Mr. Anthony Osaghae
204 10th Street, NE
Washington, DC 20002

16934

July 30, 2002

RECEIVED
D.C. OFFICE OF ZONING
2003 MAR 12 PM 5:13

Mr. Toye Bello
Acting Zoning Administrator
Department of Consumer and Regulatory Affairs
941 North Capital Street, NE
Washington, DC 20002

RE: 922 Constitution Avenue, NE – Request for Revocation of Building Permit No.B447067

Dear Mr. Bello:

This is to request a revocation of a recently issued building permit (Permit # B447067 issued on July 12, 2002) for the construction of a three level residential dwelling at the above referenced property address (Lot layout included as Attachment **A**).

A suspension of this permit is sought on the grounds that:

(1) The proposed **row** dwelling violates the provision of Section 405.3 of the Zoning Regulation which requires that "when a one family dwelling ….. is erected that does not share a common division wall with an existing building or a building being constructed together with the new building, then it shall have a side yard on each free-standing side." And because 920 Constitution Avenue shares a common division wall on its west side and not on its east side then, the only dwelling permissible is a **semi-detached** dwelling.

(2) The intended dwelling proposes joining of the retaining wall as well as lot lines for said property with abutting properties facing 10th street without permissions on the applications from adjoining property owners. Rather this section is crossed out as if not applicable.

(3) The proposed dwelling will substantially diminish the quality of living of the adjoining properties by significantly restricting the flow of air and light. Section 405.3 seeks to protect the right of existing dwellings to adequate flow of air and light, a right that residents of at least two of the three properties affected have enjoyed for over 50 years. The sidewall for the proposed dwelling would be less than 10 feet from the windows of my back porch.

BZA
Case No. 16934
Exhibit No. 47

Board of Zoning Adjustment
District of Columbia
CASE NO.16934
EXHIBIT NO.47

(4) The proposed dwelling is inappropriate for the lot width. To remain in compliance with Section 405.3, the only dwelling permissible on this lot is a **semi-detached** dwelling. This is fully consistent with the Office of Zoning's (OZ) Corporation Counsel's position as expressed in a May 6, 2002 memorandum addressing this issue in a substantially similar case (BZA Appeal No. 16811). In this memorandum the OZ's Counsel states that "…. the end lot has to have sufficient lot width to accommodate a semi-detached dwelling, not the smaller lot width for the row dwelling" because "the intent of Subsection 405.3 is to preserve side yards in all districts." It is noteworthy to point out that the BZA in this case decided unanimously that the building permit in question was issued in error, in violation of Section 405.3.

It is my hope that this request for revocation of the permit would be granted by your office given the aforementioned reasons. We believe that ample reasons have been provided to justify our request, and also hope that a timely response to this request will be given considering that the property owner has begun construction, making it painfully difficult with each passing day to reverse this erroneous decision.

Very truly yours,

Anthony Osaghae.

Anthony Osaghae

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

D.C. GOVERNMENT
BUILDING INSPECTION OFFICE

BUILDING PERMIT

PERMIT NO. B447067

Reg# 5 07/15/02 at 09:25 Clk# 6

Date 7/12/02 (Type) MISC./NEW CONST Rcipt# 262826 Amount $***Square00

Address of work 922 CONSTITUTION AVE NE EB22001215 Lot 0097 0939

Permission is hereby granted to (Owner) NO.

J F C BUILDERS, LC

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:

TOTAL PERMIT FEE $
FILING FEE $
DATE
FEE PAYABLE $ 804.00
FOR INSPECTIONS CALL XXXXXX 442-4641

CONSTRUCT NEW SINGLE FAMILY DWELLING ATTACHED ROW HOME. SEPARATE ELEC., PLUMB., AND MECH. INSTALLATION PERMITS ARE REQUIRED. MY WINDOWS TO BE WOOD, NON-CLAD. CLEARED FOR EIS.

FILE COPY

Builder—
Width of Bldgs. Length Height Value $ No. of Bldgs.
Zone R4 No. of Stories 3
Height of terrace above grade To be occupied as SFD
Address of owner 2458 SANDBURG ST DUNN LORING, VA Projections: PORCH & STAIRCASE
Deposit No. Amount $

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

By Chief, Permit Issuance Branch
Permit Clerk

D CLARK 32301
DIRECTOR

02-00126

CONCEPTUAL APPROVAL ONLY. OK TO FILE FOR TECHNICAL REVIEW. NOT RETURN TO HPRB! 1/3/02

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER	
P.A.D.C. No.:	O.G. No.:	R-4			By:
N.P.A. No.:	S.L. No.:	Ward No.:	Receipt No.:	Date:	Receipt No.:

★ ★ ★ GOVERNMENT OF THE DISTRICT OF COLUMBIA

BLRA-33 (Rev. 10/91)

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

11/07 Jan 1/3/02

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY

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

02-00126

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:
922 Constitution AVE		97	939	01/03/02

5. Owner of Building or Property:	6. Address: (Include Zip)	7. Phone:
J.F.C. Builders LLC	2458 Sandburg Street Dunn Loring, VA. 22027	Work: 703-856-8609 Home:
8. Agent for Owner: (if applicable)	**9. Address: (include Zip)**	**10. Phone:**
John Casey	Same	Work: 202-546-7733 Home:

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

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

12. Description of Proposed Work:

Construct New Single Family Dwelling ATTACHED ROW HOME

Projection

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
VACANT	0	0	$ 100.-
16. Proposed Use(s) of Building or Property:	**17. Prop. No. of Stories of Bldg.:**	**18. Prop. No. of Dwelling Units:**	By: Date:
Single Family Home (2 unit Flat)	3	2	M 7/11/02

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?
01/15/02	07/01/02	☐ 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**	See Attached	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)

2-0307 wd-375

OFFICIAL USE ONLY

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

309D

(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:
Switzer A.I.A.			
32. Engineer's Name:	33. Lic. No.:	34. Engineer's Address: *(include Zip)*	35. Phone:
36. Building Contractor's Name:	36A. Lic. No.:	37. Contractor's Address:	38. Phone:
Forma INC		2458 Sandburg Street Dunn Loring, VA. 22027	703 856-8609

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	2004 sq. ft.	a. Building: 60 b. Paved Area: 5 c. Greenery: 35

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**
sq. ft.	2100 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:	52. Signature of Owner (**projection**
PORCH & STAIR CASE	13'	20'	20	

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.: $ 64,000
(b) Alt/Rep.: $
Total: $ 64,000

60. Volume of New Bldg. or Addition: ~~38400~~ cubic ft.

OFFICIAL USE ONLY

Alter/Repair FEE	New Const. FEE	Filing Fee	TOTAL PERMIT FEE
$	$ 768.00	$ 64.00	$ 104.00
By: Date:	By: Date: 8/7/11	By: Date:	By: Date: 8/7/11

(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 Certi. 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 Wate 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:
$		ft.		☐ 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:	$		

1105

ENVIRONMENTAL HEALTH ADMINISTRATION

CONSTRUCTION PERMIT APPLICATION – SUPPLEMENTAL FORM – ENVIRONMENTAL QUESTIONNAIRE

PROJECT ADDRESS: 922 Constitution Ave N.E LOT: 27 SQUARE: 939

PROJECT DESCRIPTION: Single Family Dwelling, Attached Row Home

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?		✓	(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)?			(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)?			(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?		✓	(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?		✓	(202) 535-2290, Hazardous Waste Division, EHA	
6. Will the proposed project involve construction that will disturb the sediment in rivers, streams or wetlands?		✓	(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?		✓	(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?		✓	(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		✓	(202) 535-2250, Air Quality Division, EHA	
10. Was the building built before 1978? (Lead 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

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 _____ Name (print) John F Casey

Address 2458 Sandburg Street, Dunn Loring, VA Date _____ Phone 703-856-8609

OFFICE USE ONLY

COMMENTS AND PERMIT RESTRICTIONS:

(USE REVERSE IF NECESS

EHA Form # 99-1300 – Revised

Scope of the Project	Yes	No	Instructions
12. Is an exemption claimed from the requirement to submit an Environmental Impact Screening Form pursuant to Title 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.
13. 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.
14. 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 100 feet of the project site?		✓	If yes, EISF required.
C. Will the project result in an emission of odorous or other air pollutants from any source, including VOCs?		✓	If yes, EISF required.
D. Will this action involve the use, production or disposal of hazardous substances as defined in 20 DCMR 7299?		✓	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.

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 Sec. 22-2514)

Signature of Owner/Authorized Agent _____ Date 01/03/02

OFFICIAL USE ONLY

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

DCRA Reviewer ZM Date 7/12/02

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

Comments _____

NOTE: APPROVAL OF A BUILDING PERMIT IS NOT SYNONYMOUS WITH APPROVAL OF AN ACTION OR ENTIRE PROJECT UNDER THE ENVIRONMENTAL POLICY ACT OF 1989. IF THE APPLICANT BUILDS ON THE SAME, ADJACENT OR ABUTTING PROPERTY OR EXPANDS UPON THE WORK DESCRIBED IN THE INSTANT APPLICATION OR PLANS AND SPECIFICATIONS WITHIN THREE YEARS, AN ENVIRONMENTAL IMPACT SCREENING FORM MAY BE REQUIRED FOR THE ENTIRE PROJECT, INCLUDING THE PORTION ENCOMPASSED BY THIS APPLICATION AND PERMIT APPROVAL. FURTHER, IF THE ACTION IS IN VIOLATION OF ANY FEDERAL OR DISTRICT LAWS PERTAINING TO THE ENVIRONMENT, AN EISF CAN BE REQUIRED.

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

INSTRUCTIONS FOR ENVIRONMENTAL INTAKE FORM

DC Public Law 8-36, the Environmental Policy Act of 1989, requires that all District of Columbia agencies consider the environmental impact of all proposed major actions prior to issuing any approvals for such actions. The purpose of the Environmental Intake Form is to screen all applications for permits to ensure compliance with DC Public Law 8-36 (Environmental Policy Act of 1989). Every applicant for a building permit must complete this form for submission with the application for a permit. A copy of the Regulations of the Environmental Policy Act of 1989 is available for review in the Permit Service Center, Room 2300, 941 North Capitol Street NE. Or you can visit www.dcra.org on the Internet to find forms, laws and regulations, maps and links to other websites that provide information related to environmental policy review.

Department of Consumer and Regulatory Affairs (DCRA) staff will review the Environmental Intake Form and determine whether or not an Environmental Impact Screening Form (EISF) is required. If a determination is made that an EISF is not required, the application for a permit will proceed through its normal reviews. **If a determination is made that an EISF is required, no permit can be issued until interagency reviews of the EISF are completed, and a determination is made by the Director of DCRA that the proposed action will not result in substantial negative impact.**

Following are line-by-line instructions and resources for completing the Environmental Intake Form. Note that in addition to the resources provided below, all District of Columbia laws and regulations are available at local DC public libraries. Please note that all phone numbers are within the (202) area code.

1. **Is this project a residential structure within the R-1 through R-5-A zoning districts?**
   - If the answer is yes, go directly to the signature line.
   - If the answer is no, proceed to the next question.
   - If you don't know the zoning for this property, ask to speak to the Zoning Technician in Room 2300. In addition, the Zoning Regulations and zoning maps are available on the Internet at www.dcoz.dcgov.org.
2. **Is this project a single-family structure that is not in conjunction with the building of two or more units?**
   - If the answer is yes, go directly to the signature line.
   - If the answer is no, proceed to the next question.
3. **Is this project an accessory structure such as a garage, patio, swimming pool or fence?**
   - If the answer is yes, go directly to the signature line.
   - If the answer is no, proceed to the next question.
4. **Is the project solely an interior renovation with no change in the use of the building?**
   - If the answer is yes, go directly to the signature line.
   - If the answer is no, proceed to the next question.
5. **Is the project located in an Economic Development Zone, as defined in DC Law 7-177?**
   - If the answer is yes, go directly to the signature line.
   - If the answer is no, proceed to the next question.
   - For reference, a map of the Economic Development Zones is located in the Permit Service Center, Room 2300, 941 North Capitol Street NE. A copy of DC Law 7-177 is available from the Office of Documents, 441 4th Street NW.
6. **Is the project located within the Central Employment Area as defined in DC Zoning Regulations? (DCMR 11)**
   - If the answer is yes, go directly to the signature line.
   - If the answer is no, proceed to the next question.
   - For reference, a map of the Central Employment Area is located in the Permit Service Center, Room 2300, 941 North Capitol Street NE. The DC Zoning Regulations are available on the Internet at www.dcoz.dcgov.org.
7. **Does the total cost of the project exceed $1.42 million, including site preparation and construction?**
   - If the answer is yes, go directly to question # 9
   - If the answer is no, proceed to question # 8.
8. **Is the cost of this activity is $1. 42 million or less?** If yes, please answer # 8A through # 8G and proceed to # 9:
   A. Does the project site contain any species of plant or animal that is identified as threatened or endangered?
   - There are three species listed as threatened or endangered in the District of Columbia: the bald eagle, Hay's Spring amphipod, and the shortnose sturgeon. Please call the Fisheries and Wildlife Division of the Department of Health at 535-2266 if you have further questions.

   B. Are any streams, lakes, ponds, springs or wetlands within or contiguous to the project site?
   - If uncertain, you may visit the Internet at www.dchealth.com\EHA\wqd\reports\htm – or call the Water Quality Division of the Department of Health at 535-2190.

   C. Will the project result in an emission of odorous or other air pollutants from any source?
   - Call 535-2506 if you have any questions.

   D. Will any mature trees be removed from the site?
   - For information regarding mature trees, call 727-1000 and ask for the Tree Division.

   E. Will construction be on land where the depth to the water table is less than 3 feet?
   - For information, you may call 535-2190.

   F. Will blasting occur as part of the project?

Over

(To Be Attached Form)

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS
PUBLIC SPACE

309-D

Address of Work: 922 Constitution Ave N.E.

Description of Work: Single Family Dwelling

Section of 108.4 Deposit shall be made as determined in the processing of the application under 107.10

Refund of Deposit upon completion of the work for which the permit was issued, such deposit, or any Unexpended balance thereof, shall be refunded upon application the owner, or to the depositor if other than the owner, on written authorization by the owner. The application for refund shall be approved by the Director, and in case of deposits made in connection with matter affecting public space or parking space, the refund shall also be contingent on approval of the Division of Transportation.

DEPOSIT:	**$** 300	**(Sidewalk)**
	$	**(Driveway)**
	$	**(Street lights)**
	$	**(Sheeting Shoring)**
	$	**(Alley)**
TOTAL	**$** 300	

Building Applicant-Note

The undersigned applicant hereby expresses the intent to conform in all respects with Article 72 of the Zoning Regulations effective May 12, 1958, dealing with the provision of accessible parking space on Private Property. In any case where access to parking space will be from a public alley, the obligation is assumed to grade the parking space to such grade as may be designated by the inspector of buildings as suitable to provide access to the alley on the basis of approved alley grade. In any case where access to make proper junction with access driveway at the property line. Application for a permit to install a driveway across public space to the curb line of the roadway is to be made, as required, to the Division of Transportation and Traffic, and approval of the Building Application are to be contingent upon driveway approval.

Contact Person: John Casey **Telephone:** 202-437-0962

Building application indicates that access to parking space will be from a public alley.

Name of D.P.W. Transportation Official. (Print & sign)

3/20/02

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

FILED JOB NOTIFICATION

Applicant JFC Builders, LLC	Job # 309 D
Job Address 918, 922 Constitution AVE NE	Date Filed 01/03/02
Mailing Address 2458 Sandburg Street Dunn Loring, VA 22027	

This is to inform you that the initial review of the above referenced application for a building permit will be completed on _____. For information on the status of your project, you may call 442-4547. Please reference the job number noted above to assure that you receive accurate information.

Preliminary review of your application indicates that:

- ☐ No additional information is required at this time.
- ☐ You must submit or respond to the items checked on this form in order to complete the review of your application. Please transmit requested Zoning information to the Plans File Room (Room 2224). Materials requested by WASA, Environmental Health and Public Space should be transmitted to representatives of those agencies in Room 2300. Note that you may also be referred to other off-site locations for further review of your plans.

ZONING #442-4560

- ☐ Board of Zoning Adjustment relief is required. Contact the Zoning Division at 442-4560 for direct filing or a letter of referral.
- ☐ Two sets of preliminary architectural plans
- ☐ Two original DC Surveyor's plats
- ☐ Two sets of roof structure plans
- ☐ Completed Roof Structure Data Sheet (form appended)
- ☐ Two topographic site plans indicating grading, ingress/egress routes and surface parking
- ☐ Completed Antenna Data Sheet (form appended)
- ☐ Completed Zoning Design Data Sheet (standard format appended)
- ☐ Other _____

WATER AND SEWER AUTHORITY #442-4648/787-2057

- ☑ Two site plans showing at least the following:
  1. Water lateral from building to point of connection, meter pit or meter vault, and backflow preventer.
  2. Sewer lateral and point of connection, with clean-out manhole at the property line.
  3. Sewer invert elevation at clean-out and at point of connection.
  4. Storm water quality and quantity control structures
- ☑ Proof of approval from Environmental Health
- ☐ Completed Wastewater Discharge Questionnaire (form appended)
- ☑ Proof of approvals for water meter (612-3400) and backflow preventer (612-3441)
- ☑ Other SEE CKC

ENVIRONMENTAL HEALTH # 442-9518

- ☒ One set of plans for erosion and sediment control showing total square footage of disturbed earth
- ☐ One set of plans for storm water management
- ☐ 3 copies of a soils report (unstable soils)
- ☐ Completed Site Development Submittal Information (form appended)
- ☐ Completed Environmental Questionnaire
- ☐ Completed Storm Water Discharge Facility Information Form (form appended)
- ☒ Other TODAY 6 MONTHS

PUBLIC SPACE # 442-4670

- ☑ Driveway – Eight site plans, showing dimensions from intersection to driveway, and length and width of driveway
- ☑ Trees – Four site plans, showing dimensions from curb to tree space, and the type and number of trees
- ☑ New sidewalk construction – four site plans, showing the dimensions from curb to property line, the length and width of the sidewalk, and the name and type of brick or cement
- ☐ Other (2) sets plans showing public space. See attached and Fed ex at See Tysons 2 counters

3/2001

BERA 33C

CONTRACT AGREEMENT

Name of Contractor/Owner JFC Builders LLC **Contractor's License No.** _____

Address of Contractor/ Owner 2458 Sandburg Street, Dunn Loring, VA. 22027 **Date:** 12/27/01

ADDRESS OF PROPOSED WORK: 922 Constitution Ave N.E. Washington, D.C.	LOT: 27 SQUARE: 939
OWNER OF BUILDING OR BUSINESS: John Casey	PHONE No: 703-856-8609
DESCRIPTION OF PROPOSED WORK: Single Family Dwelling Attached Row Home	

COST ESTIMATE

CONSTRUCTION e.g drywall, ceilings, framing, carpentry etc	$ 38.000	
ELECTRICAL	$ 5,000	
MECHANICAL	$ 4600	
PLUMBING	$ 6,500	
FIRE PROTECTION e.g sprinkler system, fire alarm system, generator etc.	$ 1,500	
DEMOLITION	$ Ø	
MISC/OTHER (please specify)	$ 8,400	
TOTAL	$ 64,000	

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 _____ John F. Casey **Date:** 12/27/01
Signature & print

OWNER OF BUILDING/BUSINESS Same **Date:** 12/27/01
Signature & print

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

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

DEPARTMENT OF HEALTH
ENVIRONMENTAL HEALTH ADMINISTRATION

LEAD HAZARD CONTROL PERMIT QUESTIONNAIRE AND EXEMPTION FORM

Project Address: 922 Constitution Ave NE

Name of Owner(s): JFC Builders, LLC Name of Contractor: John Casey

Phone Number: 703-856-8609 Square #: 939 Lot #: 27 Ward #: ____

Project Start Date: 01/15/02 Project End Date: 07/01/02

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?			
B. Onsite stripping and removal of lead-based paint?			
C. Partial demolition or gutting of building?			
2. Does the project involve the removal and covering of lead-contaminated soil?			

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 reside 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 application 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 civil 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 for approval.

John F. Casey — SIGNATURE — 01/03/02 — DATE

John F. Casey — PRINT NAME

For Official Government Use Only

PERMIT REQUIRED YES ☐ NO ☐ Reviewed By: Date

DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS
Building and Land Regulation Administration
941 North Capitol Street NE, Suite 2000
Washington DC 20002

ENVIRONMENTAL INTAKE FORM

Project Name:	Project Address: Lot: Square:
JFC Builders, LLC	922 Constitution AVE 27 939
Filed Job Application # (if applicable):	Project Description: Single Family Dwelling

Owner: JFC Builders Date: 01/03/02

Owner's address and phone #: 2458 Sandburg Street Ann Corbg, VA. 22027

Authorized agent: _____

Address and Phone # of authorized agent: _____

Scope of the Project	Yes	No	Instructions
1. Is this a residential project within the R-1 through R-5-A zoning districts?	✓		If yes, skip to signature line.
2. Is this project a single-family residence that is not in conjunction with the building of two or more units?	✓		If yes, skip to signature line.
3. Is this project an accessory structure such as a garage, patio, swimming pool or fence?		✓	If yes, skip to signature line.
4. Is the project solely an interior renovation with no change in the use or capacity of the structure being renovated?		✓	If yes, skip to signature line.
5. Is the project located in an Economic Development Zone, as defined in DC Code 5-1401 et seq (DC Law 7-177)?		✓	If yes, skip to signature line.
6. Is the project located within the Central Employment Area as defined in DC Zoning Regulations? (Title 11DCMR)		✓	If yes, skip to signature line.
7. 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.
8. 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.
9. Does the owner of this site own adjacent or abutting property?		✓	If yes, submit a site plan to EIS Coordinator, DCRA. If no plan exists, submit written explanation to EIS Coordinator, DCRA.
10. Does the owner of this site plan to acquire property that is adjacent to or abutting this site within the next three years?		✓	If yes, submit a site plan to EIS Coordinator, DCRA. If no plan exists, submit written explanation to EIS Coordinator, DCRA.
11. Is additional activity that requires a permit planned by the applicant for this site or any site within the same square during the next three years?		✓	If yes, submit a site plan to EIS Coordinator, DCRA. If no plan exists, submit written explanation to EIS Coordinator, DCRA.

- over -

(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: ft.	96. Color:	97. Location: ☐ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land *

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

98. Signature of Adjoining Owner:	99. Phone: Work Home	OFFICIAL USE ONLY: FEE $	By:	Date:
100. Address of Adjoining Owner:	101. Lot:	102. Square:		

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

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

(G) AWNING (COMPLETE ITEMS 114 THRU 123)

114. Number:	115. Color:	116. Type: ☐ Folding ☐ Fixed	117. Projections: Beyond bldg. line ____ in. Beyond pt. of attachm. ____ in.	118. Height of lowest part of awning: (a) ____ ft above sidewalk (b) ____ ft above parking (c) ____ ft above grade	OFFICIAL USE ONLY FEE $ By: Date:

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

(H) SIGN (COMPLETE ITEMS 124 THRU 144)

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

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

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

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

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

OFFICIAL USE ONLY					
Sign FEE		Elect. FEE		Total FEE	
$		$		$	
By:	Date:	By:	Date:	BY:	Date:

(I) APPLICANT'S SIGNATURE:

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

Signature of Owner: _____ Address: SAME Date: _____

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

Signature of Agent: _____ Address: _____ Date: _____

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

A. PERMIT CONTROL

- ☐ 1. Fine Arts by: _____ Date: _____
- ☑ 2. Historic by: [illegible] Date: 6-28-02
- ☐ 3. PADC by: _____ Date: _____
- ☐ 4. Cap. Gateway by: _____ Date: _____
- ☐ 5. W.H./ Obs. Precinct by: _____ Date: _____
- ☐ 6. Flood Control by: _____ Date: _____
- ☐ 7. WMATA by: _____ Date: _____
- ☐ 8. Condem. by: _____ Date: _____
- ☐ 9. RLA by: _____ Date: _____
- ☐ 10. Rental Accom. by: _____ Date: _____
- ☐ 11. Chinatown Distr. by: _____ Date: _____
- ☐ 12. Utility Clearance by: _____ Date: _____
- ☐ 13. General Liability Ins. Policy Clearance by: _____ Date: _____

B. CLEARANCE TO FILE PLANS

- ☐ 1. Zoning by: _____ Date: _____
- ☐ 2. DPW — Permit and Records Division
  Access to Parking Street ☐ Street ☐ Alley
  Cleared by: _____ Date: _____
- ☐ 3. DPW - Consumer Engineer
  Cleared by: [illegible] Date: 7-7-02
- ☐ 4. ERA Erosion Control
  Cleared by: [illegible] Date: 1/4/02

Restrictions of the Permit

SEPARATE ELEC. MECH. PLUMB. AND MECHANICAL INSTALLATION PERMITS REQ'D.
MECH. APPROVED TO BE ISSUED SEPARATELY
Cleared in EJ's f/m 7/12/02

FILE COPY
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

C. PLANS AND APPLICATION APPROVAL

- ☑ 1. Information Counter by: [illegible] Date: 5/17/02
- ☐ 2. Information Center by: _____ Date: _____
  - ☐ (a) ABC Board by: _____ Date: _____
  - ☐ (b) Noise Control by: _____ Date: _____
  - ☐ (c) Industrial Safety by: _____ Date: _____
  - ☐ (d) Vector Control by: _____ Date: _____
  - ☐ (e) D.C. Animal by: _____ Date: _____
  - ☐ (f) Police Dept. by: _____ Date: _____
- ☑ 3. Zoning by: [illegible] Date: 5/17/02
  Zoning Update by: _____ Date: _____
- ☑ 4. DPW - Permit and Records Division/Deposit # [illegible]
  Sidewalk Deposit $ [illegible] Driveway Deposit $ _____
  by: _____ Date: [illegible]
- ☑ 5. Water/Sewer Design Branch
  Consumer Eng. by: [illegible] Date: 3/4/01
- ☐ 6. Environmental Regulation Administration
  - ☐ Environmental Policy Review
    Control No.: _____
    by: _____ Date: 3/1/02
  - ☑ Erosion Control by: [illegible] Date: 3/1/02
  - ☐ Storm Water Mgmt. by: _____ Date: _____
    Plan No. _____
- ☑ 7. Mechanical Eng. Review by: [illegible] Date: 4/19/02
- ☐ 8. Plumbing Eng. Review by: [illegible] Date: 4/19/02
- ☑ 9. Electrical Eng. Review by: [illegible] Date: 3/26/02
- ☐ 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: 3/12/02
- ☐ 12. Elevator Plan Rev. by: _____ Date: _____
- ☐ 13. Plumbing Insp. Rep. by: _____ Date: _____
- ☐ 14. Construction Insp. Branch (Field Check) by: _____ Date: _____
- ☐ 15. Historic Pres. Div. by: [illegible] Date: _____
- ☑ 16. Structural Eng. by: [illegible] Date: 7/11/02
- ☐ 17. Permit and Certificate Issuance Counter By: _____ Date: _____
- ☐ 18. Q.C. By: [illegible] Date: 7/12/02

ZONING

C of O Number _____ Date _____
Existing Use(s) _____

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

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

DPW — PUBLIC SPACE

Street Name: _____
Street Width: 90'
Road Width: 32'
Sidewalk Width: 12'
Parking: [illegible]
Restrictions: [illegible]