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

**Building and Land Regulation Administration**
**Office of the Zoning Administrator**

May 23, 2002

**MEMORANDUM**

TO: Board of Zoning Adjustment

FROM: Toye Bello, Chief
Zoning Review Branch

SUBJECT: Revised Proposed Addition to an Existing Non-conforming Single Family Dwelling Semi-Detached located at premises 505 6th Street, S.E., Lot(s) 56, in Square 846, Zoned CAP/R-4

Review of plans for the proposed addition to an existing non-conforming single family dwelling at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Special Exception pursuant to Sections 223 and Section 2001.3 to an addition to an existing non-conforming structure located in the CAP/R-4 Zone. (Section 3104.1)

TB/GH/ee

**BZA**
**Case No. 16952**
**Exhibit No. 6**



Board of Zoning Adjustment
District of Columbia
CASE NO.16952
EXHIBIT NO.6

## NOTES AND COMPUTATIONS

ADDRESS: 505 6th Street, S.E. LOT(S): 56 SQUARE: 846

ZONED:

| | REQUIRED | ALLOWED | PROVIDED | VARIANCE |
|---|---|---|---|---|
| LOT AREA | 3,000 Sq. Ft. | | 1,525 Sq. Ft. (Existing) | 1,475 ( (49.20%) (Existing) (Existing |
| LOT WIDTH | 30' | | 27.68' (Existing) | 2.32' 7.70% (Existing) (Existing) |
| LOT OCCUPANCY (40%) | | 610 Sq. Ft. | 762 Sq. Ft. (Existing) (50%) | 150 Sq. Ft. (24.60%) (Existing) (Existing) |
| FLOOR AREA RATIO (1.8) | | 2,745 Sq. Ft. | Exist.: 1,399.41 Sq. Ft. (0.92%)<br>Prop.: 125.74 Sq. Ft. (0.08%)<br>Total 1,525.74 Sq. Ft. (1.0 ) | |
| PARKING SPACES | 1 | | Existing | |
| LOADING BERTHS | N/A | | N/A | |
| FRONT YARD | N/A | | N/A | |
| REAR YARD | 20' min. | | 7.58' (Existing) | 12.42' (Exist.) 62.1% (Exist.) |
| SIDE YARD | 0' & 8' min. | | 0' & 7.18' | 0.82' - (10.25%) |
| COURT, OPEN | N/A | | | |
| COURT, CLOSED | N/A | | | |

| PRE-FILE NUMBERS | | Z | IG DISTRICT | FILE NUMBER | PERMIT NUMBER | |
|---|---|---|---|---|---|---|
| P.A.D.C. No.: | O.G. No.: | | | | | By: |
| H.P.A. No.: | S.L. No.: CAP/R-4 | 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)

# 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: |
|---|---|---|---|---|
| 505 6TH ST SE | | 56 | 846 | 3/19/01 |

| 5. Owner of Building or Property: | 6. Address: (include Zip) | 7. Phone: |
|---|---|---|
| PAUL LUMPKIN | 505 6TH ST SE WASHINGTON DC ~~2003~~ | Work: (202) 997 - 1314 mobile Plan<br>Home: |

| 8. Agent for Owner: (if applicable) | 9. Address: (include Zip) | 10. Phone: |
|---|---|---|
| BUILDERS PERMIT SERVICE ED PETERS | 1403 KORAMAR RD NW WASHINGTON DC 20012 | Work: 202-829-7910<br>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:

BUILD 2ND STORY ADDITION OVER EXIST 1ST STORY AND REMODEL ~~ROOF~~ PORCHES AND PLAT

| 13. Existing Use(s) of Building or Property: | 14. Ex. No. of Stories of Bldg.: | 15. Ex. No. of Dwelling Units: | Official Use Only<br>Miscellaneous FEE<br>$<br>By: Date: |
|---|---|---|---|
| SFD | 2 | 1 | |
| **16. Proposed Use(s) of Building or Property:** | **17. Prop. No. of Stories of Bldg.:** | **18. Prop. No. of Dwelling Units:** | |
| SFD | 2 | 1 | |

| 19. Starting Date of Work: | 20. Completion Date of Work: | 21. Method of Removing Construction Debris: | 22. Does the proposed work involve **disturbing the earth** or razing a building? |
|---|---|---|---|
| ASAP | 6 MONTHS | ☒ Pick-up Truck ☐ Dumpster<br>☐ Other *(specify)*: | ☐ Yes, answer **q. 23**<br>☒ 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**<br>☐ No, SKIP **q. 24-25** | | 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)

0307 wd-375

OFFICIAL USE ONLY

| | R | F | H | A |
|---|---|---|---|---|
| M | | | | |
| P | | | | |
| E | | | | W ☐ Yes ☐ No |
| F | | | | PLANS |
| S | | | | ☐ No ☐ Sm. ☐ Lg. |

SITE BZA

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

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

| 39. Type of Construction | 40. Fire Suppression: | 41. Booster Pump: | 42. Total Lot Area: | 43. Breakdown of Lot Area (= 100%): |
|---|---|---|---|---|
| ☒ Masonry ☐ Steel<br>☒ Wood ☐ Other:<br>☐ Concrete | ☐ Fully Sprinklered ☐ Standpipe System<br>☐ Partially Sprinklered ☒ None<br>☐ Other: | ☐ New<br>☐ Existing<br>☒ None | 1540 sq. ft. | a. Building: 26 %<br>b. Paved Area: 1 %<br>c. Greenery: 73 % |

| 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?** |
|---|---|---|---|
| 688 sq. ft. | 816 sq. ft. | ☐ All ☒ Floors 2 ND | ☐ Yes, answer **q. 48-52**<br>☒ 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.<br>52. Signature of Owner **(projection only):** |
|---|---|---|---|
| N/A | N/A | N/A | |

| 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<br>☒ No | ☐ Yes<br>☒ No | ☐ Yes<br>☒ No | ☐ Yes, answer **q. 57**<br>☒ No, SKIP **q. 57** | | ☐ Yes, cert. is attached<br>☐ No |

59. Estimated Cost of Work:
(a) New/Add.: $ 14,500 00
(b) Alt/Rep.: $ 2,500 00
Total: $ 17,000 00 NC

60. Volume of New Bldg. or Addition: 1,024 cubic ft.

**OFFICIAL USE ONLY**

| Alter/Repair FEE | New Const. FEE | Filing Fee | TOTAL PERMIT FEE |
|---|---|---|---|
| $ 80 00 | $ 20 00 | $ | $ 105 00 |
| By: Date: 4/13 | By: Date: 4/13 | By: Date: | By: Date: 4/13 |

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

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

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

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

81. Asbestos in the Building?
☒ No ☐ Yes, Location _____

82. Raze Contractor Signature:

83. Owner's Signature:

**OFFICIAL USE ONLY**

| 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: ft. | 87. Color: | 88. Location: |
|---|---|---|---|---|
| $ | | | | ☐ Entirely on Owner's Land<br>☐ 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 | |
|---|---|---|
| 91. Address of Adjoining Owner: | 92. Lot: | 93. Square: |

**OFFICIAL USE ONLY**

| FEE | By: | Date: |
|---|---|---|
| $ | | |

BLRA 33C

# CONTRACT AGREEMENT

Name of Contractor/Owner Paul Lumpkin Contractor's License No. _____

Address of Contractor/ Owner 505 6th St., SE, Washington, D.C. 20003 Date: 3/19/01

| | |
|---|---|
| ADDRESS OF PROPOSED WORK<br>505 6th St., SE, Washington, D.C. | LOT: 56<br>SQUARE: 846 |
| OWNER OF BUILDING OR BUSINESS:<br>Paul Lumpkin | PHONE No:<br>202-544-2862 |

DESCRIPTION OF PROPOSED WORK:

construct second floor bedroom addition over existing 1st floor.
construct roof canopy over stoop

## COST ESTIMATE

| | | |
|---|---|---|
| CONSTRUCTION e.g drywall, ceilings, framing, carpentry etc | $ 15,000 | |
| ELECTRICAL | $ 1200 | |
| MECHANICAL | $ 800 | |
| PLUMBING | $ — | |
| FIRE PROTECTION e.g sprinkler system, fire alarm system, generator etc. | $ — | |
| DEMOLITION | $ — | |
| MISC/OTHER (please specify) | $ | |
| TOTAL | $ 17,000 | |

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 Paul Lumpkin Date: 3/19/01
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.

## ENCE (COMPLETE ITEMS 94 THRU 102)

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

| | 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.

| Adjoining Owner: | 99. Phone: Work Home | OFFICIAL USE ONLY: FEE $ | By: | Date: |
|---|---|---|---|---|
| ress 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: _____ 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: 1463 Rhode Island Rd NW DC Date: 3/19/01

## (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: _____
- ☐ 3. DPW - Consumer Engineer
  Cleared by: _____ Date: _____
- ☐ 4. ERA - Erosion Control
  Cleared by: _____ Date: _____

Restrictions of the Permit:

### C. PLANS AND APPLICATION APPROVAL

- ☐ 1. Information Counter by: _____ Date: _____
- ☐ 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: _____ Date: _____
  Zoning Update by: _____ Date: _____
- ☐ 4. DPW - Permit and Records Division/Deposit #
  Sidewalk Deposit $_____ Driveway Deposit $_____
  by: _____ Date: _____
- ☐ 5. Water/Sewer Design Branch
  Consumer Eng. by: _____ Date: _____
- ☐ 6. Environmental Regulation Administration
  - ☐ Environmental Policy Review
    Control No.: _____
    by: _____ Date: _____
  - ☐ Erosion Control by: _____ Date: _____
  - ☐ Storm Water Mgmt. by: _____ Date: _____
    Plan No. _____
- NO ☐ 7. Mechanical Eng. Review by: _____ Date: 4/3/01
- NO ☐ 8. Plumbing Eng. Review by: _____ Date: 4/3/01
- ☐ 9. Electrical Eng. Review by: _____ Date: _____
- ☐ 10. Health Plan Review
  - ☐ (a) Food Plan Review by: _____ Date: _____
  - ☐ (b) Medical X-ray Plan Rev. by: _____ Date: _____
- ☐ 11. D.C. Fire Dept. (Fire Prevention Plan Review Section) by: _____ Date: _____
- ☐ 12. Elevator Plan Rev. Sec. by: _____ Date: _____
- ☐ 13. Plumbing Insp. Rev. by: _____ Date: _____
- ☐ 14. Construction Insp. Branch (Field Check) by: _____ Date: _____
- ☐ 15. Historic Pres. Div. by: _____ Date: _____
- ☐ 16. Structural Eng. by: _____ Date: _____
- ☐ 17. Permit and Certificate Issuance Counter By: _____ Date: _____

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

By: _____ Date: _____

### ZONING

C of O Number _____ Date _____

Existing Use(s) _____

BZA

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

Job No.: #514-D

BZA Case No.:

PUD Order No.:

### DPW — PUBLIC SPACE

Street Name: _____

Street Width: _____

Road Width: _____

Sidewalk Width: _____

Parking: _____

Restrictions: _____