BOARD OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

Appeal of Zoning Administrator's Decision Allowing the Location of Father Flanagan's Boys Town Phase I, a Residential Group Home at premises 1308, 1310, 1312 and 1314 Potomac Ave., S.E. (Square 1045, Lots 134, 136, 137, 138).	) BZA No. 16791

GOVERNMENT OF D.C.
OFFICE OF ZONING
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PRE-HEARING STATEMENT OF APPELLANT
SOUTHEAST CITIZENS FOR SMART DEVELOPMENT, INC.

Introduction

This pre-hearing statement is filed by Southeast Citizens for Smart Development, Inc. ("Citizens") in support of its appeal of the determination by the D.C. Zoning Administrator, issued on August 30, 2001, and the subsequent issuance, on September 6, 2001, of building permits numbered B438335, B438336, B438337, and B438338. The issue before this Board is whether the construction by Father Flanagan's Boy's Home of a community-based residence facility for 24 abused and neglected children, to be operated under contract with the D.C. Department of Child and Family Services at premises 1308, 1310, 1312 and 1314 Potomac Ave., S.E. (Square 1045, Lots 134, 136, 137, 138), is permitted as a matter of right in the C-2-B zone, notwithstanding the plain language of 11 DCMR § 721.5. Citizens submit the following background information and summary of the testimony that it will present at the hearing on this appeal set for December 4, 2001.

Through the testimony outlined herein and associated exhibits, Citizens will demonstrate that the four structures are, for all operational, management, and program purposes, a single Community-Based Residential Facility (CBRF) for 24 persons, exclusive of resident supervisors. The CBRF is centrally managed by Father Flanagan's Boy's Home, and operates in accordance

BZA
Case No. 16791
Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO.16791
EXHIBIT NO.30A1

with a uniform set of employees, programs, and administrative system. Under Section 721.5 of the Zoning Regulations, CBRFs for more than 15 persons, exclusive of resident staff, can only be permitted by this Board as a special exception in the subject C-2 zone. Even assuming that the subject facility could be properly viewed as four separate CBRFs each with fewer than 15 persons, this CBRF is located within 500 feet from an pre-existing CBRF for more than seven persons, and is therefore not permitted as a matter of right in the C-2 zone.

Background

On December 12, 2000, Father Flanagan's Boys Home, of Boy's Town, Nebraska (the Developer), filed four building permit applications to construct residential structures on lots structures on Square 1045, Lots 134, 136, 137, 138). (Final raze permits had previously been issued to Father Flanagan's Boys Home to demolish two buildings on the site. See Exhibit 2.). The building permit applications were virtually identical, and each described the proposed use of the residence as a "youth residential care home" housing "6 youths, 2 Adults." Id.

On May 11, 2001, Developer submitted a single Environmental Impact Screening Form (EISF) in connection with the four building permit applications, in connection with the review mandated by D.C. regulations implementing the D.C. Environmental Policy Act (DCEPA), 20 DCMR Chapter 72. See Exhibit 8. The Developer's EISF described the project as consisting of "the Pennsylvania Avenue Campus of Girls and Boys Town." The Developer described the program as consisting of two phases, with Phase I consisting of four identical group homes currently under permit application, and Phase 2, which would consist of a short stay facility and an administration building, an application planned for summer 2001. Id. The administrative building will provide office and meeting space as well as program space for "community meetings

and classes," for campus residents and staff. In addition, Phase II will include a half court basketball Court and a large playing field for use by campus residents, and parking. Id.

In June, 2001, upon learning about the building permit applications, Citizens wrote to the D.C. Zoning Administrator requesting an investigation into whether the development was matter of right. Citizens pointed out that the proposed group homes would be located within 500 feet of a pre existing Community-Based Residential Facility (CBRF) for eight developmentally challenged persons, operated by D.C. Health Care at 901 14th Street, S.E., thereby precluding the four group homes as matter of right development. See Exhibit 1. In lengthy comments submitted to the D.C. Building and Land Regulation Administration on June 29, 2001, Citizens also raised concerns about the negative impacts of proposed CBRF on the neighborhood, including concerns about storm water run-off, combined sewer overflows, traffic, parking, noise, and public safety. See Exhibit 7. Unbeknownst to Citizens, a decision had already been made not to require the preparation of an Environmental Impact Statement on May 24, 2001, and therefore did not take into account Citizens' comments and concerns. Exhibit 8.

On or about August 14, 2001, the Developer filed a lawsuit in federal district court against the D.C. government and several individual members of Southeast Citizens for Smart Development, seeking injunctive relief and compensatory and punitive money damages to compensate for the alleged delays in the D.C. government's issuance of permits for the proposed Boys Town facility. See Exhibit 10. The complaint alleges that the EISF filing required by the D.C. Environmental Policy Act is an "expensive, time consuming Environmental Impact Study for which there is no legal authority," and that the D.C. Government's anticipated application of

the zoning regulations requiring a special exception in order to locate a CBRF within 500 feet of an existing CBRF would violate the federal Fair Housing Act and other civil rights laws. Id., ¶¶ 67, 71-74. The filing of such a lawsuit against private citizens for engaging in protected first amendment behavior is unprecedented in this jurisdiction, and has necessitated Citizens' retaining separate legal counsel to defend against this suit. See Exhibit 10. This lawsuit was filed despite the fact that the developer had already been granted two raze permits, had no indication that its building permit application would be denied following normal review by permitting officials. Moreover, the Developer did not, and has not even submitted a request that any "reasonable accommodation" be made from allegedly burdensome and discriminatory government regulations" pursuant to the established regulatory process for making such "reasonable accommodation" requests under the Fair Housing Act. See 14 DCMR § 14-1-11.3 (all requests for reasonable accommodation under the Fair Housing Act shall be submitted to the Director, Department of Consumer and Regulatory Affairs."). See Exhibit 10.

On August 30, 2001, the D.C. Zoning Administrator issued a determination that each of the CBRFs proposed by Phase I of Boys Town would be permitted as a matter of right within the C-2 zoning district. See Exhibit 1. The Zoning Administrator acknowledged that Section 721.5 of the zoning regulation contains a 500 foot radius limit, but asserted that this limitation was not applicable because each of the four homes will house no more than six residents, and will be on a separate lot of record. Id. Accordingly, on September 6, 2001, building permits were issued authorizing construction of the four CBRFs. See Exhibit 2.

I. The Zoning Administrator's Determination Is Inconsistent With the Plain Language of the Zoning Regulations and Would Undermine the Zone Plan.

The Section 721.5 of the Zoning Regulations provides as follows:

> A youth residential care home . . . for seven (7) to fifteen (15) persons, not including resident supervisors or staff and their families, shall be permitted in a C-2 district as a mater of right; Provided that there shall be no property containing an existing community-based residential facility for seven (7) or more persons in the same square and that there shall be no property containing an existing community-based residential facility for (7) or more persons within a radius of five hundred feet (500 ft.) from any portion of the subject property.

The Zoning Administrator erred in considering the four structures to be permitted as a matter of right.

First, the Zoning Administrator erred in considering the four structures separately and not as one unified facility. While the facility will consist of four structures on separate lots, the facility will be managed and operated by Boy's Town Home as a single facility. Material circulated by the developer indicates that, in addition to the four group homes, an administration building containing educational space, basketball court recreation areas, green space, and parking areas will be constructed," and that the Developer itself portrays the facility as being a "campus." See EISF (Exhibit 8). Indeed, the Boys Town facility at 4801 Sargent Road, N.E., which consists of a group home housing six persons and a short stay facility for 16 persons, was only permitted as a special exception. See Exhibit 7, Attachment D. This CBRF and its expansion plans is very similar to the Boy's Town proposed residences on Capitol Hill, except that the facility is located on a single lot of record. Review by this Board of that application was instrumental in the establishment of noise abatement measures, the development of a security plan for the area, measures to control water run off, and the creation of Community Advisory Liaison Committee.

Id. These measures are no less warranted in the instant case.

Second, Citizens will demonstrate that this CBRF is located within 500 feet from an existing CBRF for more than seven persons, and therefore is not permitted as a matter-of-right. 11 DCMR § 721.5. Specifically, D.C. Healthcare, Inc. operates a 24-hour residential program for eight developmentally challenged individuals at 901 14th St., SE, directly across the street and within 500 feet of the four subject properties. The D.C. Healthcare facility, which has operated at this site since 1990, constitutes a pre-existing CBRF that is located within 500 feet of the subject properties See Exhibit 3.

As will be demonstrated by Zoning Expert J. Kirkwood White, the dispersal requirements of 11 DCMR § 721.5 are applicable even if the CBRFs can properly be considered to be separate facilities each housing fewer than 15 persons. The Zoning Administrator's view that the dispersal requirements are inapplicable in the case of CBRFs that would otherwise be matter of right is contrary to the plain language of the 500-foot "proviso" in 11 DCMR § 721.5. This interpretation would also encourage the proliferation of numerous CBRFs concentrated within a single square or small area, is inconsistent with the plain meaning of 11 DCMR § 721.5 providing that a CBRF will not be considered "matter of right" when it is within the same square or within 500 feet of existing CBRF for seven or more persons. Resolution of this issue is particularly important in view of the fact that Phase II of Father Flanagan's Boys Home involves the construction of an additional CBRF to provide short-time housing for 16 additional youths. That facility will be located within the same square and within 500 feet of the CBRFs that are the subject of this appeal. Review by this Board through the special exception process is necessary in order to protect the adjacent residential neighborhood from the adverse impacts resulting from the

proliferation of CBRFs within a small neighborhood.

II. Failure of the BZA To Review the Project Will Undermine the Accomplishment of the Goals and Objectives of the Ward 6 Plan of the D.C. Comprehensive Plan and Other Community Planning Efforts.

Failure to require the Boys Town project to be reviewed by this Board will also undermine the goals and objectives set forth in the Ward 6 Plan of the D.C. Comprehensive Plan. See Exhibit 3. The Plan notes, with regard to the human services objectives, the need to "[p]revent further concentration of community-based residential facilities ("CBRF's") in Ward 6 neighborhoods and require future development of the CBRFs to be in accordance with the District-wide CBRF plan." See Exhibit 3, Ward 6 Plan, at Sec.1731.1(d). BZA review is essential in order to properly evaluate the impacts of the proposed Boys Town facilities, given the proliferation of already existing CBRFs in this neighborhood.

In fact, there are numerous CBRFs located in this immediate neighborhood. See, e.g., Exhibit 7, at Tab M. With the recent closing of much of the D.C. General Hospital Facility, the neighborhood has experienced an increase in social service facilities in buildings previously occupied by the hospital. The Court Services and Offender Supervision Agency of the District of Columbia ("CSOSA") is one such example of the recent changes. See Exhibit 3. CSOSA has sought funding to expand its operations at Karrick Hall, from serving 16, to more than 100 offenders, performing transitional drug and alcohol treatment. Id.

Further, the four CBRFs now being permitted without any review by this Board are but the first phase of a much larger campus which will include an additional CBRF for 16 residents, plus staff and associated support facilities. See EISF (Exhibit 8). A key issue of concern for residents of this neighborhood is the large scale nature of this planned project upon completion of

both phases, and possible future expansion thereafter on this property and adjacent property. The Developer's literature describing its base of operations in Nebraska, and throughout the United States demonstrates the massive scale of its construction and expansion efforts. The Developer currently operates a Boys Town Village in Nebraska , with 76 homes on one site. It also operates throughout the United States "100 long-term residential care homes for troubled youth." The Developer's literature states that "[o]ur expansion program since 1985 may be one of the largest in the history of the nation for a private youth care organization. Every year since then, we have increased the number of children in our care." See Exhibit 5, "Some Reflections on Finances", by Val J. Peter, Executive Director. If the Zoning Administrator's decision is upheld, the Developer will likely build more group homes on its new site, and perhaps purchase other lots on the block, if not the entire block, to build another Boys Town Village in this neighborhood.

Presently, two adjoining townhouse properties have been placed on the market, for sale together only, at an asking price of $1.9 million. This price is clearly aimed at a sale to the Developer. Given the size and massive financial resources of the Developer, such expansive development is likely and readily affordable, since so much of the Developer's initial $8.2 million purchase price was enabled by a congressional earmark appropriation of $7.1 million in 1999. See Exhibit 5. Moreover, the Developer charges communities for the services it provides, charging the District of Columbia about $150 per day per child, or $54,750 per year to house one child. By comparison, DC foster families receive about $24 per day per child, or $8,700 per year. See Exhibit 5. The Developer's own Executive Director has even stated that "our goal is to increase the amount of money agencies pay for our services. . ." See Exhibit 5, "Some Reflections on Finances," by Val J. Peter, Executive Director. Since the Developer seeks to use

federal earmark funding and DC taxpayer dollars to profit from this site, the proposed land use should be reviewed through the special exception process to ensure that the permitting process takes into account community interests and concerns.

The proposed facility, when combined with pre-existing facilities throughout the hospital grounds and the surrounding neighborhood, and the CBRF facility planned for Phase II of the Boy's Town campus, will result in precisely the sort of CBRF concentration that the 500-foot limitation contained in Section 725.1 of the zoning regulations was intended to regulate. The planned concentration of four additional CBRFs and related institutional structures including a proposed emergency shelter within the site will undermine the planning goals for the neighborhood by unilaterally imposing upon the community a level of concentration, density, and land use not envisioned by the applicable zoning regulations or public policy. BZA review is also necessary in order to determine, as required by the D.C. Comprehensive Plan, whether the four group homes proposed by Boys Town are in accordance with the District-wide CBRF plan. See Exhibit 3, Ward 6 Plan, at Sec.1731.1(d).

Also of concern is the effect of the resulting over-concentration of CBRFs on the land use objectives of the Ward 6 plan, particularly as it relates to the Pennsylvania Avenue commercial area and the Potomac Avenue Metro station, both adjacent to the Boys Town site. The Ward 6 Element of the Comprehensive Plan specifically notes that:

> [f]rom 9th Street on Pennsylvania Avenue, S.E. to Barney Circle, there is an opportunity through careful planning and special streetscape to convert this portion of historic Pennsylvania Avenue into an attractive area which will attract compatible development that will encourage neighborhood revitalization. Unfortunately, much of the land use is now devoted to service stations and fast food restaurants.

See Exhibit 3, Ward 6 Plan, at Sec.1732.6. The Ward 6 Plan specifically calls for the designation

around the Potomac Avenue Metro station as a Special Treatment Area "to emphasize economic development potential in balance with predominantly residential character of area." Id. at Section 1735.1(j). The proposed four group homes and planned short stay facility do nothing to enhance neighborhood revitalization or attract compatible development in this area. To the contrary, the over-concentration of CBRFs in this area will undercut efforts to encourage the location of neighborhood-serving retail, restaurants, and other uses that rely on pedestrian traffic, warranting oversight by this Board to address public safety issues and other adverse neighborhood impacts.

The Ward 6 Plan also states as a transportation policy "to ensure that development adjacent to the Ward 6 Metrorail Stations enhances ridership." Id. at Section 1714.1(b). Enticing residents out of their cars requires a safe environment for pedestrian traffic. According to the Metropolitan Police Department, the police have responded to numerous calls arising out of the conduct of residents of the Boys' Town program on Sargent Road, N.E, including calls concerning sexual assaults and disorderly conduct. See Exhibit 7, Attachment L. Review by this Board is necessary to ensure that residents are properly supervised, and that appropriate conditions are imposed on the operation of the Boys Town program to protect the fragile nature of the surrounding residential and commercial area, whose vitality will be eroded by any increase in crime or disorderly conduct.

In addition to the Ward 6 Plan, other community planning efforts will be undermined without consideration of the proposed complex through the special exception process. For example, the Mayor has begun implementing throughout the City a strategic neighborhood services and neighborhood planning initiative. See, e.g, Exhibit 3, DC Strategic Plan and Budget for 2000-01 (Draft). That Task Force initiative has established a variety of goals to strengthen

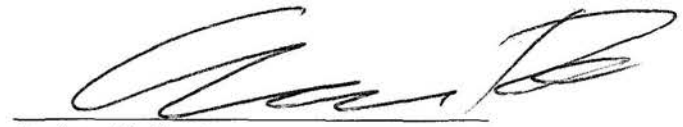
DC's neighborhoods, including for example, the construction of new homes, and creating financial incentives to make home ownership more affordable to District residents. By taking this parcel of nine lots off the market for residential or residential/small commercial development, the proposed development runs counter to the Mayor's Task Force initiatives for neighborhood planning.

Recent Task Force planning efforts by this neighborhood, known as Cluster 26, will be undermined by the Developer's proposed social service complex. For example, in the land use sector, the proposed action steps from the Community Planning Workshop included several steps to address land use issues presented by this zoning appeal. See Exhibit 3, at p 13, Memorandum on Cluster 26 Strategic Neighborhood Planning Task Force (March 30, 2001). Under land use, the participant planners noted the need to "institute appropriate hearing process," "institute neighborhood based planning," "require neighborhood early notification of any mid to large size projects," "impose a moratorium on new development on Pennsylvania Avenue," "eliminate abnormalities in existing zoning", "create land use plans at Potomac Avenue metro," and "review zoning to strengthen residential neighborhood uses." By permitting the proposed Development to continue without community review and participation through the special exception process, this development undermines all of these neighborhood planning efforts and goals initiated through the Mayor's Task Force process. Review by this Board would support the Mayor's Task Force efforts to garner community input and participation to strengthen the residential character of this capitol gateway community.

Conclusion

For the foregoing reasons, the appeal should be granted, and the building permits revoked so that this Board can undertake the review required by Section 3104.1 of the zoning regulations.

Respectfully submitted,



Andrea C. Ferster
1100 17th Street, N.W. 10th Fl.
Washington, D.C. 20036
(202) 974-5142

Counsel for Southeast Citizens for Smart Development, Inc.

November 20, 2001

CERTIFICATE OF SERVICE

I hereby certify that, on November 20, 2001, a copy of the foregoing Prehearing Statement of Southeast Citizens for Smart Development, Inc., served by hand delivery, on:

Kenan Jarboe, Chair
ANC 6B
921 Pennsylvania Ave., S.E.
Washington, D.C. 20003



Andrea C. Ferster

Southeast Citizens for Smart Development, Inc.

November 18, 2001

SENT BY FAX (727-6072) AND FIRST CLASS MAIL

Ms. Jerrily Kress
Board of Zoning Adjustment
441 4th Street, NW - Room 220 South
Washington, DC 20001

RE: CASE NO: 16791

Dear Ms. Kress:

On behalf of the Southeast Citizens For Smart Development, Inc., you are hereby notified that the Southeast Citizens For Smart Development, Inc. authorizes Andrea Ferster, Esq., to represent our group in the above-referenced case.

Please do not hesitate to contact me or Will Hill, Chair, should you require any additional information.

Sincerely,

Ellen Opper-Weiner
Vice Chair

cc: Will Hill
Andrea Ferster, Esq.

Will Hill, Chair
701 14th St., SE
Washington, DC 20003
202 544-3785 * (Email) willonthehill@starpower.net

SOUTHEAST CITIZENS FOR SMART DEVELOPMENT, INC.

COMMENTS AND EXHIBITS IN SUPPORT OF APPEAL

BOARD OF ZONING ADJUSTMENT
DOCKET NO. 16791

Volume 1of 3

Appellant: Southeast Citizens for Smart Development, Inc.
701 14th St., SE
Washington, DC 20003

Date: November 20, 2001

BZA
Case No. 16791
Exhibit No. 30-A

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Exhibits Incorporated by Reference:

Building Permit File at DCRA including all plans & drawings

BOARD OF ZONING ADJUSTMENT
CORRECTED PUBLIC HEARING NOTICE
TUESDAY, DECEMBER 4, 2001
SECOND FLOOR HEARING ROOM, SUITE 220-S
441 4TH STREET, N.W.
WASHINGTON, D.C. 20001

TO CONSIDER THE FOLLOWING: The Board of Zoning Adjustment will adhere to the following schedule, but reserves the right to hear items on the agenda out of turn.

9:30	**A.M. TO**	**12:00**	**P.M.**	**PUBLIC MEETING**
1:00	**P.M. TO**	**6:00**	**P.M.**	**AFTERNOON SESSION**

P.M.

WARD TWO

16797
ANC-2E

Application of Cavit Ozturk, pursuant to 11 DCMR § 3103.2 for a variance from the floor area ratio requirements under section 771 allowing the use of the subject building as an inn, retail and service use in the C-2-A District at premises 1832 Wisconsin Avenue, N.W. (Square 1298, Lot 826).

WARD FOUR

16799
ANC-4A

Application of Willie C. Hopkins, pursuant to 11 DCMR § 3104.1 for a special exception to allow an addition to a single-family dwelling under section 223 not meeting the lot occupancy (section 403) and open court (section 406) requirements in the R-3 District at premises 4007 16th Street, N.W. (**Square 2695**, Lot 51).

WARD SIX

16791
ANC-6B

Appeal of Southeast Citizen's for Smart Development, Inc., pursuant to 11 DCMR §§ 3100 and 3101, from the adminitrative decision of Michael D. Johnson, Zoning Administrator, allowing the location of Father Flanagan's Boys Town Phase I (a residential group home) in a **C-2-B** District at premises 1308, 1310, 1312 and 1314 Potomac Avenue, S.E. (Square 1045, Lots 134, 136, 137, 138).

PLEASE NOTE:

- Failure of an applicant or appellant to appear at the public hearing will subject the application or appeal to dismissal at the discretion of the Board.

- Failure of an applicant or appellant to be adequately prepared to present the application or appeal to the Board, and address the required standards of proof for the application or appeal, may subject the application or appeal to postponement, dismissal or denial.

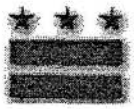
The public hearing in these cases will be conducted in accordance with the provisions of Chapter 31 of the District of Columbia Municipal Regulations, Title 11, and Zoning. Pursuant to Subsection 3117.4 of the Regulations, the Board will impose time limits on the testimony of all individuals.

Individuals and organizations interested in any application may testify at the public hearing or submit written comments to the Board. Individuals and organizations wishing party status in any case before the Board must request that status and should do so in writing not less than fourteen (14) days prior to the date set for the public hearing on the particular application in accordance with Subsection 3106.2. All requests and comments should be submitted to the Board through the Director, Office of Zoning, 441 4th Street, NW, Suite 210, Washington, D.C. 20001. Please include the case number on all correspondence. FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

GEOFFREY H. GRIFFIS, CHAIRPERSON, ANNE M. RENSHAW, VICE-CHAIRPERSON, DAVID W. LEVY AND A MEMBER OF THE ZONING COMMISSION ---------- BOARD OF ZONING ADJUSTMENT, BY JERRILY R. KRESS, FAIA, DIRECTOR.

PHN12-4-01/RSN/LJP

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



Building and Land Regulation Administration
Office of the Zoning Administrator

August 30, 2001

Ms. Ellen Opper-Weiner, Vice Chair
C/O Will Hill, Chair
Southeast Citizens for Smart Growth
701 14th Street, S.E.
Washington, DC 20003

Re: Zoning Administrator's Determination on Boys Town Phase I.
(Residential Units 1308, 1310, 1312 and 1314 Potomac Avenue, S.E.)

Dear Ms. Opper-Weiner:

Let me begin by extending an apology for your not receiving my August 08, 2001 determination letter regarding this matter and the initial delay in preparing a response to your inquiries. However, a thorough and factually based analysis was required in order to make a final zoning decision regarding this most important community issue. Accordingly, this letter is in response to your letters dated June 22nd, July 18th and as a follow-up to the June 15th, 2001 site inspection, which you and Mr. Ed Copehaper accompanied Zoning Inspector Yvonne Rockett and me.

The purpose of the inspection was to measure, at your request, the distance from an existing DC Health Care operated Community Based Residential Facility (CBRF), to the four (4) houses proposed as Boys Town, to be located at 1308, 1310, 1312 and 1314 Potomac Avenue SE. Specifically, you believe that the houses will be in violation of DCMR Title 11, Section 701.3, if they are within the 500-foot radius of an existing CBRF.

Since you believe that Section 701.3 is applicable, let me clarify that your interpretation is a misapplication of the regulations. Section 701.3 applies to matter of right uses in a C-1 zone. As a point of clarification, the current subject property is located within a C-2 zoning district. Accordingly, this analysis is based upon applicable requirements of the C-2 zone.

The 500 foot radius limit that is cited in DCMR Title 11, Section 721.5 refers specifically to "A youth residential care home, community residence facility, or health care facility for seven (7) to fifteen (15) persons, not including resident supervisors or staff and their families ...". Based on the plans and applications submitted, the referenced homes will each house no more than six (6) residents. Additionally, each building will be on a separate lot of record and as such, not subject to the radius limitation set forth in Section

701.3. In sum, I have concluded that the first phase of the Boys Town development on the subject site is in compliance with current zoning regulations.

In closing, I trust this response addresses your concerns. And again, I appreciate your concern for the community. Should you have any questions or need additional assistance, please feel free to contact me at 442-4576.

Respectfully,

Michael D. Johnson
Zoning Administrator
District of Columbia

cc: David A.Clark, Director
Theresa Lewis, Deputy Director
J. Gregory Love. Administrator, BLRA
Denzil Noble, Deputy Administrator, BLRA
Lenox Douglas, Chief, Permit Service Center
Toye Bello, Chief, Zoning Review
Yvonne Rockett, Zoning Inspector
Andy Altman, Director, Office of Planning
Jerrily Kress, Director, Office of Zoning

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs

Office of the Director

October 30, 2001

Ellen Opper-Weiner
Vice Chair
Southeast Citizens for Smart Development
701-14th Street, SE
Washington, DC 20003

Re: BZA Docket No. 16791

Dear Ms. Opper-Weiner:

This is in response to your letter to David Clark, Director, dated October 10, 2001, concerning the above –referenced appeal pending with the BZA. The appeal pertains to the Potomac Avenue site for which the Department of Consumer and Regulatory Affairs issued phase 1 construction permits to the owner/developer, Father Flanagan's Boys Home on September 6, 2001. Your organization, the Southeast Citizens for Smart Development has sought a stay of execution of those permits as part of your zoning appeal filing.

The BZA directed you to address your request for stay to our office, as the issuer of the permits. At this time, DCRA denies the request from your office to order a stay of execution on the issued permits and deny any hold on issuance of any further construction and related permits for the referenced site.

DCRA expressed the opinion that the four applications submitted by the applicant fell under the matter-of-right zoning and do not require approval through the Board of Zoning Adjustment. A hearing is set for December 4, 2001 before the BZA.

Please do not hesitate to contact me at 202-442-8928, should you have any questions. A copy of this letter will be forwarded to ANC 6B.

Sincerely,

Robert Henry
FOIA Officer

cc: David Clark

Southeast Citizens for Smart Development

June 7, 2001

SENT BY FAX (202) 442-4871 AND FIRST CLASS MAIL

Mr. Michael D. Johnson, Zoning Administrator
941 North Capitol Street, NE
Suite 2000
Washington, DC 20002

Dear Mr. Johnson:

I am writing on behalf of the Southeast Citizens For Smart Development to request an investigation by the Office of The Zoning Administrator into the claim by Father Flanagan's Boys Town that it can build youth residential care homes and a community residence facility on its property which is located at 14th Street, SE, at the corner of Potomac Avenue and Pennsylvania Avenues, SE.

We have just determined that there is currently a community-based residential facility located at 901 14th Street, SE, which is less than 200 feet from the Boys Town property. This facility houses eight (8) residents, and has been in operation at that location for more than seven (7) years.

These facts preclude Boys Town's claim that the above-mentioned property can claim a Use As A Matter Of Right under Title 11, DCMR, § 701.3. This section states "that there shall be no property containing an existing community-based residential facility for seven (7) or more persons within a radius of five hundred feet (500 ft.) from any portion of the subject property". Therefore, under this regulation Boys Town is not permitted to establish its proposed program in this C-1 district, as a matter of right.

This community-based residential facility is operated by DC Health Care, which is located at 1500 Massachusetts, Avenue, NW, Suite 825, Washington, DC 20005. The telephone number is (202) 659-5588, and Ms. Stephenson is the organization's Director.

As we discussed, I have requested confirmation of this information from DC Health Care in writing, but have not yet received this confirmation. As soon as it is received, I will send it to you.

Will Hill, Chair
701 14th St., SE
Washington, DC 20003
202 544-3785 * (Email) willonthehill@starpower.net

We would appreciate your prompt investigation of this matter. We look forward to receiving your written determination regarding your conclusion that Boys Town cannot proceed with its proposed project at the above-mentioned location as a matter of right.

Please do not hesitate to contact me should you need any additional information.

Sincerely,

Ellen Opper-Weiner
Vice Chair

Southeast Citizens for Smart Development

June 22, 2001

SENT BY FAX (202) 442-4871 AND FIRST CLASS MAIL

Mr. Michael D. Johnson, Zoning Administrator
941 North Capitol Street, NE
Suite 2000
Washington, DC 20002

Dear Michael:

I am writing on behalf of the Southeast Citizens For Smart Development as a follow-up to our recent conversations and to our meeting on June 15, 2001, at the proposed Boys Town site which is located at 14th Street, SE, at the corner of Potomac Avenue and Pennsylvania Avenues, SE.

On June 15th you and Ms. Yvonne Rocket met Ed Copenhaver and me at the above-mentioned location in order to measure the distance of the community-based residential facility, which is operated by DC Health Care, and is located at 901 14th Street, SE, from the proposed Boys Town site. As you know, we determined at that time that this community-based residential facility is less than 500 feet from the Boys Town property. This facility houses eight (8) residents, and has been in operation at that location for more than seven (7) years.

On June 15th and during our subsequent conversation on June 19th, you indicated you would provide us with a written response which contains your conclusion as to whether or not the above facts void Boys Town's claim that it can claim a Use As A Matter Of Right under Title 11, DCMR, § 701.3, for the development of this property, within seven (7) days.

We look forward to your prompt reply to our request for a written determination from your office regarding your conclusion that Boys Town cannot proceed with its proposed project at the above-mentioned location as a matter of right.

Please do not hesitate to contact me should you need any additional information.

Sincerely,

Ellen Oppenheimer-Weiner
Vice Chair

Will Hill, Chair
701 14th St., SE
Washington, DC 20003
*202 544-3785 * (Email) willonthehill@starpower.net*

Southeast Citizens for Smart Development, Inc.

July 18, 2001

SENT BY FAX (202) 442-4871 AND DELIVERED BY HAND

Mr. Michael D. Johnson, Zoning Administrator
941 North Capitol Street, NE
Suite 2000
Washington, DC 20002

Dear Michael:

I am writing on behalf of the Southeast Citizens For Smart Development, Inc. as a follow-up to our conversations, to our meeting on June 15, 2001, at the proposed Boys Town site which is located at 14th Street, SE, at the corner of Potomac Avenue and Pennsylvania Avenues, SE, and to our prior letters to you dated June 7, 2001 and June 22, 2001.

On June 15th and during our subsequent conversations on June 19th and June 29th, you indicated to me that you would provide us with a written response which contains your conclusion as to whether or not Boys Town can develop this above-mentioned property as a Use As A Matter Of Right under Title 11, DCMR, § 701.3, by July 3rd. However, we have still not received your written response to our request for an investigation into this matter.

We look forward to your prompt reply to our request for a written determination from your office regarding your conclusion as to whether Boys Town can proceed with its proposed project at the above-mentioned location as a matter of right.

Please do not hesitate to contact me should you need any additional information.

Sincerely,

Ellen Opper-Weiner
Vice Chair

cc: David A. Clark
Theresa Lewis
Will Hill

Will Hill, Chair
701 14th St., SE
Washington, DC 20003
202 544-3785 * *(Email) willonthehill@starpower.net*

APR 3 0 1999

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FINAL RULEMAKING

Z.C. Case No. 97-15 (I)
(Text Amendments – Community Based Residential Facilities)

The Zoning Commission of the District of Columbia, at its regular meeting held February 8, 1999, took final action to adopt the following amendments to Chapters 2 and 3 of the Zoning Regulations (11 DCMR). The amendments add community based residential facilities for handicapped individuals to those uses permitted as a matter of right in R-1 and R-4 zones.

A notice of public hearing containing the proposed amendments was published in the D.C. Register on August 14, 1998 (45 DCMR 5798), and a public hearing was held September 24, 1998. A notice of proposed rulemaking was published in the D.C. Register on December 4, 1998 (45 DCMR 8564). Minor changes were made to the text of the amendments with respect to the definition of "handicap" for purposes of this subsection, which is based on the definition set forth in the Fair Housing Act (42 U.S.C. § 3602(h)).

These final rules will become effective upon publication of this notice in the D.C. Register.

A. Title 11 DCMR Chapter 2, Section 201, USES AS A MATTER OF RIGHT (R-1), subsection 201.1, is amended by:

1. **Adding a new paragraph (o) to read as follows:**

   201.1(o) Community based residential facility for occupancy by persons with handicaps; Provided, that the determination of handicapped facility shall be made according to the reasonable accommodation and criteria set forth in 14 DCMR 111 et seq. For purposes of this subsection, a "handicap" means, with respect to a person, a physical or mental impairment which substantially limits one or more of such person's major life activities, or a record of having, or being regarded as having, such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance.

2. **Renumber existing Paragraphs 201.1(o) and 201.1(p) to 201.1(p) and 201.1(q), respectively.**

B. Title 11 DCMR Chapter 3, Section 330, R-4 DISTRICTS: GENERAL PROVISIONS, subsection 330, is amended by:

1. Adding a new Subsection 330.5(i) to read as follows:

330.5(i) The following uses shall be permitted as a matter of right in an R-4 district: . . .

(i) Community based residential facility; Provided that notwithstanding any provision in this title to the contrary, the Zoning Administrator has determined that such community based facility, which otherwise complies with the zoning requirements of this title that are of general and uniform applicability to all matter of right uses in an R-4 District, is intended to be operated as housing for persons with handicaps. For purposes of this subsection, a "handicap" means, with respect to a person, a physical or mental impairment which substantially limits one or more of such person's major life activities, or a record of having, or being regarded as having, such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance.

ANC 6B
921 Pennsylvania Avenue, SE
Washington, DC 20003
202-543-3344

September 10, 2001

Michael D. Johnson
Zoning Administrator
Department of Consumer and Regulatory Affairs
941 North Capitol Street, NE
Suite 2000
Washington, DC 20002

Dear Mr. Johnson

I was recently informed of your decision of August 30, 2001 concerning the application of DCMR Title 11, Section 701.3 to the proposed construction by Girls and Boys Town of Washington at 1308, 1310, 1313 and 1314 Potomac Avenue, SE (known as Boys Town Phase I). I also understand that this decision has been or will shortly be appealed by Southeast Citizens for Smart Development. As you know, this project is within the boundaries of Advisory Neighborhood Commission 6B. As you also aware, ANCs are to be given notice of and an opportunity to comment upon decisions by government officials and agencies concerning actions within their geographical area. This includes any decision to join in an appeal of your ruling. Since ANC 6B was not given prior notice of this decision, we will not be able to include this item on the agenda for our regularly schedule meeting tomorrow, September 11, 2001. In order to ensure that the ANC is able to comment upon this decision, I will be shortly scheduling a special meeting of ANC 6B to address this matter. I therefore request that your office and all other officials and government agencies of the District of Columbia take no further action on this matter until the affected ANC has been able to comment on the matter. I anticipate that this special meeting will take place within the next few weeks.

Sincerely,

Kenan Jarboe
Chair, ANC 6B

Advisory Neighborhood Commission 6B

Resolution

Opposition to Boys Town U.S.A. facility on the 1300 Block of Pennsylvania Avenue, S.E.

Adopted July 13, 2000

Whereas, Boys Town U.S.A. did not consult with ANC 6B or the neighbors (residents or businesses) that are adjacent to Pennsylvania and Potomac Avenues, SE before purchasing property at said location; and,

Whereas, the property purchased by Boys Town U.S.A. on the 1300 block of Pennsylvania Avenue, SE is the largest remaining undeveloped tract of land along Pennsylvania Avenue SE with potential for commercial development on this side of the Anacostia River; and,

Whereas, use of this property for residential social services will deprive the area of potential commercial stimulus ands will remove the property from tax roles; and,

Whereas, the Boys Town U.S.A. facility on Sargent Road N.E. has been a source of neighborhood consternation and unhappiness; and,

Whereas, the Sargent Road facility, contrary to representations made by Boys Town U.S.A., has been a source of numerous police reports including missing persons, disorderly conduct, and assaults; and,

Whereas, residents of the neighborhood are striving to rid the area surrounding the 1300 block of Pennsylvania Avenue SE of its current plague of criminal activity, including homicides and the sale of illicit drugs; and,

Whereas, the vulnerable children who will be housed at the Boys Town U.S.A. facility require a safe and secure setting;

Be it resolved, therefore, that ANC 6B finds that the 1300 block of Pennsylvania Avenue SE is not an appropriate site for a Boys Town U.S.A. residential facility. Such a facility would not foster development of the neighborhood, and current conditions in the neighborhood can not support the youths assigned to the facility; and,

Therefore, ANC 6B does not support the Boys Town U.S.A. plan for a housing facility at said location; and,

Furthermore, ANC 6B calls upon Boys Town U.S.A. to place on hold their plans for creation of a new facility on the 1300 block of Pennsylvania Avenue SE and to renew their search for an alternative location.

ANC 6B
Planning and Zoning Committee Meeting
7:00 pm, Tuesday
November 6, 2001
921 Pennsylvania Ave., SE

Agenda

1. Adoption of the Agenda
2. Capitol Hill Historical District Expansion
3. Discussion of Raze Permits for 1106 and 1108 10th Street
4. BZA Appeal # 16791: Boys Town
   - Southeast Citizens for Smart Development
   - Father Flanagan's Boys and Girls Town
   - Other Presenters
5. Other Business/Announcements
6. Adjourn

Note: Late Breaking Zoning issues may be added to this agenda
For additional information, call 202/543-3345

Next Regular Meeting: 7:00 pm, Tuesday, November 13, 2001

CAPITOL HILL RESTORATION SOCIETY
PO BOX 15264 ◆ WASHINGTON, DC 20003-0264 ◆ 202-543-0425

CONTACT: Brian R. Furness, President
(202) 543-0425

TESTIMONY
BEFORE ADVISORY NEIGHBORHOOD COMMISSION 6B

HEARING ON THE BOYS TOWN FACILITY
JULY 13, 2000

My name is Brian Furness, and I appear before you as President of the Capitol Hill Restoration Society to oppose the Boys Town facility.

Further by way of introduction, the Capitol Hill Restoration Society is one of the oldest and, with a membership of about 1,000, one of the largest community organizations on Capitol Hill and in the District of Columbia. The Society was founded in 1955; since then, its primary objective has been to support and enhance the development of a model urban community on Capitol Hill through planning, zoning, historic preservation and other measures aimed at improving the quality of life in our historic community.

About 30 years ago, the Capitol Hill Restoration Society spearheaded community opposition to the construction of a 500,000 square foot office building on the Boys Town site. It would have been the largest privately-owned office building in the District at the time, and we opposed it because it would have been an inappropriate use threatening the residential character of the surrounding neighborhood.

Once again, the Society finds itself opposing a use that is inappropriate; a use that threatens the residential character of the surrounding neighborhood. The negative effects on the neighborhood documented by the neighbors include:

- Precluding commercial and residential development of this neighborhood, which badly needs both to stabilize and strengthen it;

- Overloading city services, particularly police and public safety. As the figures show, Boys Town has proven a voracious consumer of police services, which are badly needed to combat drug trafficking and crime elsewhere in the community; and

- Increasing the burden already imposed by too many social service providers.

Pennsylvania Avenue is not only our main street, but it should be a magnificent approach to the U.S. Capitol, one of the key symbols of American democracy, as enshrined in the L'Enfant plan. The Boys Town project undermines this ceremonial and national aspect of Pennsylvania Avenue – Pennsylvania Avenue Northwest gets the Newseum, we get Boys Town! The Society has long called for the City to establish a plan, with community input, for Pennsylvania Avenue, Southeast; a plan that would set out a vision consistent with the Avenue's character and its contribution to building a neighborhood, a city and a nation: a nation because the nation as a whole has an interest in how we protect our national symbols. The city has never been done a plan, and now we are paying the price as we allow individual projects to define what our main street is to be. This is a city failure, and we call upon Mayor Williams to give meaning to his support for planning and neighborhood development by making clear his opposition to the Boys Town project.

It is also a city failure that this facility will receive little official review. If the city wanted to build a Boys Town-type facility on this site, its plans would be subject to considerable public scrutiny, including a requirement that the appropriate ANC be notified. The City Council might well be involved, because it would involve public money. And make no mistake – this is a public facility in all but name: the U.S. Congress earmarked $7.1 million of the District's money that went to buy the property and DC tax payers will pony up the funds to support the youths that will be treated here. It ought to be subject to the same requirements for public scrutiny, community approval and political and economic review that a city facility would be. We call on the Council and the Mayor to enact legislation that will ensure such review in the future, and subject Boys Town, and other such facilities, to periodic review and citizen comment as a condition of receiving public money.

In the early 1970s, the Society found a legal remedy that enabled the community to defeat an inappropriate use on this site. We haven't yet found such an remedy in this case. But the Society will continue to work with the neighbors to convince Boys Town, and the city, that this is simply the wrong facility on the wrong site.

PSA - 112 EAST
(Police Service Area)
701 14th Street, SE
(202) 544-3785
Washington, DC 20003-3014
August 13, 2000

PSA 112 EAST OPPOSES BOYS TOWN

At the PSA 112 East meeting, June 15, 2000, over 150 residents attended this meet. Boys Town was represented by Ms. Connie Washington, Ms. Sharon Robinson and Ms. Amy Weinstein. A presentation was given by Boys Town, which was followed by questions and answers. The people from 112 East were not happy with the way Boys Town had not informed the community of their intend to move into the neighborhood. Not only did they not inform us of their coming, but they would not return call from several individuals who tried to contact them. It was not until they had purchased the property that they contacted community members.

Council Member Ambrose also attended this meeting. Mrs. Ambrose stated that Boys Town had never contacted her office and she was very concerned because of that. Mrs. Ambrose said that she was not happy with Boys Town coming to this location because it was not a wise location for that type of facility.

At the end of the meeting we had a show of hands of those who were opposed to Boys Town coming to this location an over 97% of the people were opposed.

Will Hill
Will Hill
Chair

Ed Copenhaver
Ed Copenhaver
Co-Chair

CUA

THE CATHOLIC UNIVERSITY OF AMERICA
School of Religious Studies
Office of the Dean
Washington, DC 20064
202 319 5683
fax: 202 319 4967

ANC 6B
921 Pennsylvania Avenue, S.E.
Washington, D.C. 20003

11 July 2000

Dear Sir or Madam:

I have recently been out of town and did not realize that there would be or has been a meeting to discuss the placement of the Boys Town Facility proposed for development at 1300 Pennsylvania Avenue, S.E. I live at 238 14th St., SE, not very far from the imagined facility. I apologize for the lateness of this letter, but I did not have word early enough to meet your deadlines.

I am opposed to having this facility in our immediate neighborhood. This is, at present and for the immediate future, a transitional neighborhood where there have been two murders only last week! In addition, such a neighborhood still includes drug-addicted behavior and the attendant consequences. One of the most difficult public housing projects is nearby; another (Kentucky Courts) was only recently closed due to poor management and care. I live four doors from the house where Officer Jason White was killed while trying to administer justice in the neighborhood. I suspect this is not the place to locate at-risk teen-agers who themselves are in need of assistance! Adding at-risk teens will not stabilize a rather unstable environment.

Ward six already contains more half-way houses, treatment facilities, and other centers for therapy than any other Ward. I suggest that another neighborhood be found in which to locate this facility. As a professor at The Catholic University of America, I am aware of Boys Town's interest in finding locations to support its fine work of rehabilitation of youth. The University was once the recipient of a generous grant to study these issues. I do not think, however, that the immediate neighborhood they have chosen will serve them well. I hope they will make another choice – or that the city will see the wisdom of finding a better location.

I remain,
Sincerely,

Rev. Dr. Stephen Happel, Dean
School of Religious Studies

HELP-U-SELL OF CENTRAL WASHINGTON, D.C.
1335 Pennsylvania Ave. S.E.
P.O. Box 15303
Washington, D.C. 20003-0303
(202) 543-0080

July 11, 2000

To whom it may concern,

I regret that due to a previous commitment I will be unable to attend the Thursday, July 13th meeting regarding the Boy's Town proposal for Pennsylvania and Potomac Avenues, SE. However, I would like to express my feelings and concerns regarding my new neighbor.

As a neighbor of the newly proposed location of Boy's Town (in fact, my property is within one-half block on the Pennsylvania Avenue street side and even closer and clearly visible from the back entrance and parking lot to our building which is on the alley running next to the Boy's Town location), please allow me to state that I received **no** notification from Boy's Town that they were planning to locate here prior to their purchase of this property, and I have had **no** communication from them since they went to settlement on this property - no effort to "introduce" themselves, no communication regarding any meetings or neighborhood discussion of their intentions, no recognition and/or attempt to address neighborhood concerns, nothing at all!

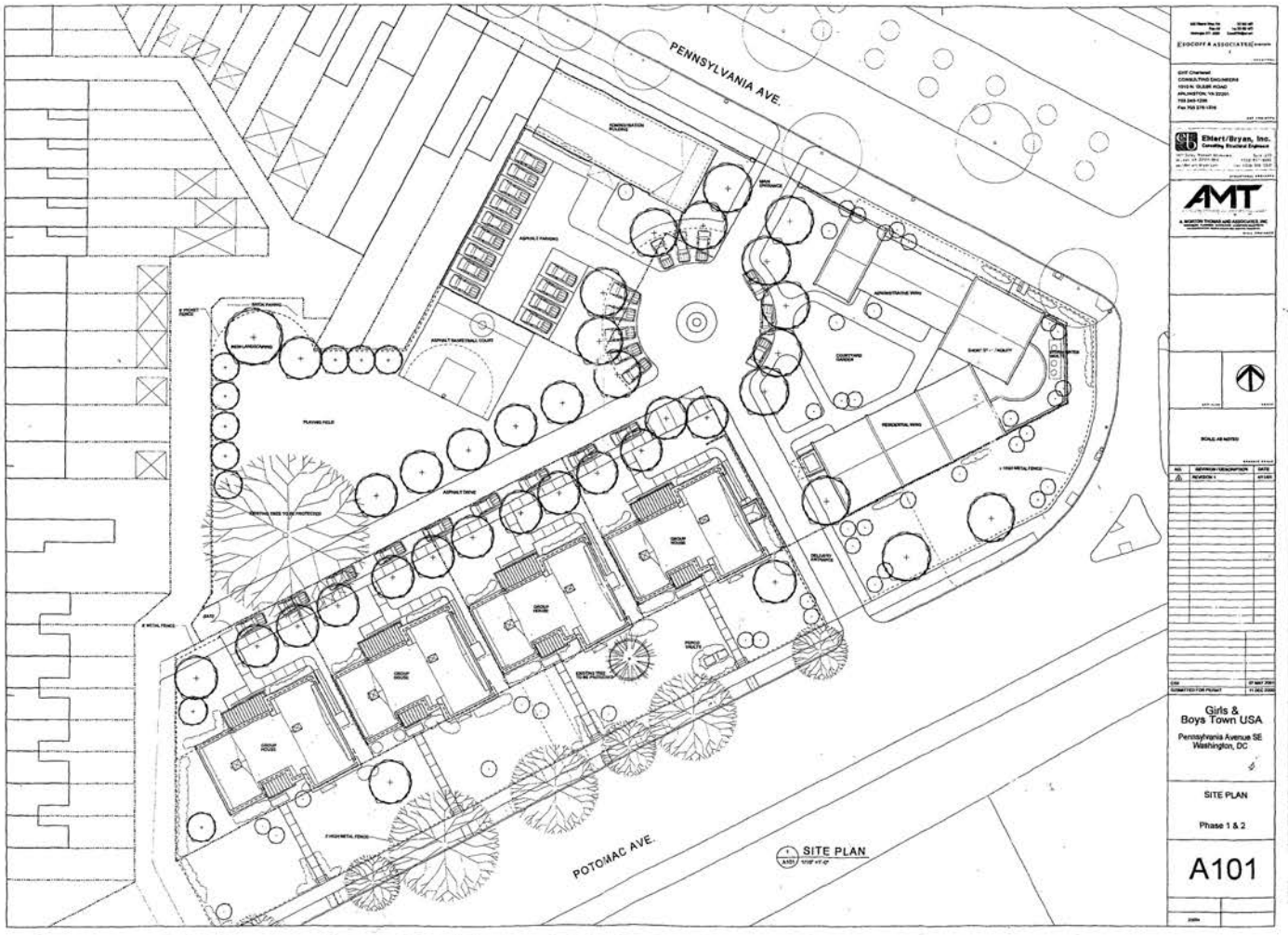
I find this disturbing given the nature of their proposed usage of this site, and must question the motivations behind their lack of communication with their new neighbors! Surely they must be aware of the concerns of their new neighbors! I would think they would want to alleviate the concerns of those who will be closest in proximity to their business. I have to wonder why they have not taken the initiative to introduce themselves to their new neighbors and to discuss their intentions with those who will be most affected by their presence. I don't understand why they have chosen to ignore rather than solicit the support of those closest to them. This avoidance tactic on their part makes me a concerned neighbor, troubled by what may be in store for us.

Thank you for the opportunity to state my feelings; I regret that I will be unable to be in attendance.

Sincerely,

Frederick W. Davis
Owner

EACH OFFICE INDEPENDENTLY OWNED AND OPERATED



EDOCOFF & ASSOCIATES

Ehlert/Bryan, Inc.
Consulting Structural Engineers

AMT
A. MORTON THOMAS AND ASSOCIATES, INC.

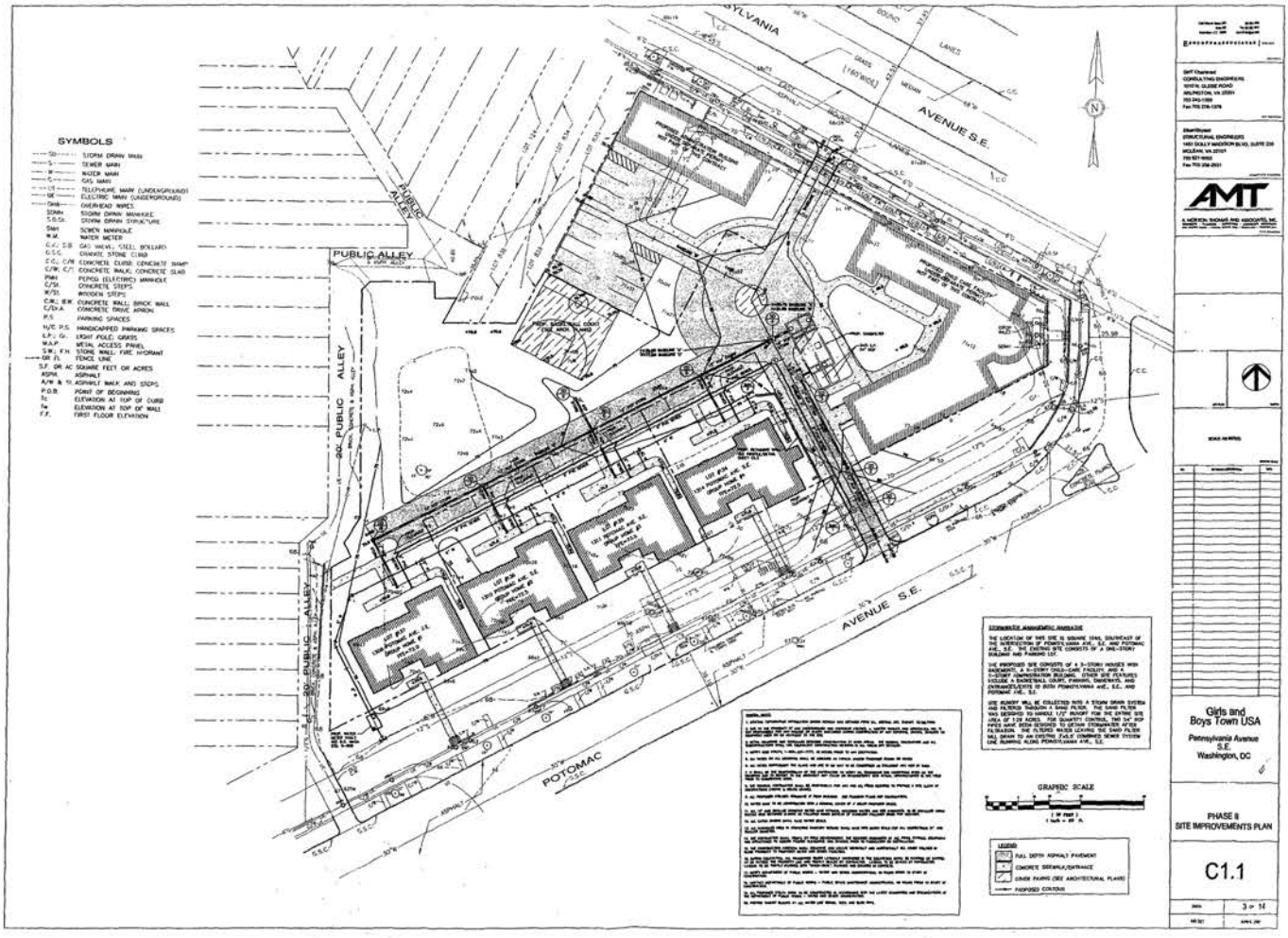
Girls & Boys Town USA

Pennsylvania Avenue SE
Washington, DC

SITE PLAN

Phase 1 & 2

A101



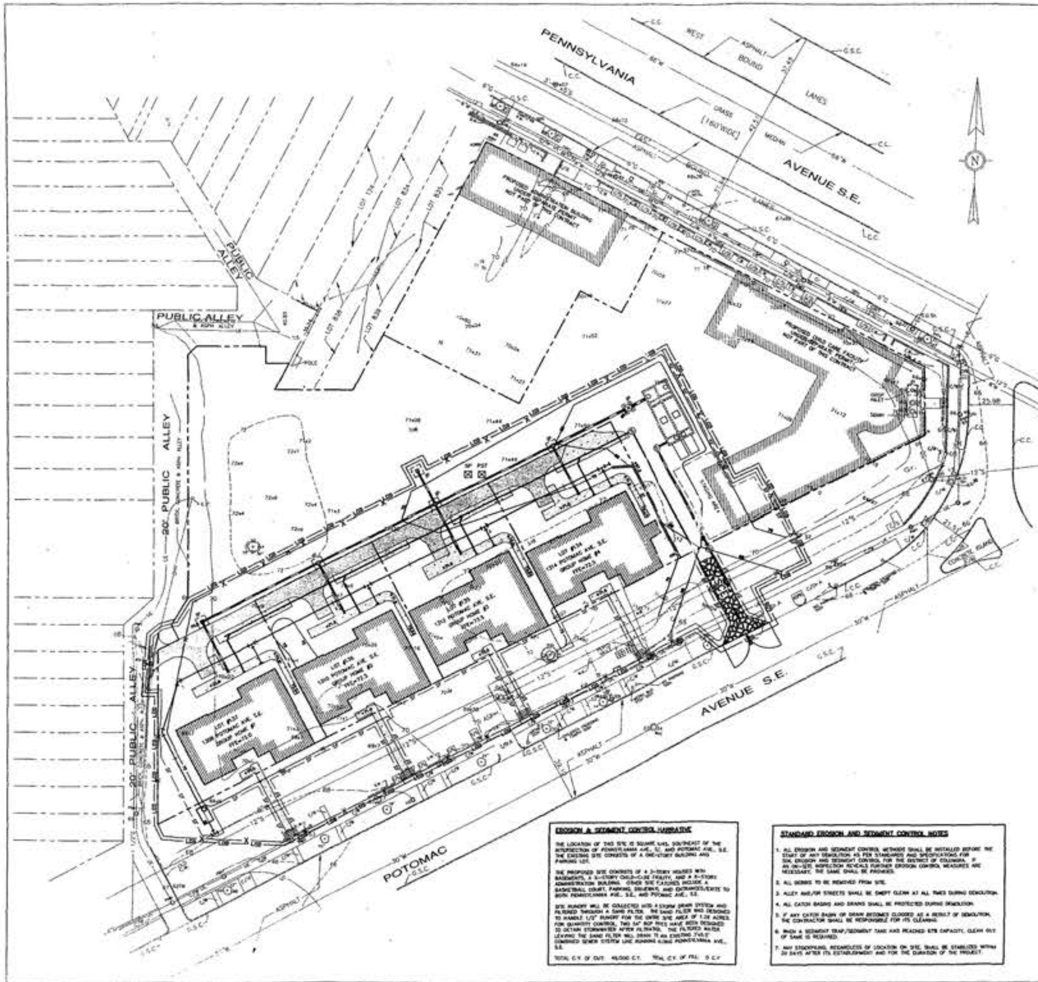
Girls and Boys Town USA

Pennsylvania Avenue S.E.
Washington, DC

PHASE II
SITE IMPROVEMENTS PLAN

C1.1

3 of 14



SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER FENCE, SILT FENCE, AND CONSTRUCTION ENTRANCE AS SHOWN ON THIS PLAN.
2. INSTALL INLET PROTECTION AROUND EXISTING STORM DRAIN INLETS AS SHOWN ON THIS PLAN.
3. DEMOLISH ALL EXISTING BUILDINGS, PAVEMENT, AND EXISTING SITE FEATURES WITHIN THE PROPERTY LINE. REMOVE ALL EXISTING UTILITIES WITHIN THE BOUNDARY LINE TO 1' OUTSIDE THE BOUNDARY LINE AND CAP.
4. CONSTRUCT SITE IMPROVEMENTS.
5. UPON CONSTRUCTION OF STORM DRAIN INLETS, INSTALL INLET PROTECTION.
6. USE SUMP PIT(S)/PORTABLE SEDIMENT TANK(S) AS DIRECTED BY ON-SITE INSPECTOR.
7. CONSTRUCT ALL SITE IMPROVEMENTS OUTSIDE PERIMETER FENCE. STABILIZE WITHIN 24 HOURS AFTER CONSTRUCTING EACH IMPROVEMENT.
8. FLUSH CLEAN PROPOSED STORM DRAIN SYSTEM OF ALL CONSTRUCTION DEBRIS.
9. AFTER SITE HAS BEEN STABILIZED, INSTALL SAND FILTER MEDIA.
10. SITE TO BE STABILIZED WITHIN [illegible] DAYS OF COMPLETION OF SITE IMPROVEMENTS. REMOVE ALL EROSION & SEDIMENT CONTROL DEVICES AFTER SITE IS STABILIZED.

EROSION AND SEDIMENT CONTROL LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- STANDARD INLET PROTECTION
- SP — SUMP PIT
- PST — PORTABLE SEDIMENT TANK
- —SF— SILT FENCE
- —X— PERIMETER SECURITY FENCE (6' HIGH, CHAIN LINK FENCE)
- —LOD— LIMIT OF DISTURBANCE
- TP — TREE PROTECTION

EROSION & SEDIMENT CONTROL NARRATIVE

THE LOCATION OF THIS SITE IS SQUARE 5445, SOUTHEAST OF THE INTERSECTION OF PENNSYLVANIA AVE., SE, AND POTOMAC AVE., S.E. THE EXISTING SITE CONSISTS OF A ONE-STORY BUILDING AND PARKING LOT.

THE PROPOSED SITE CONSISTS OF 4 3-STORY HOUSES WITH BASEMENTS, A 3-STORY CHILD-CARE FACILITY, AND A 3-STORY ADMINISTRATION BUILDING. OTHER SITE FEATURES INCLUDE A BASKETBALL COURT, PARKING, DRIVEWAYS, AND ENTRANCES/EXITS TO BOTH PENNSYLVANIA AVE., S.E., AND POTOMAC AVE., S.E.

SITE RUNOFF WILL BE COLLECTED INTO A STORM DRAIN SYSTEM AND FILTERED THROUGH A SAND FILTER. THE SAND FILTER WAS DESIGNED TO HANDLE 1/2" RUNOFF FOR THE ENTIRE SITE AREA OF 1.28 ACRES. FOR QUANTITY CONTROL, TWO 54" RCP PIPES HAVE BEEN DESIGNED TO DETAIN STORMWATER AFTER FILTRATION. THE FILTERED WATER LEAVING THE SAND FILTER WILL DRAIN TO AN EXISTING 7'x5.5' COMBINED SEWER SYSTEM LINE RUNNING ALONG PENNSYLVANIA AVE., S.E.

TOTAL C.Y. OF CUT: 46,000 C.Y. TOTAL C.Y. OF FILL: 0 C.Y.

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY DEMOLITION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS TO BE REMOVED FROM SITE.
3. ALLEY AND/OR STREETS SHALL BE SWEPT CLEAN AT ALL TIMES DURING DEMOLITION.
4. ALL CATCH BASINS AND DRAINS SHALL BE PROTECTED DURING DEMOLITION.
5. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF DEMOLITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEARING.
6. WHEN A SEDIMENT TRAP/SEDIMENT TANK HAS REACHED ITS CAPACITY, CLEAN OUT OF SAME IS REQUIRED.
7. ANY STOCKPILING, REGARDLESS OF LOCATION ON SITE, SHALL BE STABILIZED WITHIN 20 DAYS AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.

GHT Chartered
CONSULTING ENGINEERS
1010 N. GLEBE ROAD
ARLINGTON, VA 22201
703 243-1200
Fax 703 276-1376

Ehlert/Bryan
STRUCTURAL ENGINEERS
1451 DOLLY MADISON BLVD. SUITE 220
MCLEAN, VA 22101
703 827-4652
Fax 703 356-2011

AMT
A. MORTON THOMAS AND ASSOCIATES, INC.

Girls and Boys Town USA

Pennsylvania Avenue S.E.
Washington, DC

EROSION AND SEDIMENT CONTROL PLAN

C4.0

13 of 14

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Form BLRA-15
(Rev. 8/30/91)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. B438338

Date 9/6/01 (Type) MISC./NEW CONST.

Address of work 1310 POTOMAC AVENUE SE

Lot 0136 Square 1045

Permission is hereby granted to

FATHER FLANAGAN'S BOY'S HOME (Owner)

who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit.

Authorized work and conditions of performance thereof.

TWO STORY & CELLAR RESIDENCE W/DRIVEWAY.

TOTAL PERMIT FEE $

FILING FEE $

NO. DATE

FEE PAYABLE $ 870.00

FOR INSPECTIONS CALL 727-7582 442-4641

Builder—

Width of Bldgs. Length Height

Zone C2B

Height of terrace above grade

Address of owner BOYS TOWN, NE

Deposit No. Amount $

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

D CLARK 32301

DIRECTOR

Value $ No. of Bldgs.

No. of Stories 2

To be occupied as HOUSING/6 YOUTHS & 2 ADULTS

Projections: 1 BAY WINDOW/1 CORNICE

Permit Clerk

Receipt# 0001 DCRA/ISSUANCE
Application 09/06/01 CASHIER OFFICE
Receipt# 19[illegible] 11:24 Clk# 7
EB2001215 Amount $***870.00
BUILDING STRUCTURE & EQUI

PERMIT

PERMIT

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 PERMIT NO. B438337

Date 9/6/01 (Type) MISC./NEW CONST.

Address of work 1312 POTOMAC AVENUE SE Lot 0135 Square 1045

Permission is hereby granted to TOTAL PERMIT FEE $

FATHER FLANAGAN'S BOY'S HOME (Owner) FILING FEE $

who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit. NO. DATE

Authorized work and conditions of performance thereof: FEE PAYABLE $ 870.00

FOR INSPECTIONS CALL [illegible] 442-4641

TWO STORY & CELLAR-RESIDENCE W/DRIVEWAY.

Builder— Value No. of Bldgs.

Width of Bldgs. Length Height No. of Stories 2

Zone C2B To be occupied as HOUSING 76 YOUTHS & 2 ADULTS

Height of terrace above grade Projections: BAY WINDOWS CORNICE

Address of owner BOYS TOWN, NB

Deposit No. Amount $

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

D CLARK
DIRECTOR

32301

Permit Clerk

Receipt# 134518 Cashier# 0001 DTE
EB2001215 Rec'd From: GOVERNMENT
RB# 1 09/06/01 CASHIER OFFICE
LD STRUCTURE & EQUI Amount $***870.00 11:24 Clk# 7

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 PERMIT NO. B433336

Date 9/6/01 (Type) MISC./NEW CONST.

Address of work 1314 POTOMAC AVENUE SE Lot 0134 Square 1045

Permission is hereby granted to (Owner) TOTAL PERMIT FEE $

FATHER FLANAGAN'S BOY'S HOME FILING FEE $

who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit. NO. DATE

Authorized work and conditions of performance thereof: FEE PAYABLE $ 870.00

FOR INSPECTIONS CALL [illegible] 442-4641

TWO STORY & CELLAR RESIDENCE W/DRIVEWAY.

Builder— Value $ No. of Bldgs.

Width of Bldgs. Length Height No. of Stories 2

Zone C2B To be occupied as HOUSING/6 YOUTHS & 2 ADULTS

Height of terrace above grade Projections 1 BAY WINDOW

Address of owner BOYS TOWN, NE

Deposit No. Amount $

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

By [signature] Permit Clerk

DIRECTOR D CLARK 32301

Store# 0001 D.C. GOVERNMENT
Location: CR/DCRA CASHIER OFFICE
Rest# 1 09/06/01 11:11:23 Cli# 7
Receipt# 191343 Amount $***870.00
EB2200215 BUILDING STRUCTURE & EQUI

PERMIT

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

PERMIT NO. B438335

Date 9/6/01 (Type) MISC./NEW CONST./FENCE

Address of work 1308 POTOMAC AVENUE SE

Lot 137 Square 1045

TOTAL PERMIT FEE $

FILING FEE $

DATE

FEE PAYABLE $ 877.00

Permission is hereby granted to

FATHER FLANAGAN'S BOY'S HOME (Owner)

NO.

address shown above in strict accordance with the conditions stated on BOTH sides of this permit.

Authorized work and conditions of performance thereof:

FOR INSPECTIONS CALL 727/7862 442-4641

TWO STORY & CELLAR RESIDENCE W/DRIVEWAY.

Builder—

Value $ No. of Bldgs.

Width of Bldgs. Length Height No. of Stories 2

Zone C2B To be occupied as CHILD YOUTHS & 2 ADULTS

Height of terrace above grade Projections: 1 BAY WINDOW

Address of owner BOYS TOWN, NE

Deposit No. Amount $

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

D CLARK 32301

DIRECTOR

Permit Clerk

PERMIT

EB2200215 BUILDING STRUCTURE & EQUI
Receipt# 191417 Amt ***877.00
Teller: 1 09/06/01 11:24 Clk: 7
Station: OTR CASHIER OFFICE
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

OK for issuance
Joshi 9/6/01

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER	
O.:	O.G. No.:	C-2-B			By:
	S.L. No.:	Ward No.:	Receipt No.:	Date:	Receipt No.:

GOVERNMENT OF THE DISTRICT OF COLUMBIA

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION; PERMIT PROCESSING DIVISION (727-7050)

A-33
10/91)

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY

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

E TO FILE
Date

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

(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 27

of Proposed Work:	Suite No.:	2. Lot:	3. Square:	4. Application Date:
1312 POTOMAC AVENUE, S.E.		~~134~~ 135	1045	

f Building or Property:	6. Address: *(include Zip)*	7. Phone:
ER FLANAGANS S HOME	BOYSTOWN, NE 68010	Work: 402-498-1136 Home:
r Owner: *(if applicable)*	**9. Address:** *(include Zip)*	**10. Phone:**
FF & ASSOC.	1030 15th ST. NW Suite 430 WASHINGTON DC 20005	Work: 202-682-1600 Home:

Proposed Work *(check all applicable boxes):*

w Building	☐ Retaining Wall	☐ Garage
dition	☐ Fence	☐ Sign
eration and Repair	☐ Shed	☐ Other *(Specify)* PROJECTION
e Building	☐ Awning	

tion of Proposed Work:

STORY & CELLAR - RESIDENCE W DRIVEWAY

Use(s) of Building or Property:	14. Ex. No. of Stories of Bldg.:	15. Ex. No. of Dwelling Units:	Official Use Only
VACANT	0	0	Miscellaneous FEE (REF) $ 100.00 By: Date: 8/29/01
ed Use(s) of Building or Property:	17. Prop. No. of Stories of Bldg.:	18. Prop. No. of Dwelling Units:	
IDENCE Housing 6 Yrs, 2 Adults h RESIDENTIAL CARE HOME	2	1	

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

ea of disturbed ore 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:
answer q. 24-25 SKIP q. 24-25	SILT FENCE, INLET PROTECTION PORTABLE SEDIMENT TANKS	4,000 sq. ft.	10	20 sq. ft.

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

ct the proposed work is **new building, addition or alteration.** (Page 2)
ction C if the proposed work is **razing a building.** (Page 2)
ction D if the proposed work is a **retaining wall.** (Page 2)
ction E if the proposed work is a **fence.** (Page 3)
ction F if the proposed work is a **shed/garage.** (Page 3)
ction G if the proposed work is an **awning.** (Page 3)
ction H if the proposed work is a **sign.** (Page 3)

OFFICIAL USE ONLY

	R	P	H	A
M	37	B		
W				es ☐ No. ANS
S				☐ No ☐ Sm ☐ Lg

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

ite ame: OLOFF & ASSOCIATES	29. Lic. No.: 3609	30. Architect's Address: *(include Zip)* 20005 1030 15th st. NW, WASHINGTON DC	31. Phone: 202-682-1600
neer's Name: LERT/BRYAN INC	33. Lic. No.: 8385	34. Engineer's Address: *(include Zip)* VA 22101 1451 DOLLEY MADISON BLVD. MCLEAN	35. Phone: 703-827-9552
ling Contractor's Name:	36A. Lic. No.:	37. Contractor's Address:	38. Phone:

of Construction onry ☐ Steel d ☐ Other: crete	40. Fire Suppression: ☐ Fully Sprinklered ☐ Standpipe System ☐ Partially Sprinklered ☒ None ☐ Other:	41. Booster Pump: ☐ New ☐ Existing ☒ None	42. Total Lot Area: 6,959.17 sq. ft.	43. Breakdown of Lot Area (= 100%): a. Building: 45.71 % b. Paved Area: 21.76 % c. Greenery: 32.53 %

ent Gross Floor Area of .: 0 sq. ft.	45. *Proposed* Gross Floor Area of Bldg: 5,910.48 sq. ft.	46. Floors involved in this permit: ☒ All ☐ Floors	47. **Projection beyond building line?** ☒ Yes, answer **q. 48-52** ☐ No, SKIP **q. 48-52**

iber and type of **projection:** 1 WINDOW (1) NICE (1)	49. Distance of **projection:** 4'0" 1'-7 5/8"	50. Width of **projection:** 8'-0"	51. Width of building frontage: 76 ft.	52. Signature of Owner **(projection only):**

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

mated Cost of Work: /Add.: $ 625,000 lep tal: $ 625,000	OFFICIAL USE ONLY Alter/Repair FEE	New Const. FEE	Filing Fee	TOTAL PERMIT FEE
	$	$ 1395	$ 625	$ 770
	By / Date	By / Date 8/29/01	By / Date	By / Date 8/29/01
ume of New Bldg. or Addition: 69,750 cubic ft.				

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

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

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

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

estos in the Building? ☐ Yes, Location	82. Raze Contractor Signature:	OFFICIAL USE ONLY FEE $	By	Date
	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

st 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.

gnature of Adjoining Owner:	90. Phone: Work Home	OFFICIAL USE ONLY FEE $	By	Date
dress of Adjoining Owner:	92. Lot:	93. Square:		

TO: THE DIRECTOR, DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS, WASH. DC

Date 12·11·06

I hereby request that the plans filed in your office under the name of FATHER FLANAGANS BOYS HOME to (erect) (alter) the following structure HOUSE Lot 135 134 Square 1045 premises: _____ be processed as provided in Sections 108.6.3 and 108.6.5 of the D.C. Building Code Supplement of 1986, as amended, upon certification of the plans by EHLERT/BRYAN, who, to the best of my knowledge, is a professional engineer, practicing in the field of structural engineering, and validly registered in the District of Columbia.

Date _____ Signature _____
(Owner)

STRUCTURAL CERTIFICATION

I, Wayne C. Bryan, certify that I am a Professional Engineer practicing in the field of structural engineering and duly registered in accordance with the provisions of Public Law 789 of the 81st Congress, approved September 19, 1950, and that such registration is in full force and effect and has not been suspended or revoked, and I do further certify that to the best of my knowledge and belief the structural portion of the attached plans pertaining to the above inscribed structure complies in every respect with the applicable requirements of BOCA Basic National Building Code/1984, as amended by the 1985 BOCA Supplement and the DC Building Code Supplement of 1986, with particular reference to strength, stresses, loads, stability and type of material.

Signature _____
Registered Professional Engineer

Reg. No. 8385

ACKNOWLEDGEMENT

I, Sara Wade, a Notary Public in and for Virginia do hereby certify that Wayne C. Bryan the person(s) who signed the foregoing certificate, personally appeared before me in said State, the said person be personally well known to me as the person who signed the said certificate, and acknowledged the same to be his/her act and deed.

Given under my hand and seal this 11th day of December, 2006

Notary Public _____

My Commission Expires 8/31/07, 19___

TO: THE DIRECTOR, DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS, WASH. DC

Application has been made to (erect) (alter) the above mentioned structure. Plans have been filed in accordance with the procedure outlined in your instructions, and a directive as to whether these plans described above should be processed without a structural check as provided in Sections 108.6.3 and 108.6.5 of the D.C. Building Code Supplement of 1986 is requested.

NOTED AND APPROVED FOR THE DIRECTOR
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS _____
Structural Engineer

for Instructions

[redacted]33C

CONTRACT AGREEMENT

Name of Contractor/Owner ESOCOFF & ASSO. Contractor's License No. _____

Address of Contractor/ Owner 1030 15th st. NW Suite 430 Date: 12/11/00

ADDRESS OF PROPOSED WORK	POTOMAC AVENUE, S.E.	LOT: ~~835~~ 134 SQUARE: 1045
OWNER OF BUILDING OR BUSINESS:	FATHER FLANAGAN'S BOYS HOME BOYS TOWN NE 68010	PHONE No: 402-498-1136
DESCRIPTION OF PROPOSED WORK:	TWO STORY & CELLAR RESIDENCE	

COST ESTIMATE

CONSTRUCTION e.g drywall, ceilings, framing, carpentry etc	$ 180,000	
ELECTRICAL	$ 180,000	
MECHANICAL	$ 120,000	
PLUMBING	$ 120,000	
FIRE PROTECTION e.g sprinkler system, fire alarm system, generator etc.	$ 5,000	
~~DEMOLITION~~ SITE WORK	$ 20,000	
~~MISC/OTHER~~ (please specify) RETAINING WALL	$ 18,000	
TOTAL	$ 643,000	

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 _____ Date: _____
Signature & print

OWNER OF BUILDING/BUSINESS _____ Date: 12-7-00
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.

DEPARTMENT OF HEALTH
ENVIRONMENTAL HEALTH ADMINISTRATION
CONSTRUCTION PERMIT APPLICATION – SUPPLEMENTAL FORM – ENVIRONMENTAL QUESTIONNAIRE

[redacted] ADDRESS: POTOMAC AVENUE SE LOT: ~~134~~ 135 SQUARE: 1045

[redacted] DESCRIPTION: 2 STORY & CELLAR RESIDENCE

please answer all 11 questions in this questionnaire, by checking either column "Yes" or "No" for each question. If you answer "Yes" to any of the tions 1 - 10, you should contact the corresponding office(s) indicated in column 'contact person/office' as soon as possible. If you answer "Yes" to tion 11, please follow the instructions in the column 'contact person/office'. Until this application is reviewed and approved by the concerned office(s), the it will not be issued.

SCOPE OF PROJECT	YES	NO	CONTACT PERSON/OFFICE	OFFICE USE (Initial/Date)
Does the total cost of the project exceed $1 million (based on 1989 dollars)? In 2000, this cost is $1,380,000. This does not apply if the project is an internal renovation only and there will be no change in the use of the building.		✓	(202) 535-2289, EIS Coordinator, EHA	
Will the proposed use involve the construction of a facility for the handling, transfer, storage, disposal or treatment of solid waste, medical waste, or recyclable materials?		✓	(202) 535-2289, EIS Coordinator, EHA	
Will the work to be performed involve the assessment or clean-up of soils associated with the release of materials from an underground storage tank (UST)?		✓	(202) 535-2525, Underground Storage Tank Division, EHA (202) 535-2250, Air Quality Division, EHA	
Will the work to be performed involve the assessment or clean-up of groundwater associated with the release of materials from an underground storage tank (UST)?		✓	(202) 535-2525, Underground Storage Tank Division, EHA (202) 535-2190, Water Quality Division, EHA (202) 535-2250, Air Quality Division, EHA	
Will the proposed project involve the installation or drilling of wells other than for the purposes stated in questions 3 and 4?		✓	(202) 535-2190, Water Quality Division, EHA	
Will the proposed project involve the generation, treatment, storage, disposal or transportation of chemicals or other substances which may be considered hazardous?		✓	(202) 535-2290, Hazardous Waste Division, EHA	
Will the proposed project involve construction which will disturb the sediment in rivers, streams or wetlands?		✓	(202) 535-2190, Water Quality Division, EHA	
Will the work to be performed involve the installation, removal, abandonment, or repair of an underground storage tank (UST) system?		✓	(202) 535-2525, Underground Storage Tank Division, EHA	
Will the proposed project result in the discharge into the air of gases, dust, or the creation of any objectionable odors?		✓	(202) 535-2250, Air Quality Division, EHA	
Will the proposed project involve the removal, handling, transportation, disposal, or encapsulation of asbestos? **Please bring with you a copy of your asbestos survey, ten-day notification form, and asbestos abatement permit fee		✓	(202) 535-2250, Air Quality Division, EHA	
Was the building built before 1978? (Lead-based paint may be present.)		✓	If you answer "Yes" to this question, please answer the questions and follow the instructions on the "Lead Hazard Control Questionnaire" to determine if you need a permit to conduct a Lead Abatement Project.	

AFFIDAVIT

by certify that I have the authority of the owner of the property to make this application. I declare that the answers to the above questions in this tionnaire are complete and correct to the best of my knowledge.

ature [signature] Name (print) John KAUA

ess 14100 Crawford Rd Date 12-7-00 Phone 402-498-1136

OFFICE USE ONLY

IME S AND PERMIT RESTRICTIONS:

(USE REVERSE IF NECESSARY)

EHA Form # 99-1300 – Revised 06/00

DEPARTMENT OF HEALTH
ENVIRONMENTAL HEALTH ADMINISTRATION
BUREAU OF HAZARDOUS MATERIAL AND TOXIC SUBSTANCES
RISK ASSESSMENT, REMEDIATION, AND CERTIFICATION DIVISION (RARCD)
LEAD HAZARD CONTROL QUESTIONNAIRE

Project Address: POTOMAC AVENUE, SE. WASHINGTON DC

FATHER FLANAGAN'S BOYS HOME — BOYSTOWN NE 68010
Name of owner — Address of owner

Phone #402-498-1136 Square #: 1045 Lot # ~~135~~ 134 Ward # 6

Note: Please answer all questions by checking "**YES**" or "**NO**". If you answer "**YES**" to any question, contact the Risk Assessment, Remediation, and Certification Division at 51 N Street, N.E., 3rd Floor or call (202) 535-2637 for a lead abatement permit application.

SCOPE OF PROJECT	YES	NO	COMMENTS	*(For official use only)* RARCD REMARKS
Does the proposed project generate lead dust/ debris?		✓		
Does the proposed project involve encapsulating lead-based paint?		✓		
Does the proposed project involve dry sanding /scraping of painted surfaces?		✓		
Does the proposed project involve use of power washing?		✓		
Does the proposed project involve welding on painted surfaces?		✓		
Does the proposed project involve door and window repairs/ replacement?		✓		
Does the proposed project involve baseboard, siding, casing and trim replacement?		✓		
Has a child, who resides or regularly visits this address, been identified as lead poisoned?		✓		

AFFIDAVIT

I hereby certify that I have the authority to represent the owner of the property and to answer this questionnaire. I declare that the answers to the above questions are accurate, true and complete to the best of my knowledge.

Signature _____ Date 12-2-00

Name (Print) John KAJA

For Official Government Use Only

PERMIT REQUIRED YES ☐ NO ☐

Reviewed By _____ *Date* _____

(E) FENCE (COMPLETE ITEMS 94 THRU 102)

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

erial 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.

ature of Adjoining Owner:	99. Phone: Work Home	OFFICIAL USE ONLY: FEE $	By:	Date:
dress of Adjoining Owner:	101. Lot:	102. Square:		

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

mber:	104. Length: ft.	105. Width: ft.	106. Area: sq. ft.	107. Height: ft.	108. Volume: cu. ft.	109. Estimated Cost of Work: $	OFFICIAL USE ONLY: FEE $ By: Date:
terial of Roof:	111. Material of Sides:	112. Wall thickness:: ☐ External ( ) inches ☐ Party ( ) inches				113. Color:	

(G) AWNING (COMPLETE ITEMS 114 THRU 123)

mber:	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	OFFICIAL USE ONLY: FEE $ By: Date:

terial of ame:	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)

mber:	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.:

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

eight relative to building and ground: ____ ft ____ in above sidewalk ____ ft ____ in above roof ____ ft ____ in is bldg height ____ ft ____ in above projection or window ____ 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.

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

(I) APPLICANT'S SIGNATURE:

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.

gn of Owner: _____ Address: 14100 Crawford Date: 12-2-00

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.

ignature of Agent: _____ Address: _____ Date: _____

(J) APPROVALS (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: 1/16/01
3. DPW - Consumer Engineer
   Cleared by: KLC Date: 12/20/00
4. ERA - Erosion Control
   Cleared by: MJW Date: 12/21/00

rictions of the Permit:

C. PLANS AND APPLICATION APPROVAL

- ☐ 1. Information Counter by: AM Date: 12/19/00
- ☐ 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: NOT REQUIRED Date: 1/5/01
- ☐ 3. Zoning by: _____ Date: _____
  Zoning Update by: _____ Date: _____
- ☐ 4. DPW - Permit and Records Division/Deposit # DH 3030
  Sidewalk Deposit $ _____ Driveway Deposit $ _____
  by: Michelle Mosley Date: 4-30-01
- ☐ 5. Water/Sewer Design Branch
  Consumer Eng. by: KLC Date: 8/29/01
- ☐ 6. Environmental Regulation Administration
  - ☐ Environmental Policy Review
    Control No: 00-00056
    by: _____ Date: 8-15-01
  - ☐ Erosion Control by: _____ Date: 8-22-01
  - ☐ Storm Water Mgmt. by: MJW Date: 8-22-01
  - Plan No. _____
- ☐ 7. Mechanical Eng. Review by: _____ Date: 8/29/01
- ☐ 8. Plumbing Eng. Review by: _____ Date: 8/29/01
- ☐ 9. Electrical Eng. Review by: _____ Date: 4/5/01
- ☐ 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 Sec.) MAR 26 2001
  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: 8/29/01
- ☐ 17. Permit and Certificate Issuance Counter
  By: _____ Date: _____

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

- ☐ 18. Q.C. By: _____ Date: 9/6/01

ZONING

Number _____ Date _____
Use(s) POD

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

BZA Case No.: _____ PUD Order No.: _____

DPW — PUBLIC SPACE

Street Name: Potomac Ave SE
Street Width: 160
Road Width: 40
Sidewalk Width: 15
Parking: 45
Restrictions: NO

OK for issuance 10/6/01

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER	
[redacted]	O.G. No.:	C-2-B	B		By:
	S.L. No.:	Ward No.:	Receipt No.:	Date:	Receipt No.:

B

★ GOVERNMENT OF THE DISTRICT OF COLUMBIA

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION; PERMIT PROCESSING DIVISION (727-7050)

-33
10/91)

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY

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

E TO FILE
Date

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

(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 27

of Proposed Work:	Suite No.:	2. Lot:	3. Square:	4. Application Date:
1314 POTOMAC AVENUE, S.E.		~~85~~ 134	1045	

of Building or Property:	6. Address: (include Zip)	7. Phone:
2 FLANAGAN'S 5 HOMIE	BOYS TOWN, NE 68010	Work: 402-498-1126 Home: —
or Owner: (if applicable)	9. Address: (include Zip)	10. Phone:
OFF & ASSOCIATES	1030 15th St. NW. SUITE 430 WASHINGTON DC 20005	Work: 202-682-1600 Home: —

f Proposed Work (check all applicable boxes):

w Building	☐ Retaining Wall	☐ Garage
ldition	☐ Fence	☐ Sign
teration and Repair	☐ Shed	☐ Other (Specify) PROJECTION
ze Building	☐ Awning	

ption of Proposed Work:

[redacted] STORY & CELLAR RESIDENCE W DRIVEWAY

g Use(s) of Building or Property:	14. Ex. No. of Stories of Bldg.:	15. Ex. No. of Dwelling Units:	Official Use Only
VACANT	0	0	Miscellaneous FEE (RES) $100.00 By: [illegible] Date: 8/29/01
sed Use(s) of Building or Property:	17. Prop. No. of Stories of Bldg.:	18. Prop. No. of Dwelling Units:	
SIDENCE, Housing 6 Youths, 2 Adults WITH RESIDENTIAL CARE HOME	2	1	

ng Date ork:	20. Completion Date of Work:	21. Method of Removing Construction Debris:	22. Does the proposed work involve disturbing the earth or razing a building?
1, 2001	NOVEMBER 1, 2001	☐ Pick-up Truck ☒ Dumpster ☐ Other (specify):	☒ Yes, answer q. 23 ☐ No, SKIP q. 23-27

e area of disturbed 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:
es, answer q. 24-25 o, SKIP q. 24-25	SILT FENCE, INLET PROTECTION, PORTABLE SEDIMENT TANKS	4,000 sq. ft.	10	20 sq. ft.

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

Se[redacted]B if the proposed work is **new building, addition or alteration.** (Page 2)
Section C if the proposed work is **razing a building.** (Page 2)
Section D if the proposed work is a **retaining wall.** (Page 2)
Section E if the proposed work is a **fence.** (Page 3)
Section F if the proposed work is a **shed/garage.** (Page 3)
Section G if the proposed work is an **awning.** (Page 3)
Section H if the proposed work is a **sign.** (Page 3)

OFFICIAL USE ONLY

R	P	H	A
P			
E			No
F			PLA
S			Sm Lg

3 3 B