BEFORE THE
BOARD OF ZONING ADJUSTMENT
FOR THE
DISTRICT OF COLUMBIA

RECEIVED
D.C. OFFICE OF ZONING
2002 JAN 29 PM 12: 34

BZA APPEAL NO. 16830

PRE-HEARING SUBMISSION FOR APPELLANTS ADVISORY NEIGHBORHOOD COMMISSION 2A AND RICHARD J. PRICE

This is an appeal, pursuant to 11 DCMR §§ 3100 and 3101 from a decision by David Clark, Director of the Department of Consumer and Regulatory Affairs, to issue a building permit (No. B349442, dated 17 October 2001) allowing the construction of a new single family dwelling located at 909 Hughes Mews, N.W. (Square 16, Lot 888). The premises are located in the Foggy Bottom Overlay District ("FBOD"), which is zoned FBOD/R-3.

Appellants are Advisory Neighborhood Commission 2A ("ANC 2A"), the ANC within whose boundaries the site is located, and Richard J. Price, a member of the ANC who lives approximately three blocks from the site. The building permit was sought by Farhad Nasseri, agent for Dr. Forest K. Harris (the "owner").

In brief, and as we explain more fully below, appellants seek reversal of the Zoning Administrator's decision because the proposed new construction violates several provisions of the Zoning Regulations as they apply to R-3 districts:

– The lot size is 1486 square feet, whereas the Zoning Regulations require a

BZA
Case No. 16830
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO.16830
EXHIBIT NO.21

minimum lot size of 2000 square feet for the proposed row dwelling (11 DCMR § 401.3);

– The Zoning Regulations require that an alley lot cannot abut an alley that is less than 30 feet in width (§ 2507.2), even though part of the abutting alley is only 25 feet wide.

Lot 888 and the Building Permit

The property in question is Lot 888, located in Hughes Court, a mews in the block bounded by 25th, 26th, I and K Streets, N.W. The property is behind the dwelling at 2513 I Street, N.W., and a garage was sited on the northern half of this Lot for some years. Lot 888 is shown in red outline on the surveyor's map that is Ex. 1 to this Pre-hearing Submission.

ANC 2A first became aware of the owner's preliminary building plans when the applicant made a presentation before the ANC for the construction of a new house on the site. ANC 2A commissioners raised questions whether the proposed project met the Zoning Regulations. ANC 2A wrote several letters to the Department of Consumer and Regulatory Affairs ("DCRA") to express its concerns about the project, but did not receive an answer. The ANC letters dated 29 July 2001 and 7 October 2001 are attached as Ex. 2.

By application dated 22 August 2001, the owner sought the building permit at issue here (Ex. 3). DCRA issued the permit for construction of a two-story single family residence with half basement on 17 October 2001 (Ex. 4).

As the surveyor's map indicates, Lot 888 is essentially rectangular in nature, with a 27.25 width on the north side of the property, and an indentation in the southeast corner of the property that renders the southern width 18.17 feet. According to the plans, the new house will be constructed on the northern half of the property (Ex. 5).

Although the new house will have a rear yard approximately 18 x 26 square feet, the house fails to meet other requirements for a row dwelling in the FBOD/R-3 zone. As we explain below, the decision of the Zoning Administrator should therefore be vacated.

Analysis

Under 11 DCMR § 401.1, and with exceptions not relevant here, the Zoning Regulations state that "in the case of a building located, on May 12, 1958, on a lot area or width of lot, or both, less than is prescribed in § 401.3 for the district in which it is located, the building may not be enlarged or replaced by a new building unless it complies with all other provisions of this title." The Foggy Bottom Overlay District regulations buttress this requirement. Those rules state that "buildings constructed on or before the effective date of this rezoning regulation and existing legitimate uses within the buildings shall be deemed conforming, except that no addition, replacement, or expansion of the building, or change in use (except to a more conforming residential use other than a dormitory) shall be permitted unless in conformance with the requirements of the underlying R-3 district." 11 DCMR § 1523.1. Because we

deal here with the "replacement" of the garage by a newly constructed dwelling (and not merely a change in the use of the existing garage), the owner is obliged to follow the requirements for an R-3 district. This the owner failed to do.

As Ex.1 and Ex. 5 make clear, the new house will be built at the end of Hughes Court, with the eastern wall on the property line and the western wall right up against the lot line separating Lot 888 and Lot 803. Apart from the rear yard, the house will fill the lot. As such, the new construction fits the Zoning Regulations' definition of a "dwelling, row," which is a "one-family dwelling having no side yards" (11 DCMR § 199). The new construction fails to meet two requirements for a row dwelling in an R-3 district.

Minimum lot area.

The new construction must meet the minimum lot area requirement set out in 11 DCMR § 401.3, which is 2000 square feet. As the application makes clear (Ex. 3, Box 42), and as an examination of the dimensions set out in Ex. 5 will confirm, the total lot area is 1486 square feet. This falls well short of the minimum requirement.

Alley lot abutment.

Because the new construction will take place in an alley, the requirements applicable to alleys are germane here. The new construction runs afoul of 11 DCMR § 2507.2, which states:

> A one-family dwelling shall not be erected or constituted on an alley lot unless the alley lot abuts an alley thirty feet (30 ft.) or more in width and has from the alley access to a street through an alley or alleys not less than thirty feet (30 ft.) in width.

The surveyor's plat map (Ex. 1) is relevant here. It shows that Lot 888 sits at the southern end of Hughes Court. For the western half of Lot 888, the 30-foot width requirement is met. The same cannot be said as to the eastern portion of Lot 888. As Ex. 1 states, the alley width at the northeast corner of Lot 888 is only 24.96 feet wide, which is less than the 30 feet that § 2507.2 requires. Section 2507.2 is therefore not satisfied, as "the alley lot [does not] abut[ ] an alley thirty feet (30 ft.) or more in width."

The Zoning Administrator might have been warranted in his decision if § 2507.2 had been written to require that "the alley lot abuts an alley *twenty-four feet (24 ft.)* or more in width," or that "the alley lot abuts an alley that is *at least in part* thirty feet (30 ft.) or more in width." But the regulation contains neither formulation. It requires that a row dwelling must abut an alley that is "thirty feet (30 ft.) *or more* in width" (emphasis added). Thirty feet is plainly the bare minimum acceptable, and one would have to torture the language of § 2507.2 beyond recognition to permit the new construction that the Zoning Administrator allowed here.

In making this argument, we acknowledge that there is an apparent inconsistency between Ex. 1 and the surveyor's map (Ex. 5) that focuses on Lot 888. In the upper left portion of the drawing, in the area marked "public alley," there is a legend that says "30'." A cursory examination of Ex. 5 might suggest that the alley portion in front of Lot 888 is 30 feet wide at all points and that § 2507.2 is therefore satisfied. That conclusion would not be warranted for two reasons.

First, Ex. 5 does not accurately depict the width of the alley at the northeastern portion of Lot 888. As Ex. 1 makes clear, that alley is only 24.96 feet wide at that portion.

Second, it is possible to harmonize Ex. 5 with Ex. 1 if one reads the "30'" legend as referring to the alley *at the portion of the alley where the 30' legend is written in,* *i.e.*, to the west of Lot 888. Appellants do not dispute, as Ex. 1 makes clear, that the portion of the alley abutting the western portion of Lot 888 is at least 30 feet wide. That is not the point. Under section 2507.2, an alley lot must abut an alley that is at least 30 feet wide *continuously*; here, the portion of the alley that is in front of the eastern part of Lot 888 is only 24.96 feet wide, and thus the building permit fails to satisfy the alley width requirement as well.

Presentation of Appellants' Case

As the foregoing discussion makes clear, appellants do not believe that this is a complex case. The new construction fails to meet the plain meaning of the Zoning Regulations, and appellants do not at this time plan to present any testimony from expert witnesses. Appellants will present their case through testimony of Commissioner Richard Price. Appellants reserve the right to present additional testimony depending on what arguments may be presented in opposition to this appeal.

Conclusion

For these reasons, the decision of the Zoning Administrator should be reversed.

Respectfully submitted,

Cornish F. Hitchcock
1100 17th Street, NW, 10th Floor
Washington, D.C. 20036
(202) 974-5111
Fax: 331-9680
Attorney for Appellants

29 January 2002

CERTIFICATE OF SERVICE

I hereby certify that a copy of this Pre-hearing submission was served by first class mail, postage prepaid, this 29th day of January, 2002 upon the Zoning Administrator for the District of Columbia, 941 North Capitol Street, Room 2300, Washington, DC 20002. A courtesy copy has been mailed as well to Farhad Nasseri, 2946 Chain Bridge Road, NW, Washington, DC 20016.

Cornish F. Hitchcock

Exhibit 1

EXHIBIT 1
SURVEY MAP OF RELEVANT PART OF HUGHES MEWS

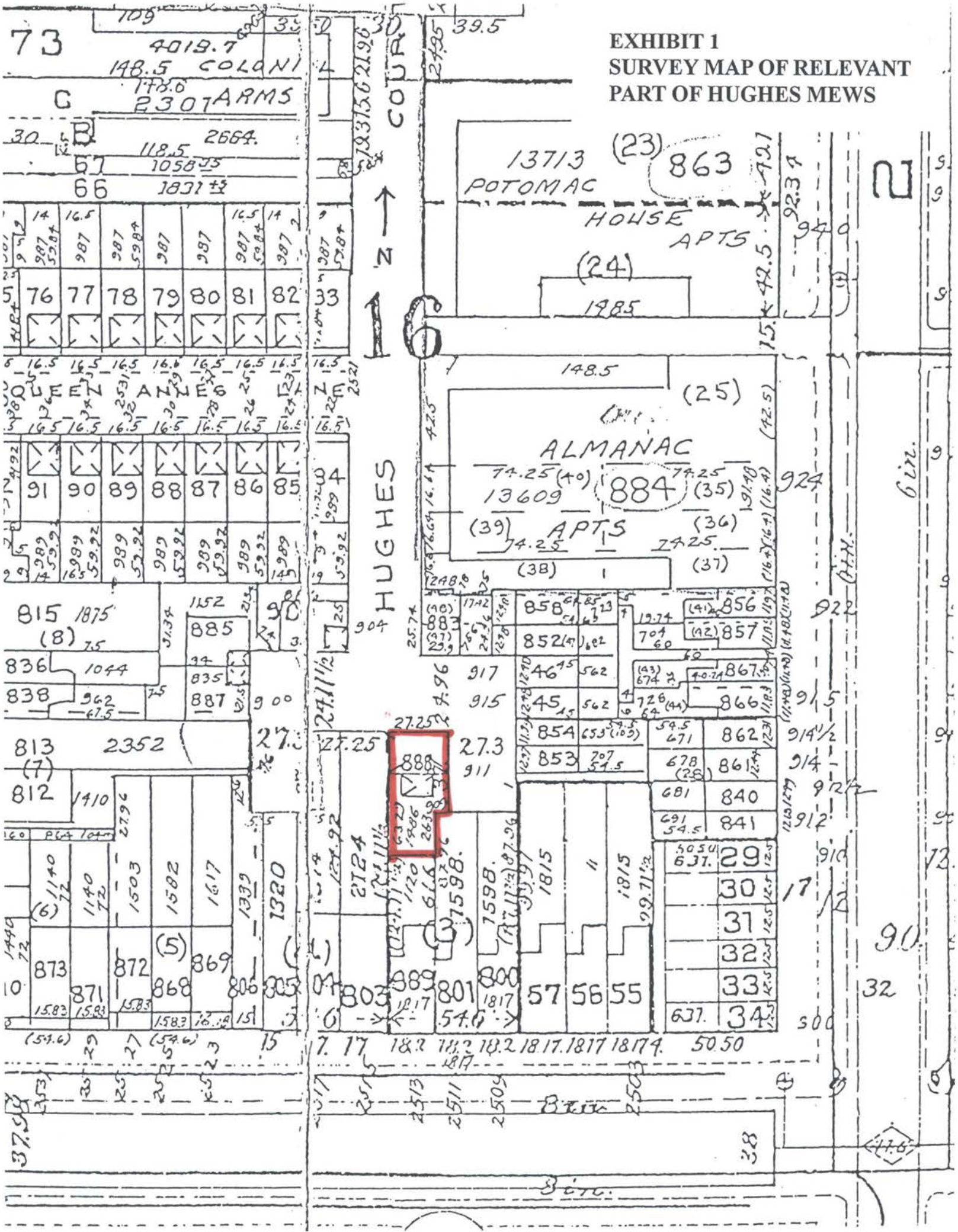


Exhibit 2

Foggy Bottom and West End
Advisory Neighborhood Commission (ANC-2A)

c/o St. Mary's Court 725 24th Street, NW Washington, DC 20037 (202) 659-0011

RECEIVED 7/30/01

BY HAND-URGENT
July 29, 2001

Mr. David Clark
Director
D.C. Department of Consumer
and Regulatory Affairs
941 North Capitol Street, N.E.
Suite 900
Washington, D.C. 20002

RE: Application for a building permit in Square 16, Lot 888, zoned R-3

Dear Mr. Clark:

ANC-2A representatives met with you recently to bring to your attention problems and misunderstandings regarding the issuance of permits. In a related matter, we now ask you to ensure that a case with which we are presently dealing is handled appropriately by DCRA.

Mr. Farhad Nasseri, agent for Dr. Forrest Harris, owner of the above cited lot, is in the process of requesting a permit to demolish an existing garage and construct a house on this site. ANC-2A has been involved with this application because the property is in the historic district located within ANC-2A's boundaries. ANC-2A is concerned that the project appears not to be in compliance with the provisions of DCMR Tittle 11 in a number of respects.

During his presentation at our July 20th monthly meeting, Mr. Nasseri stated to ANC-2A that Mr. Bello of your department had told him that his plans for a structure on Square 16 met the requirements of 11DCMR. This differs from our understanding, and ANC-2A has retained an attorney specializing in zoning matters to give us professional guidance.

In addition, Commissioner Maria Tyler, who represents ANC-2A on this case, met with your deputy and chief of staff, Ms. Theresa Lewis on July 27 and asked that ANC-2A be given the opportunity to examine the case jointly with DCRA. Ms. Lewis was very

responsive and helpful. She told Commissioner Tyler that she put a stop on the issuance of this permit to allow the joint examination of this case.

We look forward to working with you on this matter and remain with kind regards.

Sincerely,

Elizabeth Elliott
Chair, ANC-2A

Received for Dave Clark DWilliams 10/1/01

Received for [illegible] 10/7/01 Copy received [illegible] 10-9-01

Foggy Bottom and West End
Advisory Neighborhood Commission (ANC-2A)

c/o St. Mary's Court 725 24th Street, NW Washington, DC 20037 (202) 736 1775

October 7, 2001
URGENT - BY HAND

Mr. David Clark
Director
Department of Consumer
and Regulatory Affairs
941 North capitol Street, N.E.
Suite 900
Washington, D.C. 20002

RE: 2513 I Street, N.W. (rear); Square 16, Lot 888; Application for Raze Permit

Dear Mr. Clark:

On July 29, 2001, ANC-2A wrote to you regarding an application for a building permit on the above lot. ANC-2A unanimously opposed the proposed structure. That letter stated that ANC-2A believes that the building proposed for construction on the lot does not meet the requirements of 11DCMR and that ANC-2A had retained an attorney specializing in zoning matters with regard to this case. As also stated in the letter, Ms. Theresa Lewis, your deputy and chief of staff, has placed a stop order on the issuance of a building permit to allow a joint examination of this case. For your convenience I attach a copy of that letter.

In a letter dated September 27, 2001 and received by ANC-2A on October 5, 2001, Mr. Noble, Deputy Administrator in your Department, wrote to ANC-2A, enclosing a copy of a notice sent for publication in the DC Register, which included a request to raze the existing garages on Lot 888 in Square 16.

ANC-2A strongly opposes the issuance of a raze permit in isolation before the question of the building permit has been examined jointly by DCRA and ANC-2A. To issue a raze permit first could suggest that the matter of the building permit had already been decided, which is incorrect.

ANC-2A therefore asks that the raze permit and the application for a building permit be considered together. This cannot be done until an application for a building permit, providing the detailed final plans for the building, is submitted to you. ANC-2A has had no indication from you that this has occurred. When an application for a building permit is lodged, we can jointly decide whether the

proposed building meets the requirements of 11DCMR. If it does not, the question of a raze permit may be moot.

Sincerely,

Elizabeth Elliott
Chair, ANC-2A

Attachment

cc. Ms. Theresa Lewis
Mr. Denzil L. Noble
Mr. Michael Johnson

Councilmember Sharon Ambrose
Chair, Committee on Consumer and Regulatory Affairs
Members of the Committee on Consumer and Regulatory Affairs:
Councilmember Sandy Allen
Councilmember at Large Harold Brazil
Councilmember at Large David Catania
Councilmember at Large Phil Mendelson

Exhibit 3

7039297497 JAN Cell No Out 2:36pm 10/17

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER	
P.A.D.C. No.:	O.G. No.:	FROD/R3			By:
H.P.A. No.:	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)

B1-99228

SLRA-33
(Rev. 10/91)

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY

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

CLEARANCE TO FILE
By: Date:

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

(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 27

1. Address of Proposed Work:	Suite No.:	2. Lot:	3. Square:	4. Application Date:
~~APPLIED FOR (BACK OF 3513 I ST, NW)~~ 909 Hughes Mews	N/A	0888	0016	08/22/01

5. Owner of Building or Property:	6. Address: (include Zip)	7. Phone:
~~DR. FREDERICK HARRIS~~ ~~FARHAD NASSERI~~	1009 SWINKS MILL RD. MCLEAN, VA 22102	703-356-5959 Work: N/A Home: 703-356-5959
8. Agent for Owner: (if applicable)	9. Address: (include Zip)	10. Phone:
MR. FARHAD NASSERI	2946 CHAIN BRIDGE RD, NW WASHINGTON, DC 20016	202-841-6784 Work: 202-841-6784 Home: 202-841-6784

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

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

12. Description of Proposed Work:

CONSTRUCTION OF A TWO-STORY SINGLE FAMILY RESIDENCE WITH HALF BASEMENT.

13. Existing Use(s) of Building or Property:	14. Ex. No. of Stories of Bldg.:	15. Ex. No. of Dwelling Units:	Official Use Only Miscellaneous FEE $ By: Date:
~~NONE~~ GARAGE TO BE RAZED	1	0	
16. Proposed Use(s) of Building or Property:	17. Prop. No. of Stories of Bldg.:	18. Prop. No. of Dwelling Units:	
SINGLE FAMILY RESIDENCE	2+Bas.	1	

19. Starting Date of Work:	20. Completion Date of Work:	21. Method of Removing Construction Debris:	22. Does the proposed work involve **disturbing the earth** or razing a building?
OCT. 1, 2001	MARCH 2002	☒ Pick-up Truck ☐ Dumpster ☐ Other *(specify)*:	☒ Yes, answer **q.** 23 ☐ No, SKIP **q.** 23-27

23. Is the area of disturbed earth more than 50 sq. ft.?	24. Soil Erosion Control Methods:	25. Area of Offsite Drainage:	26. No. of Footings or Columns:	27. Size of Footings of Columns:
☒ Yes, answer **q.** 24-25 ☐ No, SKIP **q.** 24-25	STANDARD STRAW BALE DIKE	sq. ft.		sq. ft.

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

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

OFFICIAL USE ONLY

	R	P	H	A	
M					
P					
E					W ☐ Yes ☐ No
F					PLANS
S					☐ No ☐ Sm. ☐ I

097C

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

28. Architect's Name:	29. Lic. No.:	30. Architect's Address: *(include Zip)*	31. Phone:
MR. FARSHID PEGAHI	5756	2915 CHAIN BRIDGE RD, NW WASHINGTON DC 20016	202-364-2603
32. Engineer's Name:	33. Lic. No.:	34. Engineer's Address: *(include Zip)*	35. Phone:
N/A			
36. Building Contractor's Name:	36A. Lic. No.:	37. Contractor's Address:	38. Phone:
TBD			

39. Type of Construction	40. Fire Suppression:	41. Booster Pump:	42. Total Lot Area:	43. Breakdown of Lot Area (= 100%):
☒ Masonry ☐ Steel ☒ Wood ☐ Other: ☐ Concrete	☐ Fully Sprinklered ☐ Standpipe System ☐ Partially Sprinklered ☒ None ☐ Other:	☐ New ☐ Existing ☒ None	1,486 sq. ft.	a. Building: 60 % b. Paved Area: 0 % c. Greenery: 40 %

44. Present Gross Floor Area of Bldg.:	45. Proposed Gross Floor Area of Bldg:	46. Floors involved in this permit:	47. **Projection beyond building line?**
0 sq. ft.	2,374 sq. ft.	☒ All ☐ Floors_____	☐ Yes, answer **q. 48-52** ☒ No, SKIP **q. 48-52**

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

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

59. Estimated Cost of Work:
(a) New/Add.: $ 200,000.—
(b) Alt/Rep.: $ 0
Total: $ 200,000.—

60. Volume of New Bldg. or Addition: 23,740 cubic ft.

OFFICIAL USE ONLY

Alter/Repair FEE	New Const. FEE	Filing Fee	TOTAL PERMIT FEE
$	$ 474 80	$ 200 00	$ 274 80
By: Date:	By: Date: 10/2/01	By: Date: 10/2/01	By: Date: 10/2/01

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

61. Raze Contractor's Name:	62. Contractor's Address: *(include Zip)*	63. Phone:

64. Insurance Company:	65. Policy or Certif. No.:	66. Expir. Date:	67. Raze Method:

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

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

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

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

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

84. Cost of Work:	85. Material:	86. Height:	87. Color:	88. Location:
$ 6,000.— (INCL)	6X6 TREATED LUMBER	4 ft.	BROWN	☒ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land*

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

89. Signature of Adjoining Owner:	90. Phone: Work / Home	**OFFICIAL USE ONLY**		
		FEE	By:	Date:
91. Address of Adjoining Owner:	92. Lot: / 93. Square:	$ 210 00		10/17

DEPARTMENT OF HEALTH
ENVIRONMENTAL HEALTH ADMINISTRATION

LEAD HAZARD CONTROL PERMIT QUESTIONNAIRE AND EXEMPTION FORM

Project Address: APPLIED FOR

Name of Owner(s): DR. FOREST K. HARRIS Name of Contractor: TBD

Phone Number: 703-356-5959 Square #: 0016 Lot #: 0888 Ward #:

Project Start Date: OCT. 1, 2001 Project End Date: MARCH 2002

Building Type:

Commercial -		Government -	
Office	☐	Federal	☐
Mixed Use (Explain)	☐	District	☐
Residential -		Institutional -	
Multi-family	☐	Hospital	☐
Single-Family	☒	Museum	☐
Elderly or handicapped	☐	School/Child Development	☐

1. **Is the project planned in response to a child being identified as lead poisoned? YES ☐ NO ☒**

2. **Is the project designed to eliminate or reduce lead-based paint hazards in a pre-1978 building or structure? YES ☐ NO ☒**

If you answer "YES', contact the Lead Division at 51 N Street, N.E., 3rd Floor (202) 535-2637 for a lead-based paint control permit application and notification form, unless an exemption listed below applies. **If you answer "NO"**, a permit is not required, but you are required to answer the following questions:

SCOPE OF PROJECT	YES	NO	COMMENTS
1. Is the project disturbing deteriorated lead based paint on surfaces totaling more than 2 square feet per room, or 20 square feet on exterior surfaces, or 10% of a building component with a small surface (such as a small painted window frame) involving the following:			
A. Removal and replacement of lead-based paint components, e.g. windows, doors and baseboards?		X	
B. Onsite stripping and removal of lead-based paint?		X	
C. Partial demolition or gutting of building?		X	
2. Does the project involve the removal and covering of lead-contaminated soil?		X	

EXEMPTIONS

Please indicate the applicable exemption from the following list:

- ☐ Individuals who perform lead-based paint activities at residences which they own, unless the residence is occupied by a person or persons other than the owner or the owner's immediate family; unless any child under the age of 8 years resides, is expected to reside in, or regularly visits such housing.
- ☐ Housing for the elderly or persons with disabilities; unless any child under the age of 8 years resides, is expected to resid in, or regularly visits such housing.
- ☐ Any (0)-bedroom unit, such as an efficiency apartment.

AFFIDAVIT

I declare that the information provided is accurate, true and complete to the best of my knowledge and belief, and/or I have the authority to represent the owner of the property to answer this application and sign on behalf of the company and/or persons listed as owners. I understand that if such information contained in this applicati false, I am subject to the penalty provisions of D.C. Law 11-221. Any fraud or misrepresentation on an application shall be grounds for automatic rejection and/or civ administrative penalties. I understand that failure to provide full disclosure of any of the requested or required information may result in rejection of this application fi approval.

SIGNATURE — DATE: 08/22/01

MR. FARHAD NASSERI
PRINT NAME

For Official Government Use Only

PERMIT REQUIRED YES ☐ NO ☐ Reviewed By: Date:

Tim

GOVERNMENT OF THE DISTRICT OF COLUMBIA

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

BUILDING AND LAND REGULATION ADMINISTRATION

RECEIVED BY

Date 9/10/01

Filing Date 4-24-01

Staff 9/10/01

TRANSMITTAL LETTER - HISTORIC PRESERVATION REVIEW BOARD

TO: Mayor's Agent for D.C. Law 2-144, the Historic Landmark and Historic District Protection Act of 1978; Public Law 808, 81st Congress, the Old Georgetown Act; Public Law 231, 71st Congress, the Shipstead-Luce Act, for those applications also subject to review pursuant to D.C. Law 2-144.

The Accompanying application HPA No. 01-316 and _____ No. _____ is referred for considerations and appropriate action in accordance with the provisions of D.C. Law 2-144 and, if applicable, Public Laws 808 and 231.

The application has also been referred to the Commission of Fine Arts in accordance with D.C. Law 2-144 and ( ) The Old Georgetown Act and/or ( ) The Shipstead-Luce Act.

PREMISES	LOT	SQUARE
2513 Eye St, NW	888	16

Complies with the D.C. Zoning Regulations

Concept
FBOD/R-3
4/26/01
for Zoning Division

The submitted documents were checked for general compliance of the exterior features with the D.C. Construction Codes: No objections to filing with HPRB. This clearance does not constitute an approval for building permit.

for Structural Section OK

Cleared to file with HPRB by Permit Information Branch

The accompanying application is returned by the Mayor's Agent with action as noted pursuant to D.C. Law 2-144 and, if applicable, Public Law 231 and Public Law 808.

Action: Issue permit

Mayor's Agent

Date 8/31/2001

Pink – Record

BLRA 33C

CONTRACT AGREEMENT

Name of ~~Contractor~~/Owner DR. FOREST K. HARRIS Contractor's License No. N/A

Address of ~~Contractor~~/ Owner 1009 SWINKS MILL RD. MCLEAN, VA 22102 Date: 08/22/01

ADDRESS OF PROPOSED WORK APPLIED FOR	LOT: 0888 SQUARE: 0016
OWNER OF BUILDING OR BUSINESS: DR. FOREST K. HARRIS	PHONE No: 703-356-5959

DESCRIPTION OF PROPOSED WORK:

SINGLE FAMILY RESIDENCE

COST ESTIMATE

CONSTRUCTION e.g drywall, ceilings, framing, carpentry etc	$ 173,000.—	
ELECTRICAL	$ 8,000.—	
MECHANICAL	$ 7,000.—	
PLUMBING	$ 12,000.—	
FIRE PROTECTION e.g sprinkler system, fire alarm system, generator etc.	$ ~~0~~	
DEMOLITION	$ ~~0~~	
MISC/OTHER (please specify)	$ ~~0~~	
TOTAL	$ 200,000.—	

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 TBD Date:
Signature & print

OWNER OF BUILDING/BUSINESS [signature] MR. FARHAD NASSERI Date: 08/22/01
Signature & print

Upon signing this document, the owner and contractor declare that the cost of construction as specified above for the referenced project is true and correct to the best their knowledge

Please fill out this agreement form in accordance with D.C Construction Code Supplement 1999, Chapter 1 Section 112.1.

District of Columbia
Water and Sewer Authority
Water and Sewer Design Branch
Document and Permits Section

Date:_____
Review comments for project:_____
Applicant:_____
Company/Telephone number:_____

Comments: Submit the following to obtain plan review for a water and sewer availability certificate review.

1. Original stamped approved site plan from Meter Division showing points of connection for domestic and fire services required. Call Ms. Geraldine Williams on (202) 612-3460 for appointment at 301 Bryant St. N.W. 9:00a.m. to 3:30p.m.
1A. ORIGINAL STAMPED APPROVED BACK FLOW PREVENTION FROM DW 301 BRYANT ST. N.W. ROOM 203 CONTACT JERRY KROU ON (202) 612 3440
2. Original storm water management approval stamp required on Drawings. For approval contact permit reviewer at 941 North Capitol St. N.E. 202-442-4568
3. Submit copy of pages 1 and 2 of building permit application.
4. Show public sewer, lateral, and point of connection, clean out/clean out manhole at property line. Show invert elevation at clean out and at point of connection.
5. Drawings that need to install meter vaults, new manholes, or new water and sewer main need public space approval. For appointment please call 202-671-2803 located 2000-14th St. N.W. 5th floor.
6. Contract Civil Drawings of proposed work, designed in AutoCad/Microstation, submit 3 ½" floppy disk also The disk shall be arrange and labeled as required by the Engineer.
7. Wastewater discharge questionnaire.
8. Projects that are considered to be single family dwellings can be reviewed and issued water and sewer availability at 941 North Capitol N.E. Properties that are considered commercial are reviewed and issued availability at 5000 Overlook Ave. S.W. call for appointment 202-787-2057

Note: Submission of all above plans and applications is required for our Permanent files and shall not be returned to you.

Review by: KEVIN Cole 202 442-4648 **Date:**_____
Comments to Applicant:_____ **Date:**_____

DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS
Building and Land Regulation Administration
941 North Capitol Street NE, Suite 2000
Washington DC 20002
(202) 442-9557

ENVIRONMENTAL INTAKE FORM

Project Name:	Project Address: APPLIED FOR	Lot: 0888	Square: 0016
Filed Job Application # (if applicable):	Project Description: SINGLE FAMILY RESIDENCE		

Owner: DR. FOREST K. HARRIS Date: 08/22/01

Owner's address and phone #: 1009 SWINKS MILL RD. MCLEAN, VA 22102 703-356-5959

Authorized agent: MR. FARHAD NASSERI

Address and Phone # of authorized agent: 2946 CHAIN BRIDGE RD, NW WASHINGTON, DC 20016 202-841-6784

Scope of the Project	Yes	No	Instructions
1. Is this project a residential structure within the R-1 through R-5-A zoning districts?	X		If yes, project is exempt. Skip to signature line.
2. Is this project a single-family structure that is not in conjunction with the building of two or more units?			If yes, project is exempt. Skip to signature line.
3. Is this project an accessory structure such as a garage, patio, swimming pool or fence?			If yes, project is exempt. Skip to signature line.
4. Is the project solely an interior renovation with no change in the use of the building?			If yes, project is exempt. Skip to signature line.
5. Is the project located in an Economic Development Zone, as defined in DC Law 7-177?			If yes, project is exempt. Skip to signature line.
6. Is the project located within the Central Employment Area as defined in DC Zoning Regulations? (DCMR 11)			If yes, project is exempt. Skip to signature line.
7. Does the total cost of the project exceed $1.42 million, including site preparation and construction?			If yes, and no exemption claimed, Environmental Impact Screening Form (EISF) required.
8. Is the cost of this project $1.42 million or less? If yes, please answer all of the following questions:			If yes, complete A through G
A. Does the project site contain any species of plant or animal that is identified as threatened or endangered?			If yes, EISF required
B. Are any streams, lakes, ponds, springs or wetlands within or contiguous to the project site?			If yes, EISF required
C. Will the project result in an emission of odorous or other air pollutants from any source?			If yes, EISF required
D. Will any mature trees be removed from the site?			If yes, EISF required
E. Will construction be on land where the depth to the water table is less than 3 feet?			If yes, EISF required
F. Will blasting occur as part of the project?			If yes, EISF required
G. Will the project generate medical, infectious, radioactive or hazardous waste?			If yes, EISF required

(over)

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

PROJECT ADDRESS: APPLIED FOR LOT: 0888 SQUARE: 0016
PROJECT DESCRIPTION: SINGLE FAMILY RESIDENCE

Note: please answer all 12 questions in this questionnaire, by checking either column "Yes" or "No" for each question. If you answer "Yes" to any of the questions, you should contact the corresponding office(s) indicated in column 'contact person/office' as soon as possible. Until this application is reviewed and approved by the concerned office(s), the permit will not be issued.

SCOPE OF PROJECT	YES	NO	CONTACT PERSON/OFFICE	OFFICE USE (Initial/Date)
1. 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?		X	(202) 535-2289, EIS Coordinator, EHA	
2. 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)?		X	(202) 535-2525, Underground Storage Tank Division, EHA (202) 535-2250, Air Quality Division, EHA	
3. 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)?		X	(202) 535-2525, Underground Storage Tank Division, EHA (202) 535-2190, Water Quality Division, EHA (202) 535-2250 Air Quality Division, EHA	
4. Will the proposed project involve the installation or drilling of wells other than for the purposes stated in questions 3 and 4?		X	(202) 535-2190, Water Quality Division, EHA	
5. Will the proposed project involve the generation, treatment, storage, disposal or transportation of chemicals or other substances which may be considered hazardous?		X	(202) 535-2290, Hazardous Waste Division, EHA	
6. Will the proposed project involve construction that will disturb the sediment in rivers, streams or wetlands?		X	(202) 535-2190, Water Quality Division, EHA	
7. Will the work to be performed involve the installation, removal, abandonment, or repair of an underground storage tank (UST) system?		X	(202) 535-2525, Underground Storage Tank Division, EHA	
8. Will the proposed project result in the discharge into the air of gases, dust, or the creation of any objectionable odors?		X	(202) 535-2250, Air Quality Division, EHA	
9. 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		X	(202) 535-2250, Air Quality Division, EHA	
10. Was the building built before 1978? (Lead paint may be present.)		X	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

I hereby 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 Questionnaire are complete and correct to the best of my knowledge.

Signature Farhad Nasseri Name (print) MR. FARHAD NASSERI

Address 2946 CHAIN BRIDGE RD. NW WASHINGTON, DC 20016 Date 08/22/01 Phone 202-841-6784

OFFICE USE ONLY

COMMENTS AND PERMIT RESTRICTIONS:

(USE REVERSE IF NECES

EHA Form # 99-1300 – Revis

Scope of the Project	Yes	No	Instructions
9. Has an Environmental Impact Statement (EIS) been prepared pursuant to the National Environmental Policy Act of 1969 (NEPA), or a determination made that no EIS is needed, or has the *functional equivalent of an EIS* been prepared?			**If yes, submit *documentation* to EIS Coordinator, DCRA**
10. Does the project involve only the operation, repair, maintenance, or minor alteration of public structures, facilities, mechanical equipment, or topographical features and involve negligible or no expansion of use beyond that previously existing?			**If yes, skip to signature line**
11. Is an exemption claimed from the requirement to submit an Environmental Impact Screening Form pursuant to DCMR 20, Sec. 7202 that is not referred to in this form? If yes, describe the exemption and cite the relevant section of the regulations on an attachment.			**If yes, describe on an attachment and submit to EIS Coordinator, DCRA**

I certify that all of the statements on this application are true and complete to the best of my knowledge and belief. I agree to comply with all applicable laws and regulations of the District of Columbia. The making of false statements on this application is punishable by criminal penalties *(DC Code Ann. Sec. 22-2514)*

Signature of Owner/Authorized Agent

OFFICIAL USE ONLY

Environmental Impact Screening Form required: Yes _____ No _____ Referred to EIS Coordinator _____

DCRA Reviewer _____ Date _____

If yes, submit to EIS Coordinator
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration

Comments _____

_____

_____

TO REPORT WASTE, FRAUD, OR ABUSE BY ANY DC GOVERNMENT OFFICE OR OFFICIAL, CALL THE INSPECTOR GENERAL ON 1- 800- 521-1639

March/2001

(E) FENCE (COMPLETE ITEMS 94 THRU 102)

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

94. Material and type:	95. Height:	96. Color:	97. Location:
CEDAR WOOD	6.5 ft.	BROWN	☒ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land *

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

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

OFFICIAL USE ONLY

FEE	By:	Date:
$ 25.00		10

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

103. Number:	104. Length:	105. Width:	106. Area:	107. Height:	108. Volume:	109. Estimated Cost of Work:
	ft.	ft.	sq. ft.	ft.	cu. ft.	$

110. Material of Roof:	111. Material of Sides:	112. Wall thickness::	113. Color:
		☐ External ( ) inches ☐ Party ( ) inches	

OFFICIAL USE ONLY

FEE	By:	Date:
$		

(G) AWNING (COMPLETE ITEMS 114 THRU 123)

114. Number:	115. Color:	116. Type:	117. Projections:	118. Height of lowest part of awning:
		☐ Folding ☐ Fixed	Beyond bldg. line _____ in. Beyond pt. of attachm. _____ in.	(a) _____ ft above sidewalk (b) _____ ft above parking (c) _____ ft above grade

119. Material of Frame:	120. Material of Covering:	121. Lettering on Awning?	122. Fixed posts?	123. Over sidewalk cafe?
		☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No

OFFICIAL USE ONLY

FEE	By:	Date:
$		

(H) SIGN (COMPLETE ITEMS 124 THRU 144)

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

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

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

137. Width:	138. Length:	139. Area of Sign:	140. Width of Busin Frontage:
ft.	ft.	sq. ft.	

141. C of O Number for Building:	142. Sign Contractor Lic. No.:	143. Sign Contractor's Address:	144. Phone:

OFFICIAL USE ONLY

Sign FEE		Elect. FEE		Total FEE	
$		$		$	
By:	Date:	By:	Date:	BY:	Da

(I) APPLICANT'S SIGNATURE:

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

Signature of Owner: _____ Address: _____ Date: _____

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

Signature of Agent: Paul Hassel Address: 2946 Chain Bridge Rd N.W. Date: 8/2
Washington DC 20016

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

PERMIT CONTROL

- ☐ _____ Date: _____
- ☐ _____ Date: 8/30/2001
- ☐ 3. PAC _____ 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: KLE Date: 9/18/01
- ☐ 3. DPW - Consumer Engineer
  - Cleared by: Michelle Mosley Date: 9-13-01
- ☐ 4. ERA - Erosion Control
  - Cleared by: _____ Date: _____

Restrictions of the Permit:

Approved per enstalled drawings.
blocking Public Alley with trucks or construction equipment.
Permit does not authorize crossing public sidewalk with trucks.

SEPARATE ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATION PERMITS ARE REQUIRED

C. PLANS AND APPLICATION APPROVAL

- ☐ 1. Information Counter by: S.J. Date: 10.17.01
- ☐ 2. Information Center by: _____ Date: _____
  - ☐ (a) ABC Board by: _____ Date: _____
  - ☐ (b) Noise Control by: _____ Date: _____
  - ☐ (c) Industrial Safety by: _____ Date: _____
  - ☐ (d) Vector Control by: _____ Date: _____
  - ☐ (e) D.C. Animal by: _____ Date: _____
  - ☑ (f) Police Dept. by: [illegible] Date: 9/26/01
- ☑ 3. Zoning by: _____ Date: _____
  - Zoning Update by: _____ Date: _____
- ☑ 4. DPW - Permit and Records Division/Deposit # DO-4329
  - Sidewalk Deposit $ 500.00 Driveway Deposit $ _____
  - by: J.K. Date: 10/3/01
- ☑ 5. Water/Sewer Design Branch
  - Consumer Eng. by: [illegible] Date: 10-17-2001
- ☐ 6. Environmental Regulation Administration
  - ☐ Environmental Policy Review
    - Control No.: _____
    - by: _____ Date: 10.17.01
  - ☐ Erosion Control by: _____ Date: _____
  - ☐ Storm Water Mgmt. by: _____ Date: _____
  - Plan No. _____
- ☑ 7. Mechanical Eng. Review by: [illegible] Date: 10/15/01
- ☑ 8. Plumbing Eng. Review by: [illegible] Date: 10/15/01
- ☑ 9. Electrical Eng. Review by: [illegible] Date: 10/22/01
- ☐ 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 Section) by: [illegible] Date: 9/29/01
- ☐ 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 [illegible] Date: _____
- ☐ 16. Structural Eng. by: [illegible] Date: 10/17/01
- ☐ 17. Permit and Certificate Issuance Counter By: _____ Date: _____
- ☐ 18. Q.C. By: [illegible] Date: 10/17/01

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

ZONING

O Number _____ Date _____

ng Use(s) _____

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

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

DPW — PUBLIC SPACE

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

Exhibit 4

★★★ 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. B439442

PERMIT

Date 10/17/01 (Type) NEW CONST./RETAINING WALL/FENCE Lot 0888 Square 0016

Address of work 909 HUGHES MEWS NW

Permission is hereby granted to (Owner) FARHAD NASSERI NO.

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:

CONSTRUCTION OF A TWO STORY SINGLE FAMILY RESIDENCE WITH HALF BASEMENT. NO BLOCKING PUBLIC ALLEY WITH TRUCKS OR CONSTRUCTION EQUIPMENT. THIS PERMIT DOES NOT AUTHORIZE CROSSING PUBLIC SIDEWALK WITH TRUCKS. SEPARATE ELEC., PLUM MECH. INSTALLATION PERMITS ARE REQUIRED.

TOTAL PERMIT FEE $
FILING FEE $
DATE
FEE PAYABLE $ 509.80

FOR INSPECTIONS CALL 727-7252 442-4641

Builder
Value $
No. of Bldgs.
Width of Bldgs. Length Height
No. of Stories 2 + BASEMENT
Zone FBOD/R3
To be occupied as
Height of terrace above grade
Projections:
Address of owner 1009 SWINKS MILL RD MCLEAN, VA
Deposit No. Amount $
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

D CLARK 32301

FILE COPY

Chief, Permit Issuance Branch

Permit Clerk

Rec'd from D.C. GOVERNMENT
Rec'd on ACCT/CR CASHIER OFFICE
EB220 BUILD STRUCTURE & EQUI
Receipt 200298 Amount $***509.80
Rec'd 10/17/01 at 15:09 By C1k# 4

Exhibit 5

nature _____ Date _____

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., FEB 27, 2001

Plat for Building Permit of SQUARE 16 LOT 888

Scale: 1 inch = 10 feet Recorded in Book A&T Page 359N

Receipt No. 2327

Furnished to: FARHAD NASEM

Surveyor, D.C.

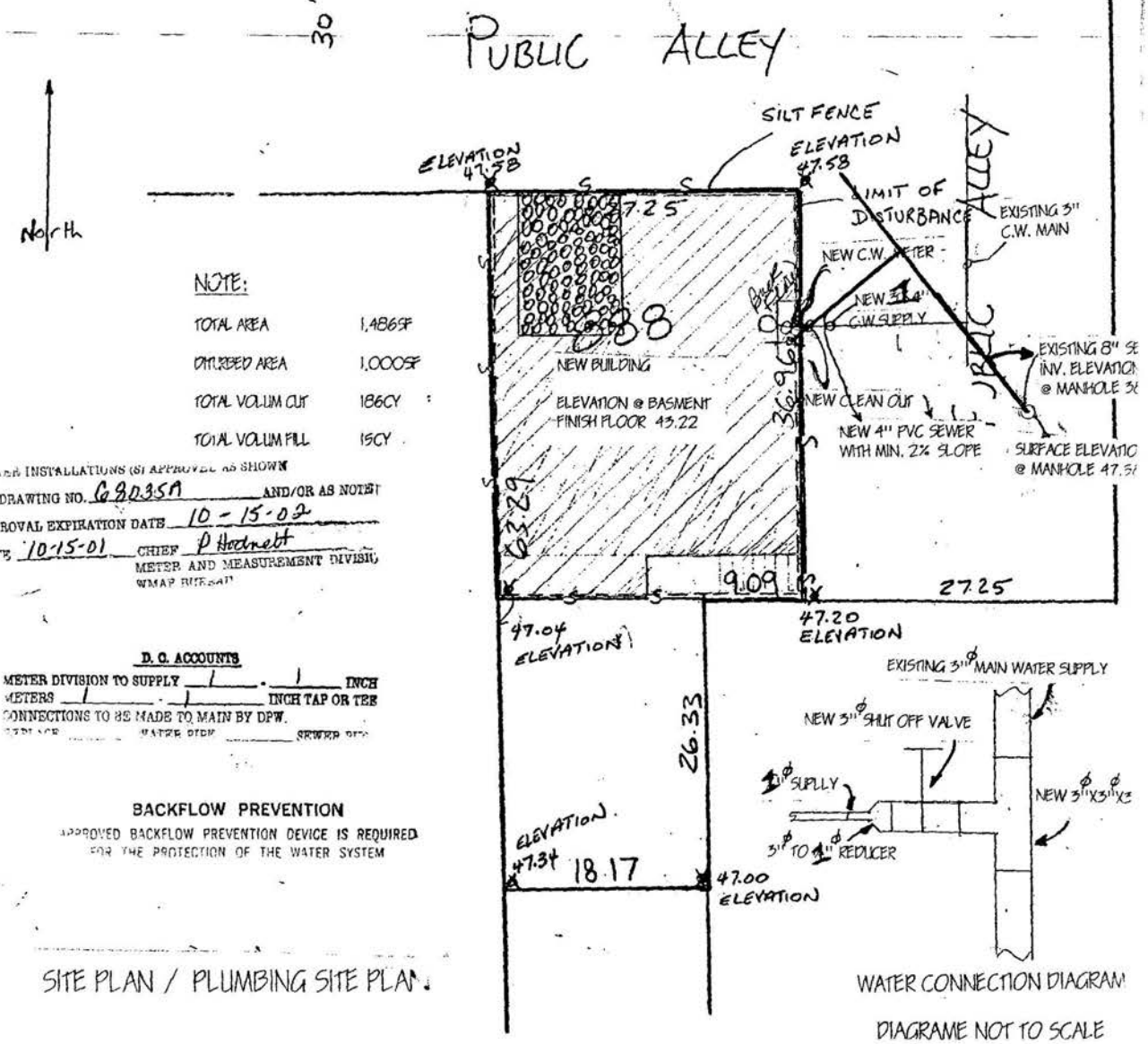
By: MA

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

Date: _____

(Signature of owner or his authorized agent)

NOTE: Lots shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



NOTE:

TOTAL AREA	1,486SF
DISTURBED AREA	1,000SF
TOTAL VOLUM CUT	186CY
TOTAL VOLUM FILL	15CY

WATER INSTALLATIONS (IF APPROVED) AS SHOWN
ON DRAWING NO. 68035A AND/OR AS NOTED
APPROVAL EXPIRATION DATE 10-15-02
DATE 10-15-01 CHIEF P Hodnett
METER AND MEASUREMENT DIVISION
WMAP BUREAU

D. C. ACCOUNTS
METER DIVISION TO SUPPLY 1 - 1 INCH
METERS 1 - 1 INCH TAP OR TEE
CONNECTIONS TO BE MADE TO MAIN BY DPW.
SERVICE WATER PIPE SEWER PIPE

BACKFLOW PREVENTION
APPROVED BACKFLOW PREVENTION DEVICE IS REQUIRED FOR THE PROTECTION OF THE WATER SYSTEM

SITE PLAN / PLUMBING SITE PLAN

WATER CONNECTION DIAGRAM

DIAGRAME NOT TO SCALE