 / SQUARE 2256
WASHINGTON, DC

ELEVATION

JOB NUMBER: 003200
DRAWN BY: SLR/JJP
SCALE: 1/4" = 1'-0"
DATE:

PERMIT SET - 6/26/00

A-6



DISTRICT OF COLUMBIA
PERMIT PROCESSING DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION

Signed

JUL 12 2000

Date

RICHARD C. LESSARD, AIA
ARCHITECT
D.C. REG. # A-2941

JUN 26 2000

CHESAPEAKE STREET HOUSE
LOT 856 / SQUARE 2256
WASHINGTON, DC

BUILDING SECTION

JOB NUMBER: 003100
DRAWN BY: BLR/JJP
SCALE: 3/8" = 1'-0"
DATE:
PERMIT SET - 6/26/00

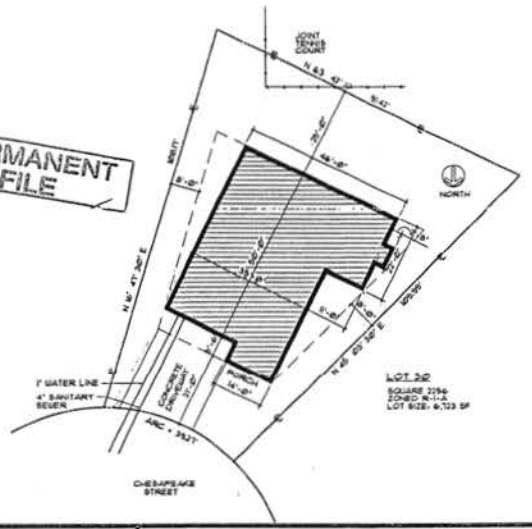
A-7

CHESAPEAKE PROPERTY

NEW CONSTRUCTION
LOT 30 / SQUARE 2256
WASHINGTON, D.C. N.W.

2934 CHESAPEAKE ST

PERMANENT FILE



GENERAL CONDITIONS

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
   A. THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON THE PLANS.
   B. IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODOLOGY, THE CONTRACTOR SHALL BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND/ OR RECOMENDATIONS.

ON-SITE VERIFICATION

ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUB-CONTRACTORS. NOTED DIMENSIONS TAKE PRESIDENCE OVER SCALE.

DISCREPANCIES

THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS. WHEN IN THE OPINION OF THE CONTRACTOR A DISCREPANCY EXISTS, HE SHALL PROMPTLY REPORT IT TO THE ARCHITECT/DEVELOPER FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

OMISSIONS

1. THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN.
2. IN THE EVENT CERTAIN FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.

PLAN NOTES

1. FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 PSI. VERIFY IN FIELD.
2. CONCRETE SHALL BE 3000 PSI AT 28 DAYS, USE 6% AIR ENTRAINED CONCRETE FOR WORK EXPOSED TO WEATHER.
3. CONC. FOOTINGS SHALL BE A MIN. OF 36" BELOW FINISHED GRADE 4 PROJECT A MIN. OF 4" EA. SIDE OF WALL.
4. CONC. SLAB ON GRADE SHALL BE 4" THICK W 2) x 2) W1.4XW1.4 REINFORCING ON A 6 MIL VAPOR BARRIER W 6" OF CRUSHED STONE BENEATH.
5. REINFORCING STEEL: A615 Gr.60 GRADE 60 W1.4XW1.4 A775 Gr.60.
6. MASONRY - A5711 CSBHOLLOW LOAD BEARING GRADE "S" W "DURO WALL" REINFORCING EVERY OTHER COURSE
7. LIVE LOADS REQUIRED: FLOOR: 40 PSF / ROOF: 30 PSF
8. ALL LUMBER SHALL BE DOUGLAS FIR "S" OR SOUTHERN PINE "S.
9. ALL LUMBER WITHIN 4" OF GRADE SHALL BE PRESSURE TREATED.
10. DESIGN PER BOCA 1996 AND IN ACCORDANCE WITH CABO ONE & TWO FAMILY DWELLING CODE.
11. CONTRACTOR TO INSTALL AND PROVIDE GAS AND NECESSARY PLUMBING FOR OWNER SUPPLIED APPLIANCES.

WOOD NOTES

1. ALL STRUCTURAL WOOD TRUSSES AND HEADERS SHALL BE DESIGNED AND GUARANTEED BY MANUFACTURER OF THE SAME.
2. ALL STRUCTURAL WOOD EXPOSED TO THE OUTSIDE, UNPROTECTED, OR BEARING DIRECTLY ON CONCRETE SHALL BE PRESSURE TREATED W/ APPROVED MATERIALS TO RESIST DECAY AND INFESTATION.
3. ALL WALL STUD PLATES SHALL BE MIN. 2 X 4 - ON 2 X 6 ON ALL FOUNDATION WALLS, INSULATED BENEATH AND ANCHORED W/ GALVANIZED STEEL ANCHORS.
4. ALL EXTERIOR WOOD FRAMEWORK SUPPORTED ON FOUNDATION WALLS SHALL BE MIN 8" ABOVE FINISH GRADE.
5. ALL EXTERIOR WOOD FRAMED CORNERS SHALL BE LATERALLY BRACED 4'-0" EACH DIRECTION FROM THE CORNER W/ ½" EXTERIOR PLYWOOD OR OTHER APPROVED STRUCTURAL BRACING.
6. PROVIDE CONTINUOUS DOUBLE TOP PLATE AT ALL WALLS.
7. PROVIDE DOUBLE JOIST UNDER ALL PARTITION WALLS.
8. PROVIDE BLOCKING AT ALL JOIST SPANS AT INTERVALS NOT TO EXCEED 8'-0".
9. ALL STRUCTURAL WOOD POSTS UNDER BEAMS AND HEADERS OVER 4'-0" SPAN SHALL BE A MIN. OF (3) 2 X 4.
10. ALL PARTITION WALLS (INCLUDING NON-BEARING) SHALL BE 2 X 4 STUDS @ 16" O/C UNLESS NOTED ON THE PLANS.
11. PROVIDE ¾" T & G PLYWOOD SUBFLOORS GLUED AND NAILED.
12. ALL STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN YELLOW PINE.

THERMAL AND MOISTURE PROTECTION

1. MIN. R-11 INSULATION IN EXTERIOR WALLS BETWEEN EXTERIOR SHEATHING AND GYP. BD. INTERIOR FINISH.
2. MIN. R-30 INSULATION IN TOP FLOOR CEILING, ROOF JOISTS, OR FINISHED ATTIC.
3. PROVIDE 2" THICK FOAM RIGID INSULATION ON EXTERIOR INGROUND BASEMENT WALLS OF FINISHED SPACES.
4. WATERPROOF ALL EXTERIOR FOUNDATION WALLS WITH ¼" PARGING W/ ASPHALT WATERPROOFING.
5. 4" " PERFERATED DRAIN TILE IN GRAVEL BED SHALL RUN THE PERIMETER OF THE EXTERIOR SIDE OF THE FOUNDATION TO DAYLIGHT.
6. DAMP PROOF ALL EXTERIOR FOUNDATION WALLS W/ DAMPROOFING AS SPECIFIED BY APPLICABLE CODE.
7. FLASHING: CODE APPROVED CORROSION RESISTANT FLASHING SHALL BE PROVIDED AT TOP AND SIDES OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER TO BE LEAKPROOF. SIMILAR FLASHING SHALL BE PROVIDED AT INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION, CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM, AT JUNCTIONS OF CHIMNEYS AND ROOF, AND IN ALL ROOF VALLEYS AND AROUND ALL ROOF OPENINGS.
8. BUILDING PAPER: "TYVEK" OR OTHER APPROVED PAPER SHALL BE USED AT ALL EXTERIOR SHEATHING AND FLASHED PROPERLY TO PREVENT MOISTURE PENETRATION BEHIND THE VENEER.

FIRE ASSEMBLY - GARAGE

1. WALL - 1 HOUR RATED 2 X 4 STUD WALL EFFECTIVELY FIRE STOPPED WITH 5/8" FIRE-RATED GYP. BD.
2. CEILING - 1 HOUR RATED FIRE ASSEMBLY W/ RESILIENT FURRING BOTTOM OF JOISTS.

Scope of the following is included in the removal of these plans: the removal of driveway, walk, [illegible] porch, deck, planting [illegible] of mechanical appliances or equipment, the removal of any trees any excavation or change beyond the building line

RICHARD C. LESSARD, AIA
ARCHITECT
D.C. REG. # A12941

JUN 2 6 2000

CHESAPEAKE STREET HOUSE
LOT 856 / SQUARE 2256
WASHINGTON, DC

COVER SHEET / SCHEDULES

JOB NUMBER: 00106
DRAWN BY: JF
SCALE: AS NOTED
DATE:
Permit set - 6/26/00

CS

PERMANENT FILE

BZA
Case No. 16764
Exhibit No. 23A

Reduced Plans

Complies with requirements of Zoning Regulations 6/16/10

DRAWING INDEX

CS	COVER SHEET
A-1	BASEMENT AND FLOOR PLAN
A-2	SECOND FLOOR AND ATTIC PLAN
A-3	ELEVATION
A-4	ELEVATION
A-5	ELEVATION
A-6	ELEVATION
A-7	BUILDING SECTION
A-8	FIRST FLOOR AND SECOND FLOOR FRAMING PLAN
A-9	ATTIC FRAMING PLAN AND ROOF FRAMING
M	MECHANICAL PLAN
P/E	PLUMBING AND ELECTRICAL RISER DIAGRAMS

DISTRICT OF COLUMBIA
PERMIT PROCESSING DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE FURTHER APPROVAL OF CONSTRUCTION

Signed
Date JUL 12 2000

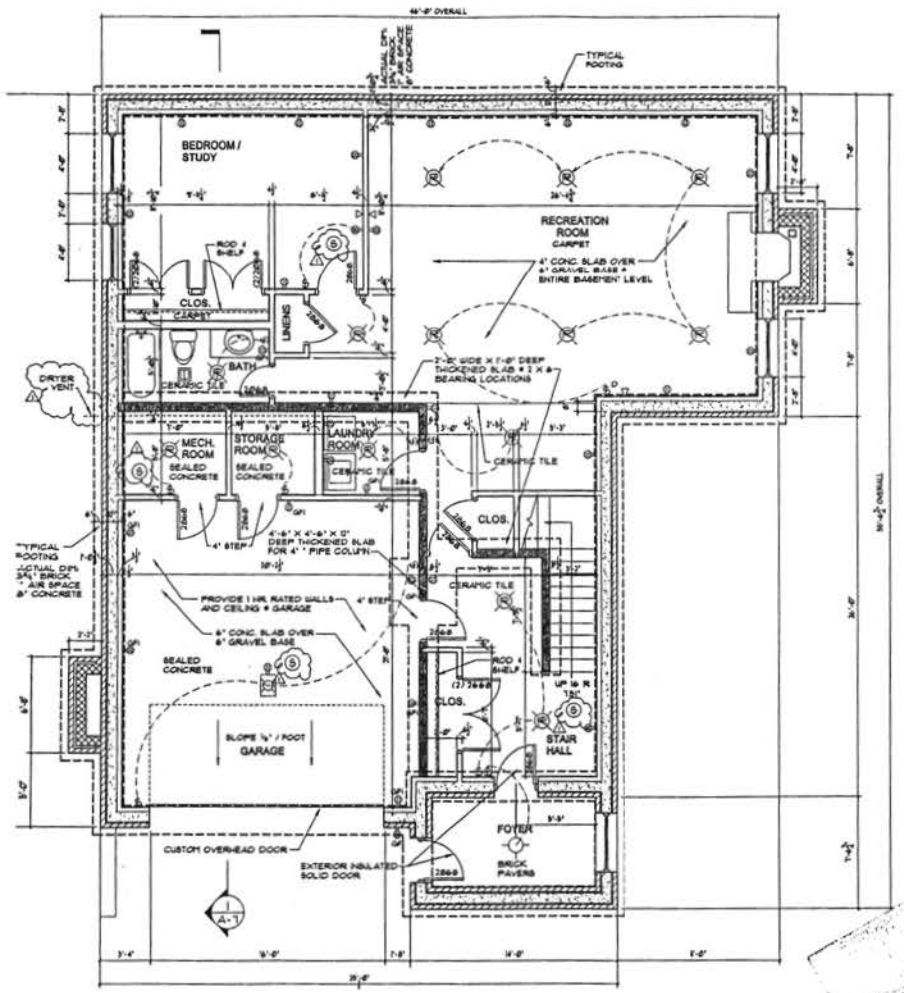
FLOOR PLAN LEGEND

- 6" STUD BEARING WALL W/ ½" GYP. BD.
- 8" CMU AND BRICK VENEER FOR CHIMNEY
- 6" STUD AND BRICK VENEER FOR EXTERIOR WALLS
- 2 X 4 STUD W/ GYP. BD. (BOTH SIDES)
- LINE OF FOUNDATION (BASEMENT PLAN)

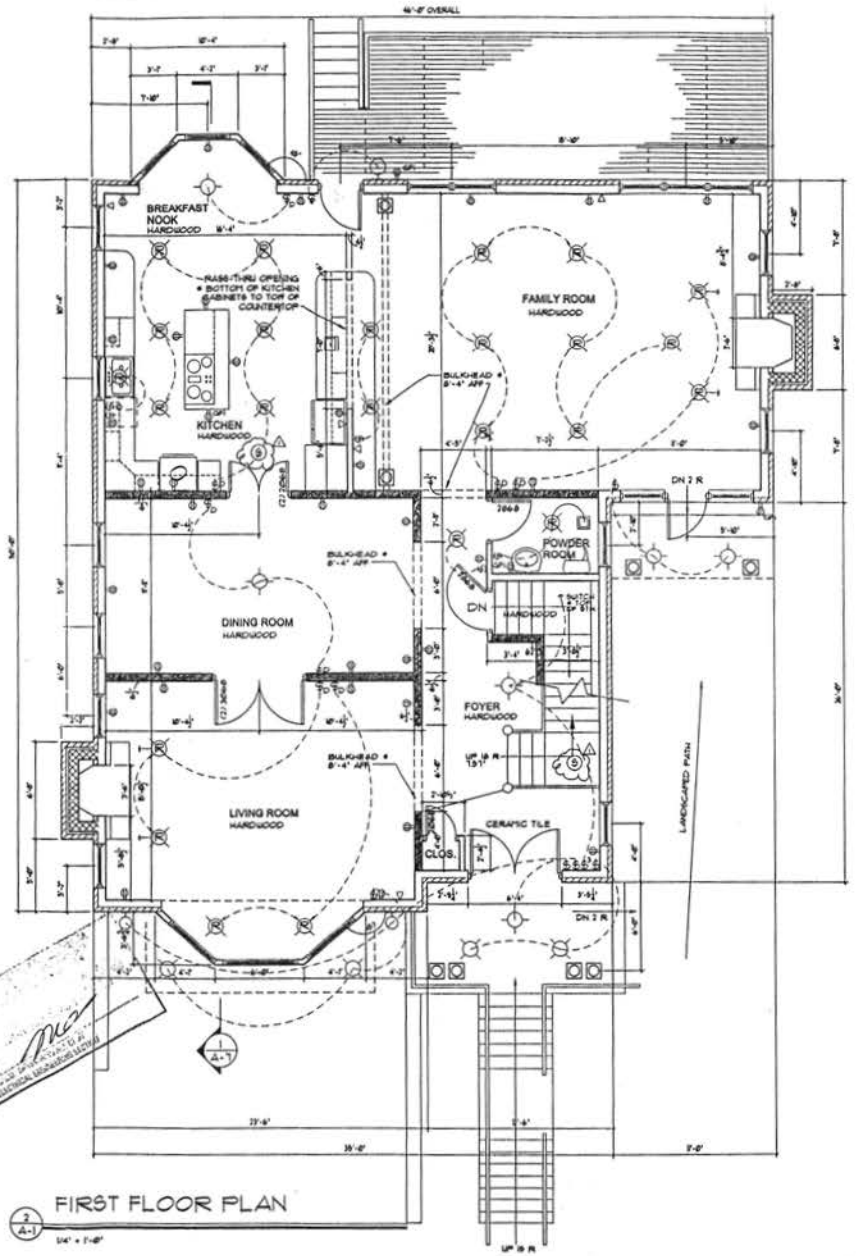
ELECTRICAL PLAN LEGEND

- DUPLEX OUTLET
- GROUND FAULT INTERRUPTER
- EXHAUST FAN
- SWITCH
- DIMMER SWITCH
- 3 WAY SWITCH
- TELEPHONE JACK
- RECESSED WALL WASHER
- RECESSED DOWNLIGHT
- EXTERIOR RECESSED DOWNLIGHT
- WALL-MOUNTED EXTERIOR FIXTURE
- WREN
- SMOKE DETECTOR

PERMANENT FILE



FOUNDATION/CELLAR PLAN



FIRST FLOOR PLAN

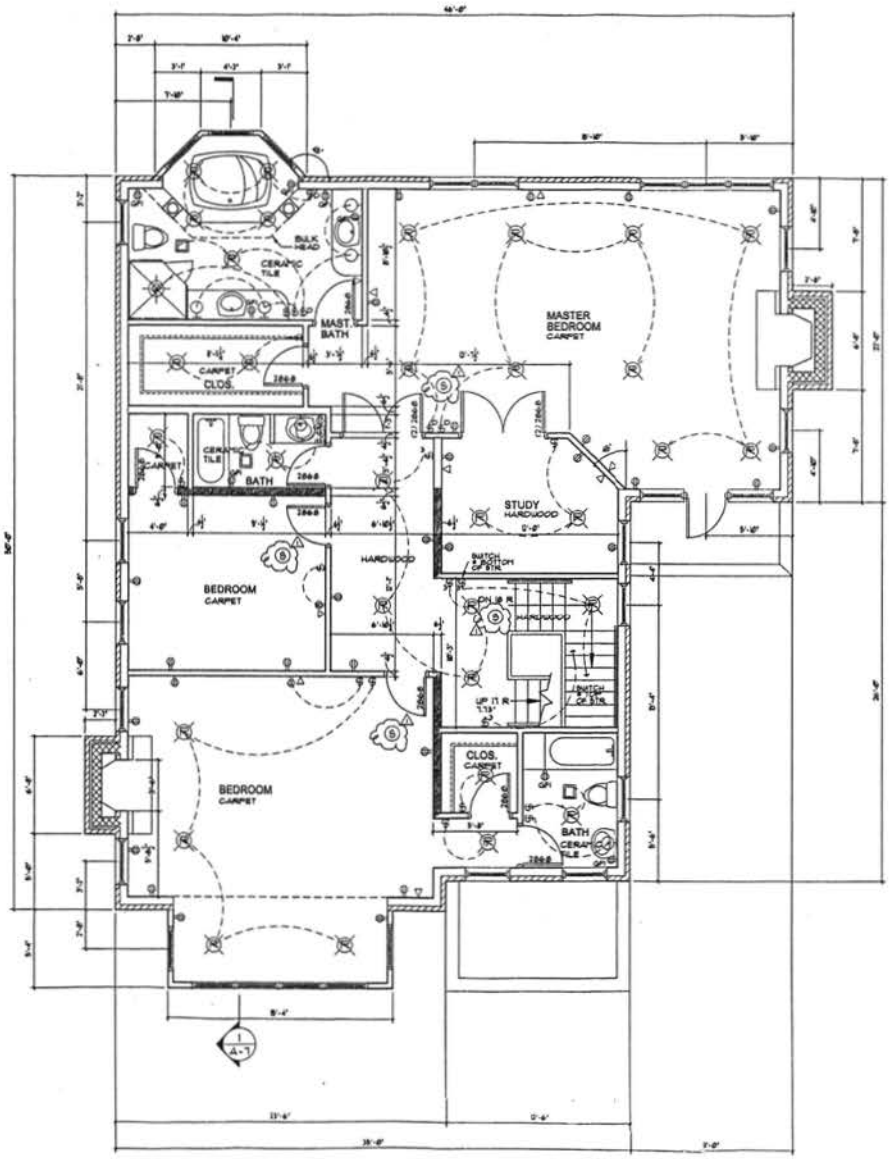
CHESAPEAKE STREET HOUSE
LOT 856 / SQUARE 2256
WASHINGTON, DC

FLOOR PLANS

RICHARD C. LESSARD, AIA
ARCHITECT
A-12841
9/16

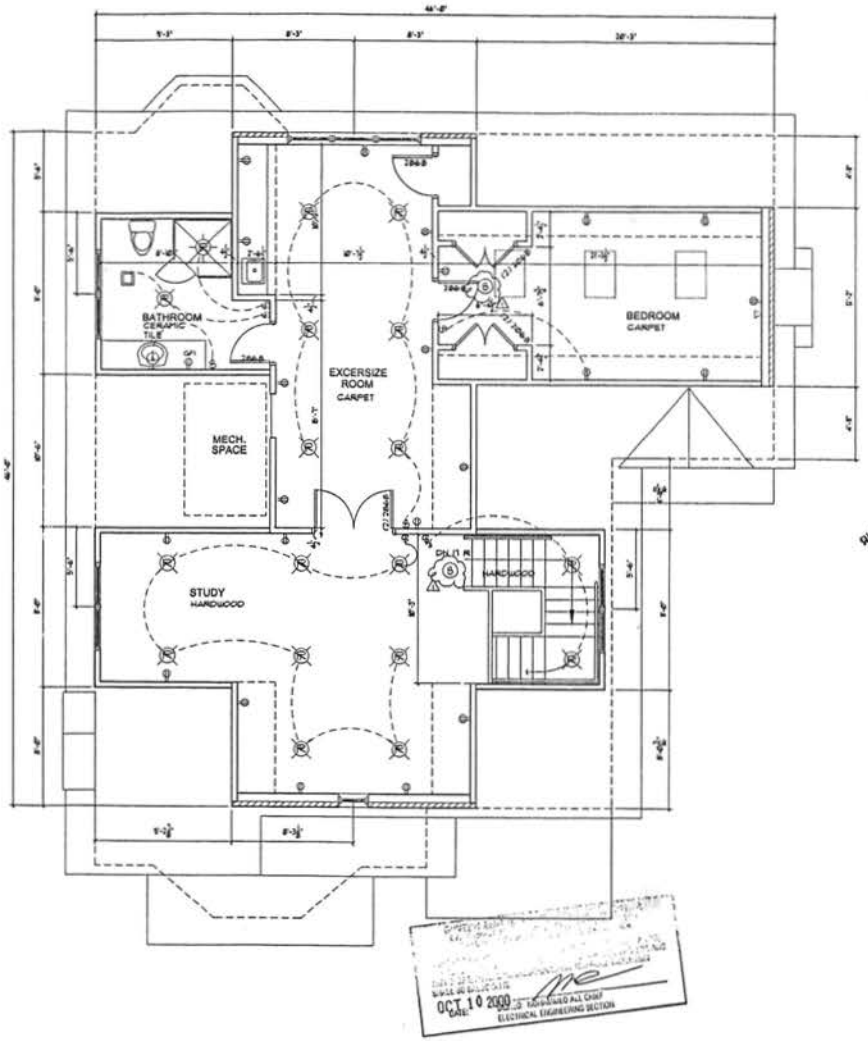
JOB NUMBER: 992102
DRAWN BY: RCL/MJR
SCALE: 1/4" = 1'-0"
DATE:
1 PERMIT REVISION 8/16/00

A-1.1



SECOND FLOOR PLAN

1/4" = 1'-0"



ATTIC PLAN

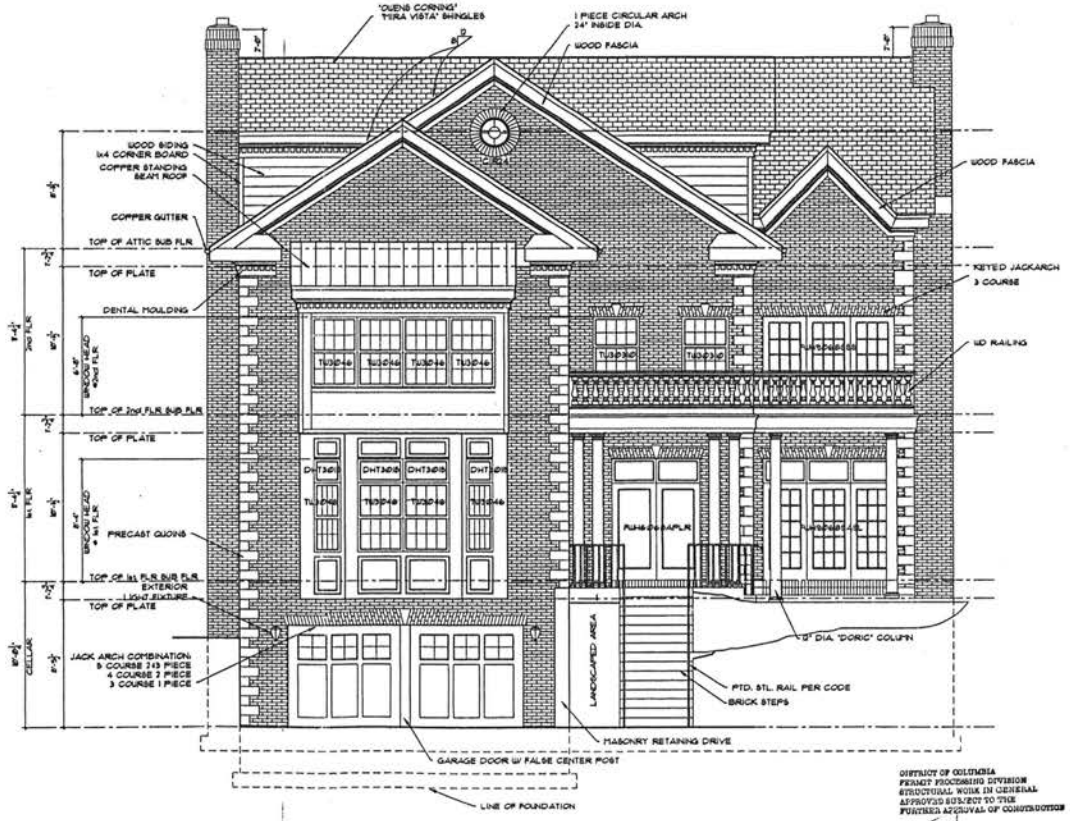
1/4" = 1'-0"

OCT 10 2000

CHESAPEAKE STREET HOUSE
LOT 856 / SQUARE 2256
WASHINGTON, DC

FLOOR PLANS

A-2.2



FRONT ELEVATION

1/4" = 1'-0"

RICHARD C. LESSARD, AIA
ARCHITECT
REG. # A12841

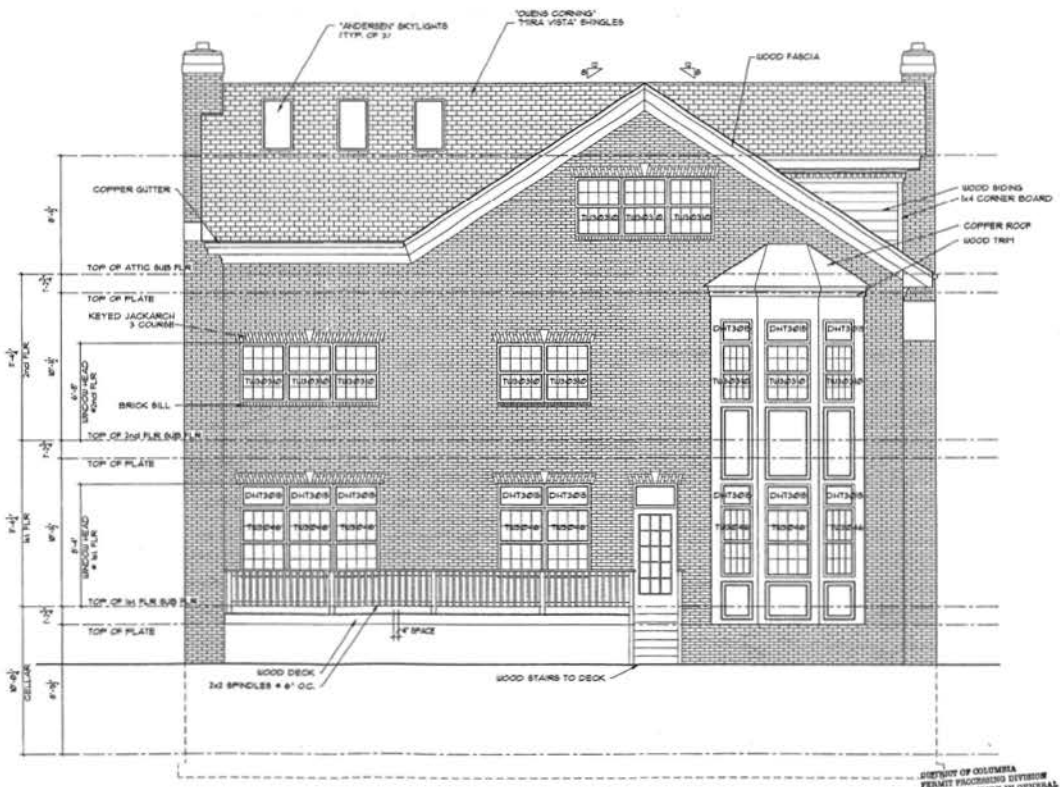
JUN 2 6 2000

CHESAPEAKE STREET HOUSE
LOT 856 / SQUARE 2256
WASHINGTON, DC

ELEVATION

JOB NUMBER: 003100
DRAWN BY: SLR/JP
SCALE: 1/4" = 1'-0"
DATE:
PERMIT SET 6/26/00

A-3



REAR ELEVATION

1/4" = 1'-0"

RICHARD C. LESSARD, AIA
ARCHITECT
D.C. REG. # A-2941

JUN 2 6 2008

CHESAPEAKE STREET HOUSE
LOT 856 / SQUARE 2256
WASHINGTON, DC

ELEVATION

JOB NUMBER: 062200
DRAWN BY: SLW/JP
SCALE: 1/4" = 1'-0"
DATE:
PERMIT SET - 6/26/08

A-4



SIDE ELEVATION

1/4" = 1'-0"

RICHARD G. LESSARD, AIA
ARCHITECT
D.C. REG. # A-2941

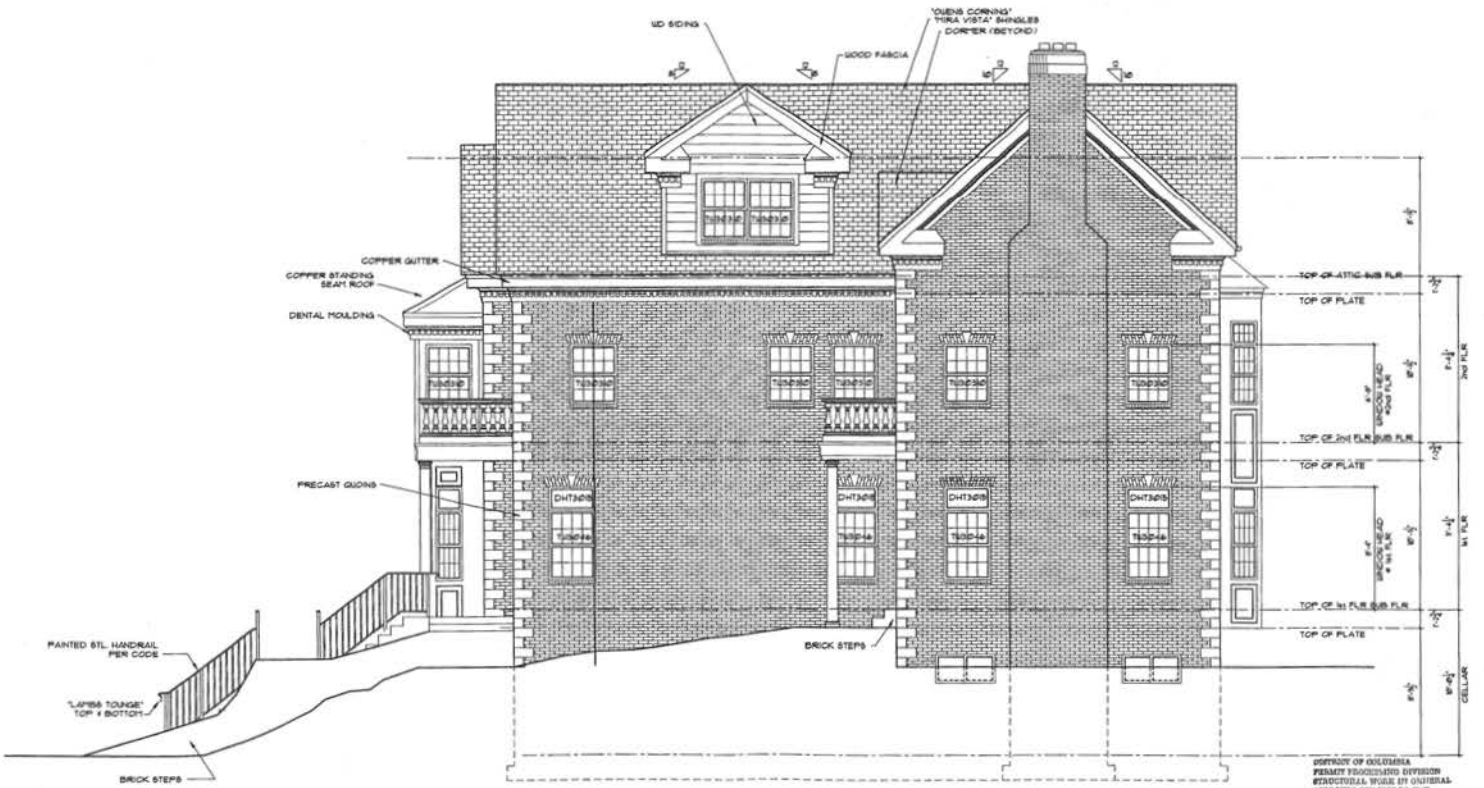
JUN 2 6 2000

CHESAPEAKE STREET HOUSE
LOT 856 / SQUARE 2256
WASHINGTON, DC

ELEVATION

JOB NUMBER: 003100
DRAWN BY: RLW/JP
SCALE: 1/4" = 1'-0"
DATE:
PERMIT SET - 6/26/00

A-5



SIDE ELEVATION

1/4" = 1'-0"

RICHARD C. LESSARD, AIA
ARCHITECT
REG. # A-2941

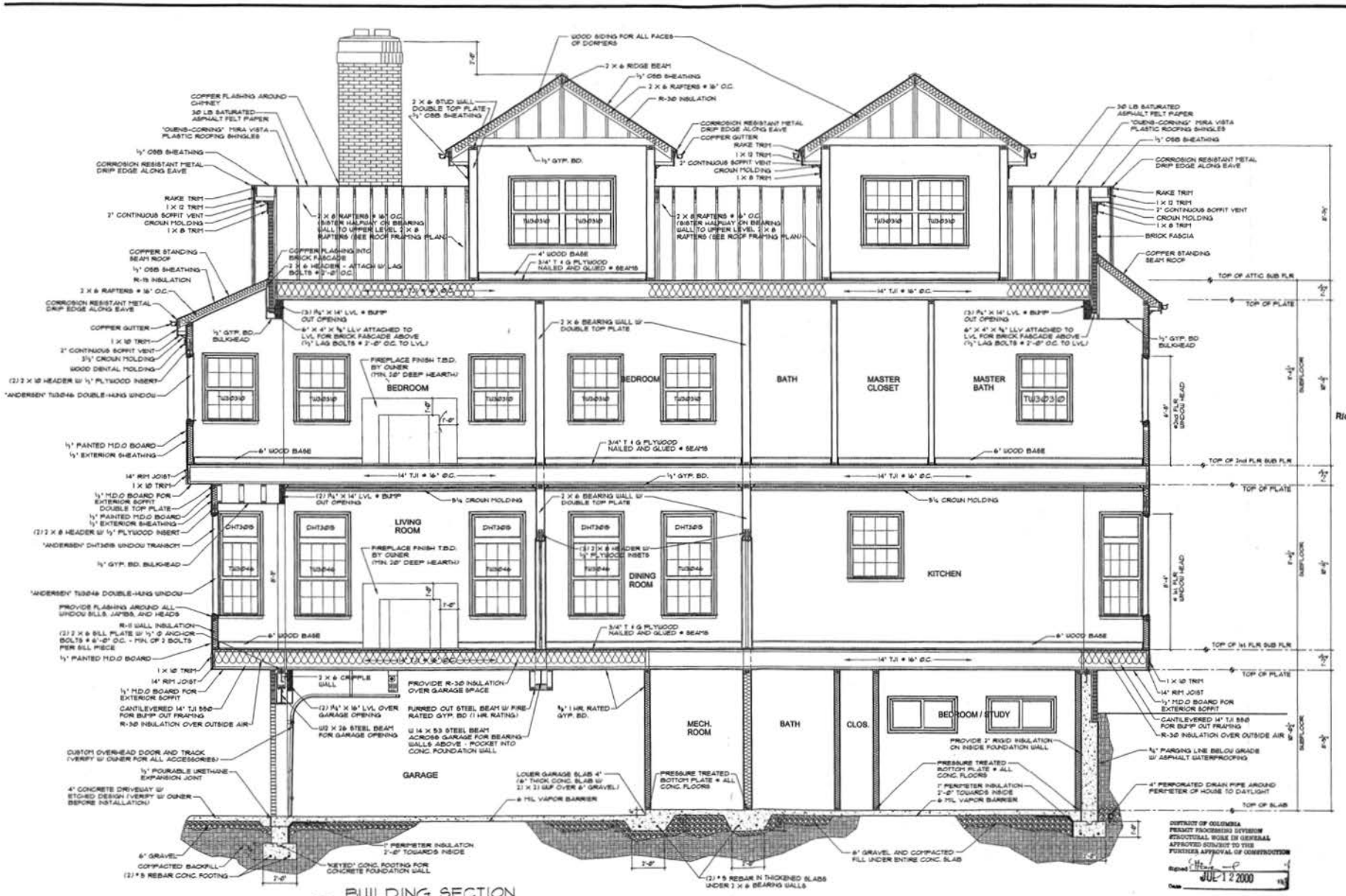
JUN 2 6 2003

CHESAPEAKE STREET HOUSE
LOT 856 / SQUARE 2256
WASHINGTON, DC

ELEVATION

JOB NUMBER: 003000
DRAWN BY: SLR/JP
SCALE: 1/4" = 1'-0"
DATE:
PERMIT SET - 6/26/03

A-6



BUILDING SECTION

1/A-1

3/8" = 1'-0"

RICHARD C. LESSARD, AIA
ARCHITECT
REG. # A-2941

JUN 3 & 2000

CHESAPEAKE STREET HOUSE
LOT 856 / SQUARE 2256
WASHINGTON, DC

BUILDING SECTION

JOB NUMBER: 003200
DRAWN BY: SUBMIT
SCALE: 3/8" = 1'-0"
DATE:

Permit set 6/13/00

A-7