June 10, 2003

Mr. Geoffery Griffis
Chairperson
Board of Zoning Adjustment
441 Fourth Street NW, Room 201
Washington DC, 20001

RECEIVED
D.C. OFFICE OF ZONING
2003 JUN 11 AM 11:58

Re: BZA Application 16970
National Child Research Center
3209 Highland Place NW, Square 2072, Lot 30

As the adjoining neighbors to NCRC's East, 3207 Highland Place, we oppose the proposal before the BZA as it would bring undue hardship and negative impact unique to our property, as well as to our neighborhood. This packet addresses some of the inherent problems with this plan, regarding both its Architectural Submission and its physical implementation.

The two papers are titled:

NCRC Plans: Mistakes and Clarifications of the
Submission to the Board of Zoning Adjustment dated 31 October 2002

and

Some Arguments for the Opposition of Application 16970

Each has appendices at the end of the packet.

Respectfully Submitted,

Linda Badami

Gaylord Neely and Linda Badami
3207 Highland Place NW
Washington DC, 20008

BZA
Case No. 16970
Exhibit No. 193

Board of Zoning Adjustment
District of Columbia
CASE NO.16970
EXHIBIT NO.193

NCRC Plans: Mistakes and Clarifications of the
Submission to the Board of Zoning Adjustment dated 31 October 2002

Though Charles Anthony Architects do provide beautiful images, there are mistakes in the provided information that affect many considerations before the BZA.

There is no South elevation of the Main House with the addition, nor is there a South elevation with the Main House and the Maintenance Building in the same view, as it would be.

- In the Proposed Site Plan dated 09 September 2002, the South elevation of the Main House does not show that the proposed elevator would be seen from the road. After pointing this out to Mr. Anthony at ANC meetings, he did acknowledge the error, but to my knowledge has not provided a corrected image to the BZA. In the Submission to the Board of Zoning Adjustment dated 31 October 2002, pages 16, 17 and 18 show the East, North and West elevations but there is no South elevation provided of the Main House. (Appendix 01)

- Page 15 shows the elevator over the porch, but in this stylized drawing, the viewer cannot tell that the elevator can be seen through the open porch as well. (Appendix 02 and 03)

- The Maintenance Building will be in full view from Highland Place, but page 15 does not show the Maintenance Building at all. (Appendix 02 and 03)

- Page 17 fails to include the Maintenance Building at all, thereby minimizing the appearance of impact. (Appendix 04) Further, page 16 provides the Maintenance Building's East elevation, page 18 the West in relation to the Main House, but when the South elevation is provided on page 22 it is again without the Main House. Since the cross-section shows the full Carriage House, the Main House should at least be outlined in for accurate perspective. (Appendix 05)

The Maintenance Building's size is misrepresented.

- Page 3 shows the downview of the existing bike shed by shading the area, but then leaves the existing shed area shaded when depicting the proposed Maintenance Building. This indicates that the current shed is to remain with only an addition, but instead it will be a completely new structure. (Appendix 06)

- This misrepresentation is repeated in page 19, where the bold line of the Maintenance seems to indicate it will attach to an existing shed. (Appendix 07)

- The Maintenance building is listed as 1 story. (Appendix 06) Though it would have the same roof line neighboring garage, it will be a split level building, thus actually a taller structure. The south elevation would have a door for the maintenance entrance. But around on the playground side, the land between the

Playhouse and Maintenance Building would be regraded. Stairs would lead down to the West elevation where a different set of doors would open to access play equipment. This fact is blurred on Page 22 where a bush is placed just as the Building steps down. (Appendix 05)

The provided site survey holds some inaccuracies.

- Regarding trees, on page 24 the survey depicts the Beckner's trees, at 3225 Highland adjoining NCRC on west, at least 8 feet into their property. At the rear of 3207 Highland, on NCRC's east, the survey shows two trees within the first twelve feet of the property line. The six trees, which are in the front half of 3207 within two feet of the property line, all are omitted. (Appendix 08 and 09)

- The topographical lines are difficult to read, especially in the area of the proposed Carriage House. In fact, two of the contour lines simply stop, allowing the viewer to get incorrect information unless the lines are carefully examined. (Appendix 08)

- Though there are three playground structures arguably larger than the existing bike shed in square footage, only one is indicated on the survey and it went unlabeled, thus inaccurately depicting the over $54,000 worth of playground equipment's current size and impact. (Appendix 08 and 10)

The Gross Square Footage Summary is not correct.

- Using the numbers provided on page 27, there are three mathematical errors that change the proposed square footage from 18,101 feet to 19,197 feet. (appendix 11)

Some Arguments for the Opposition of Application 16970

Since NCRC is operating under a special exception in a residential, R-1-B, historic zone, the proposed alterations and new buildings violate the letter and the intent of zoning laws. Here are some possible arguments made in support of NCRC's proposal and a response to each.

There is no adverse impact to the adjoining neighbors or the neighborhood as a whole.

The tremendous amount of traffic brought to this neighborhood is already objectionable and dangerous; bringing more only worsens the situation. The Main House addition and the Carriage House will create the need for both replacement and additional commercial grade HVAC units on the lot. Though attempts have been to conceal the noise, it will still be increased. As adjoining neighbors, we will have our light and view blocked. Some trees on the property lines will be destroyed or damaged. Some trees within NCRC's lot will be destroyed or damaged.

We don't have enough room. The children don't have the space to properly run and learn.

Though it is an emotionally compelling argument, NCRC is a business. If it were a different type of business, this argument would sound as hollow as it is. *We don't have enough space to be as productive as we want to be.* The residential neighborhood is not to be burdened by NCRC's self-created needs. The institution has created a great reputation with the current facilities. Their desire for commercial expansion does not fall under District of Columbia Municipal Regulations Section 201 Uses As a Matter of Right (R – 1). (Appendix A)

The design was approved by the HPRB, therefore it passes the historic standards.

The HPRB was wrong to approve this plan. The plans also violate 5 of 10 of The Secretary of the Interior's Standards for Rehabilitation as described in the District of Columbia Historic Preservation Guidelines. (Appendix B)

It's not four story, it is a 3 story with basement and thus not a big impact.

Since the entire addition will be far more than 4' out of the ground and the interior finished floor to ceiling height for both first and second levels will be 9', the next door neighbors care about this tremendously. The Main House's addition will be the impact of a full two floors. It will decrease both the amount of light and view from the back of 3207 Highland. (Appendix C)

The Maintenance Building is just a replacement of the bike shed and it is not much different in square footage than the abutting garage, so creates no objection.

NCRC plans to replace an existing shed with an Accessory Building and should therefore be held to an 8' setback requirement. (Appendix D)

The lot will not be greatly impacted by the proposal.

The amount of excavation and regrading required for this ambitious plan means almost the entire lot will be affected. The rear third of the lot (by Ordway) between

Henry Little's 3220 Ordway and Neely/Badami's 3207 Highland houses will almost all be regraded and sizably excavated. The land between NCRC and 3207 Highland, east of NCRC, will be partially regraded and excavated. Approximately half of the existing concrete will be excavated and relocated, creating new concrete pads and sidewalks. Almost all of the playground equipment will need to be relocated, many of these require concrete footings.

All this work will increase the coverage of impervious soil, increase erosion and damage or kill trees.



Highland Street Elevation
(South)



Highland Street Elevation
(South)



EXISTING HIGHLAND PLACE ELEVATION

THE NATIONAL CHILD RESEARCH CENTER

CHARLES E ANTHONY · ARCHITECTS



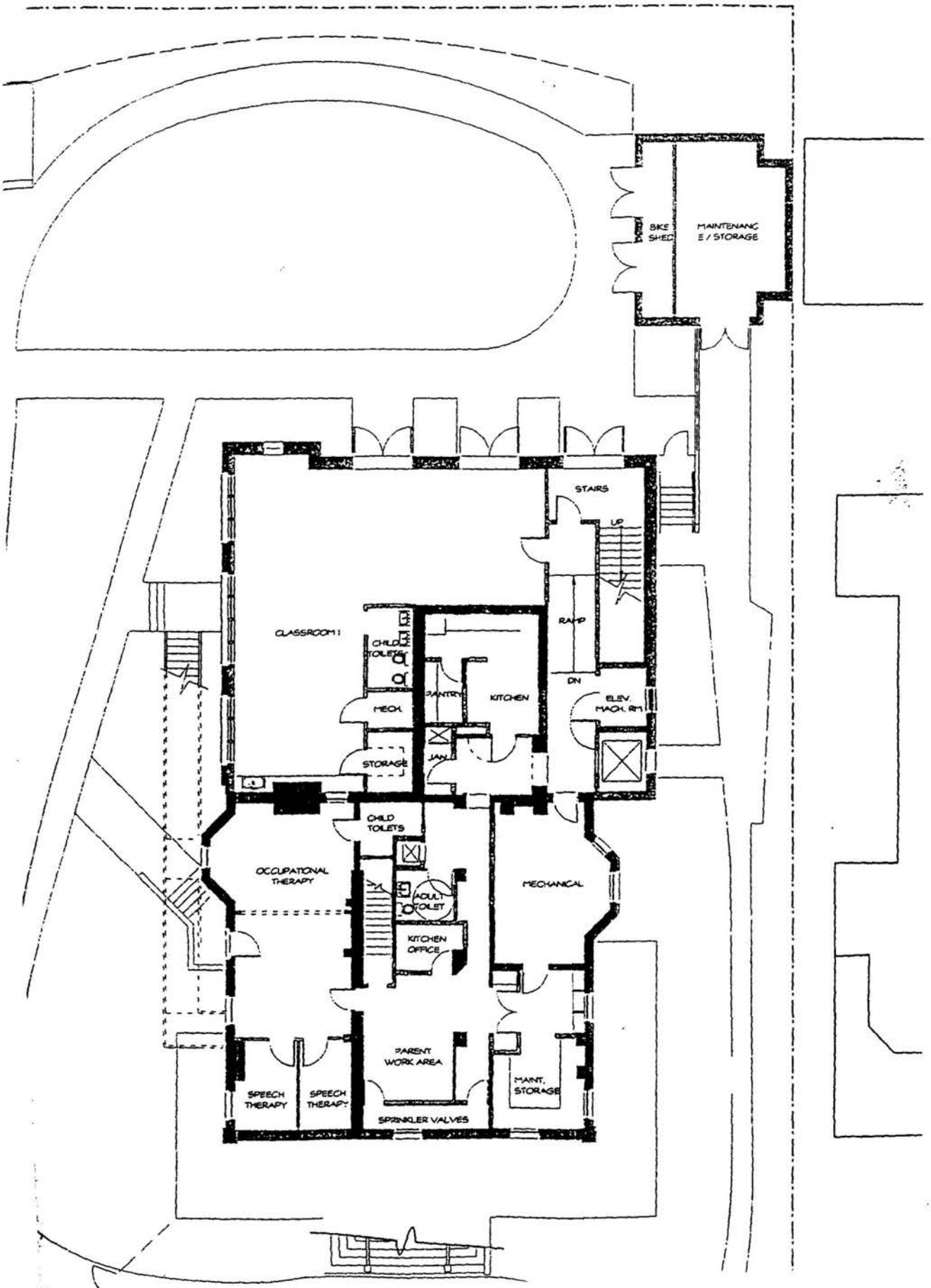
PROPOSED HIGHLAND PLACE ELEVATION

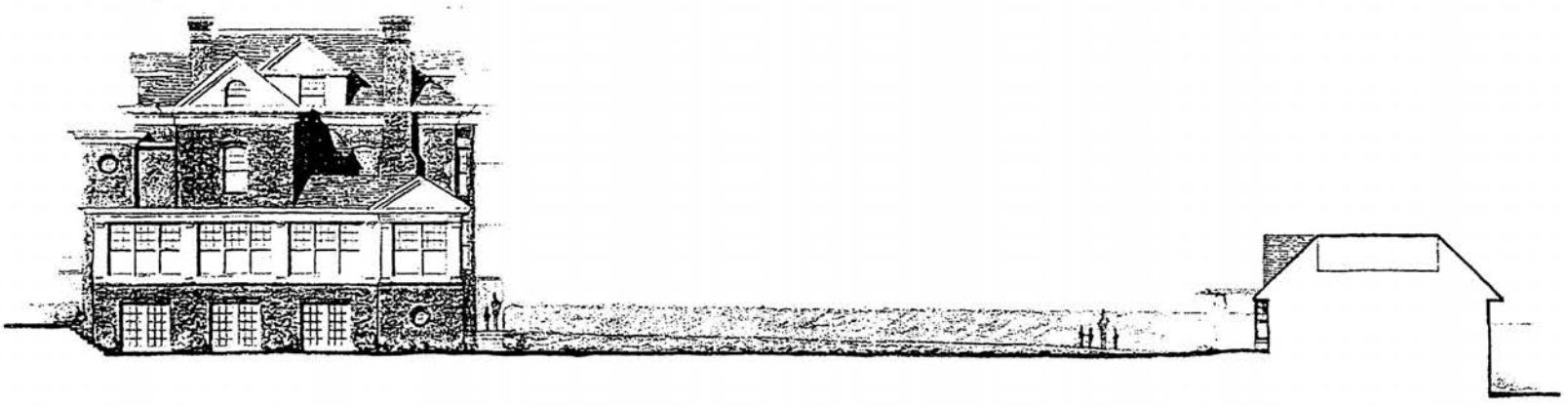
THE NATIONAL CHILD RESEARCH CENTER

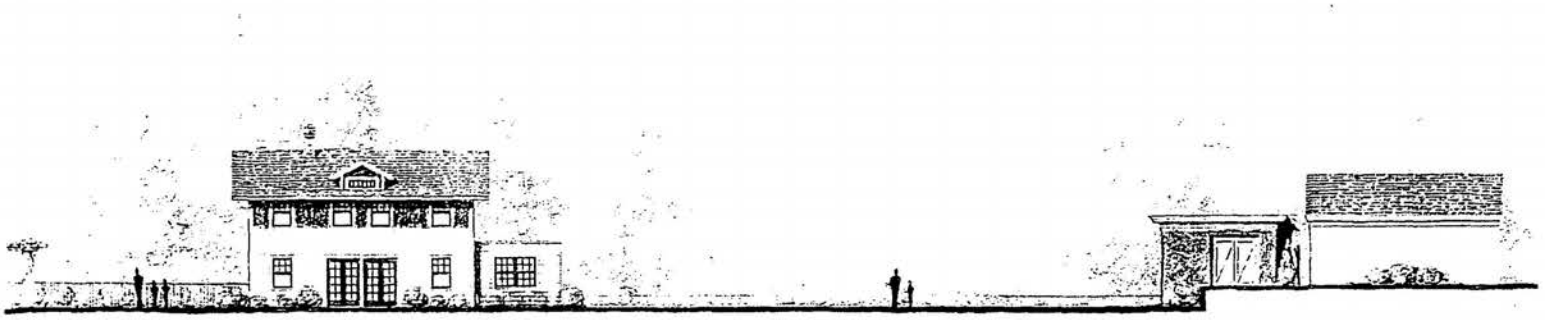
CHARLES E ANTHONY · ARCHITECTS

only elevator detail in south elevation

[redacted]

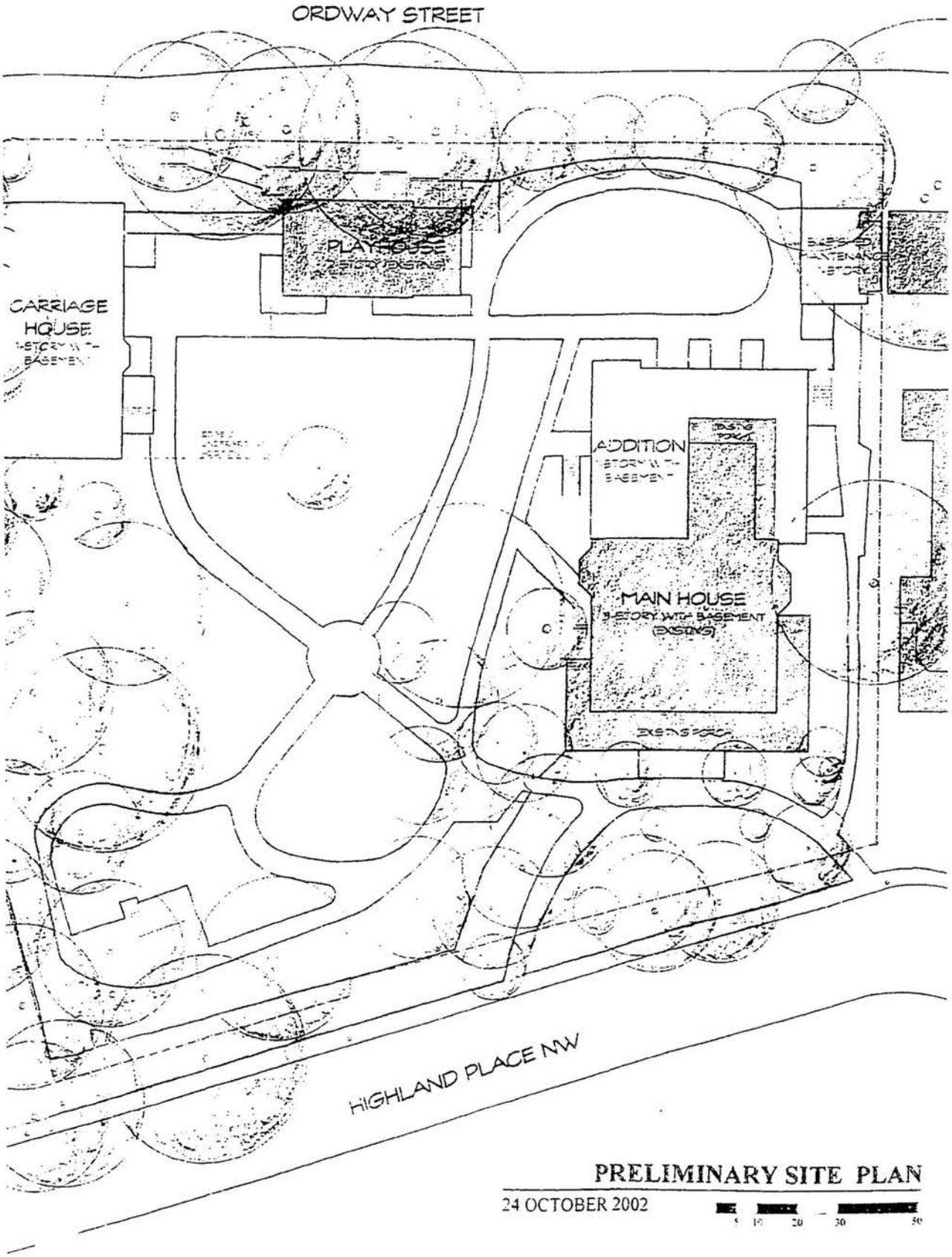

BIKE SHED
MAINTENANCE / STORAGE
STAIRS
UP
DN
RAMP
CLASSROOM 1
CHILD TOILETS
PANTRY
KITCHEN
MECH.
ELEV. MACH. RM
STORAGE
JAN.
CHILD TOILETS
OCCUPATIONAL THERAPY
ADULT TOILET
KITCHEN OFFICE
MECHANICAL
PARENT WORK AREA
MAINT. STORAGE
SPEECH THERAPY
SPEECH THERAPY
SPRINKLER VALVES





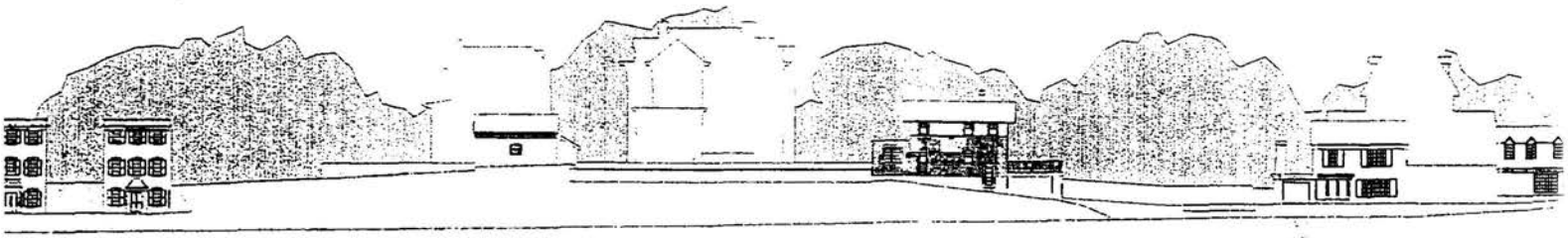
South Elevation

NCRC



PRELIMINARY SITE PLAN

24 OCTOBER 2002



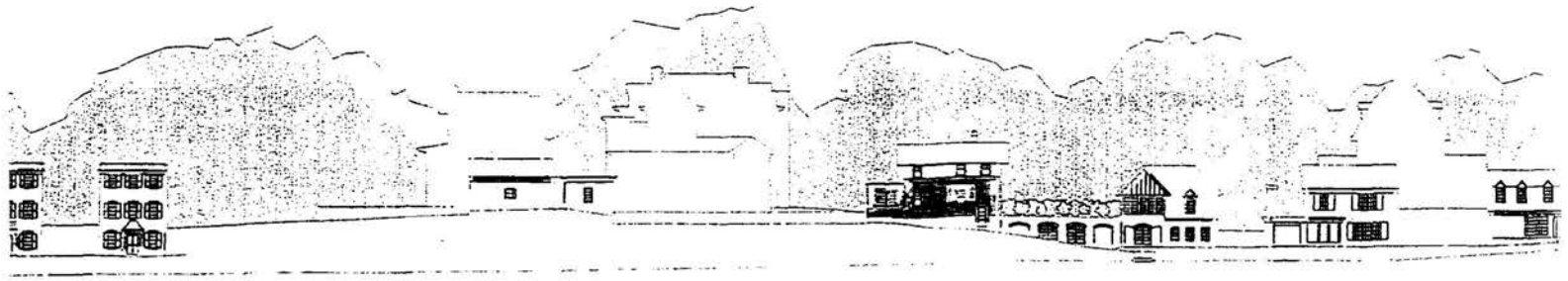
EXISTING ORDWAY STREET ELEVATION

THE NATIONAL CHILD RESEARCH CENTER

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CHARLES E ANTHONY · ARCHITECTS

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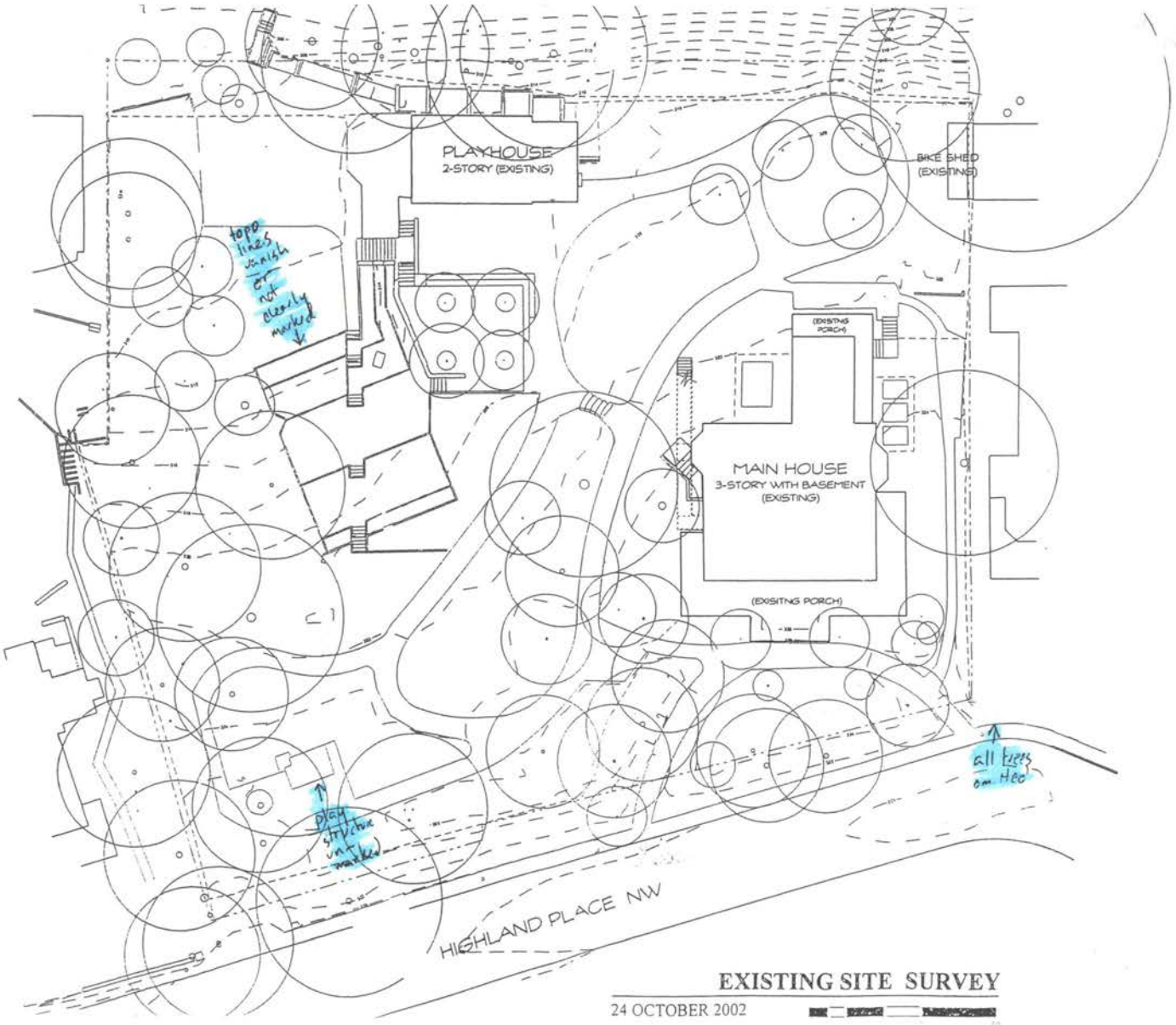
PROPOSED ORDWAY STREET ELEVATION

THE NATIONAL CHILD RESEARCH CENTER

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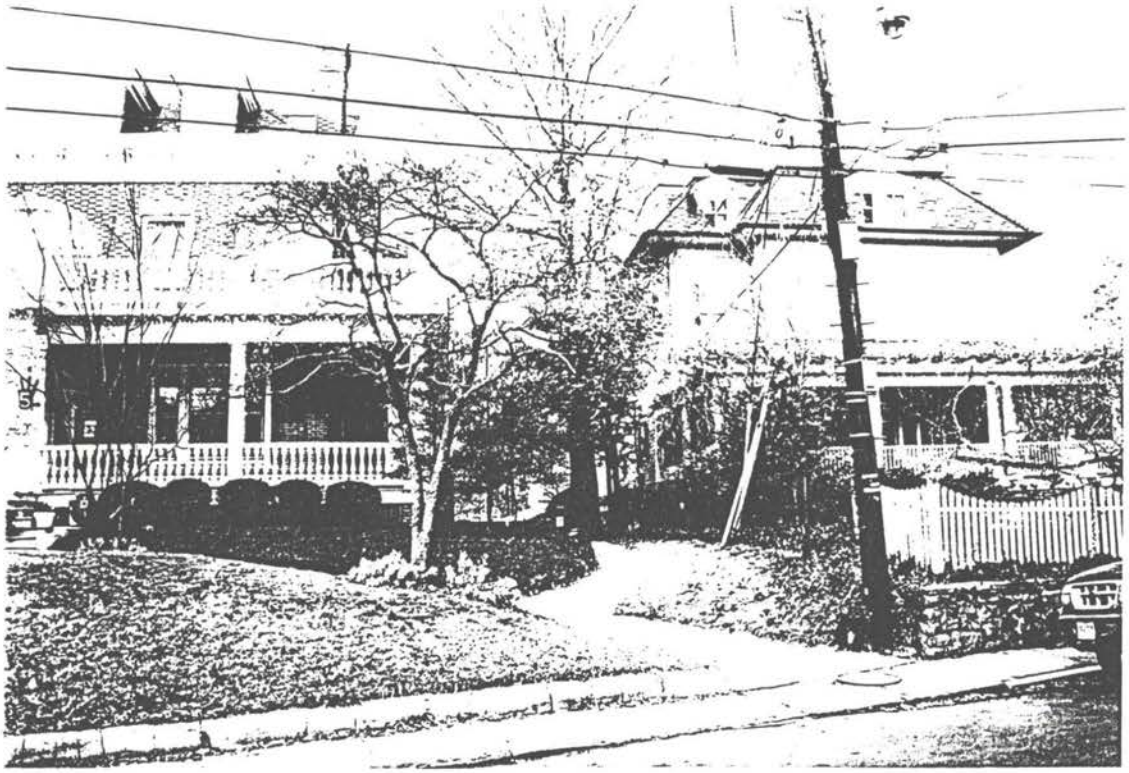
CHARLES E ANTHONY · ARCHITECTS

[redacted]



EXISTING SITE SURVEY

24 OCTOBER 2002



South elevation of trees between 3209 and 3207 Highland Place.



Image of some of the trees between properties.
Photo taken from front porch of 3207 Highland looking at mid to rear of 3209 Highland.

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Designed For Fun, Inc.

Our Projects

Partial Site List

Selectedsites have active links, which when "clicked"will lead you to more detailed information about those sites



Johnson& Johnson Child Care/Bridgewater, NJ	02/98	$53,000
Johnson& Johnson Child Care/Skillman, NJ	02/98	33,000
Old Turnpike School/Califon, NJ	05/97	11,300
Simon Residence/Green Village, NJ	10/97	18,000
DenvilleCommunity Playground/Denville, NJ	09/96	78,000
RiverviewElementary/Denville, NJ	09/97	31,500
Gil St. Bernard's School/Gladstone, NJ	03/96	13,000
EisenhowerSchool/Bridgewater,Township, NJ	03/96	30,000
Hillside School/Bridgewater Township, NJ	03/96	31,400
Riker Hill School/Livingston, NJ	08/95	13,200
Saint Columbia School/Newark, NJ	07/95	13,700
Whitney Houston Residence/Mendham, NJ	07/94	12,000
MadisonYMCA/Madison, NJ	05/95	26,900
MountainLakes Recreation/Mountain Lakes, NJ	04/95	13,700
TheElizabeth Morrow School/Englewood, NJ	04/95	11,000
Kiel School/Kinnelon, NJ	03/95	41,000
HohokusBoard of Education/Hohokus, NJ	09/94	4,300
Preschool Place,Temple Sholom/Bridgewater, NJ	08/94	11,200
Far Brook School/Short Hills, NJ	09/93	23,900
West Jersey Health Systems/Voorhees, NJ	08/93	14,000

Bright Horizons Child Care Ctr/Parsippany, NJ	10/90	8,600
JohnMarshall Elementary/Easthampton, NY	04/98	25,000
ABC/Cassidy's Place/NY, NY	12/96	50,000
ABC/Harry & Rosie's Place/NY, NY	10/97	20,000
GedneyPark/New Castle, NY	06/97	54,000
Saint David's School/New York, NY	03/97	7,100
TheFirst Presby. Church Nursery School/NY, NY	03/96	9,100
Silver Beach Community Playground/Bronx, NY	05/96	19,900
KatonahHills Condominiumsl/Katonah, NY	06/96	10,100
Poly Prep Country Day School/Brooklyn, NY	06/96	13,400
GlenwoodElementary/Vestal, NY	05/96	19,400
Conventof Sacred Heart/New York, NY	12/96	9,000
HuguenotPark/New Rochelle, NY	09/95	21,000
RiverView Towers Inc./New York, NY	08/95	11,400
Brick Church School/New York, NY	07/95	13,600
MemorialPark Playground/Nyack, NY	06/95	17,700
RochdaleVillage Inc./Jamaica, NY	04/95	18,676
ClintonHousing Project/New York, NY	12/94	5,400
Stark Residence/Westhampton, NY	06/94	17,400
GlenwoodElementary/Vestal, NY	09/94	12,100
ChatsworthElementary/Larchmont, NY	06/89-97	43,000
Murray Avenue School/Larchmont, NY	07/92	26,000
Seeley Place School/Edgemont, NY	10/93	50,000
WebbPark/Greenburgh, NY	08/93	40,000
EdgemontSchool/Scarsdale, NY	10/93	54,000
ManderachMemorial Playground/Limerick, PA	6/98	150,000
DoylestownHospital/Doylestown, PA	10/97	18,000
KimbertonCommunity Playground/Kimberton, PA	04/98	51,000

TunnellCompanies/Long Neck, DE	04/95	20,700
NationalPresbyterian School/Washington, D.C.	09/97	54,000
SanFrancisco State University/San Fransciso, CA	09/97	36,000
CabinJohn Regional Park/Washington, D.C.	07/88	100,000
WheatonRegional Park/Wheaton, MD	06/91	120,000
Kids Crossing/Fort Wayne, IN	06/94	122,000
Perkins School for the Blind/Watertown, MA	11/90	125,000
UnitedNations School/New York, NY	06/85	75,000
NationalChild Research Center/Washington, D.C.	06/94	54,200
Windreach Accessible Community/Bermuda	08/97	45,000
West Pembroke School/Bermuda	11/97	22,000
NorthlandsSchool/Bermuda	11/97	46,000
Shelley Bay/Bermuda	9/93	30,000
UniversalStudios/Los Angeles, CA		

Designed For Fun, Inc.
P.O. Box 883
Doylestown, PA 18901
Email:fun@nac.net

866-464-7529
215-675-4718
Fax: 215-675-8702

NCRC LOT COVERAGE SUMMARY

Based on Plans dated - 24 OCTOBER 2002

TOTAL LOT AREA:	45,207.54 SF
EXISTING	
Main House:	
Front Porch:	980 SF
First Floor:	2365 SF
Rear Porch:	243 SF
Fire Escape:	236 SF
Total Main House:	3824 SF
Playhouse:	
First Floor:	960 SF
Bike Shed:	110 SF
EXISTING LOT COVERAGE:	4894 SF
EXISTING LOT OCCUPANCY:	10.8 %
PROPOSED	
Carriage House:	
Ground Level:	1935 SF
Addition to Main House:	
Ground Level:	1880 SF
Maintenance / Bike shed:	325 SF
TOTAL PROPOSED:	4141 SF
PROPOSED LOT COVERAGE:	9035 SF
PROPOSED LOT OCCUPANCY:	19.9 %

NCRC GROSS SQUARE FOOTAGE SUMMARY

Based on Plans dated - 24 OCTOBER 2002

EXISTING		
Main House:		
Ground Level:	1361 SF (57%)	
First Floor:	2365 SF	
Second Floor:	2275 SF	
Third Floor:	1852 SF	
Total Main House:	8969 SF	8969
		1655
Playhouse:		+ 110
First Floor:	960 SF	
Second Floor:	695 SF	
Total Playhouse:	1655 SF	
Bike Shed:	110 SF	
TOTAL EXISTING:	9618 SF ≠	10,734
PROPOSED		
Carriage House:		2338
Lower Level:	2338 SF (56%)	1936
Ground Level:	1936 SF	4274
Total Carriage House:	4397 SF ≠	
Addition to Main House:		
Ground Level:	1880 SF	Maintenance Building recalculated using provided measurements
First Floor:	1764 SF	
Second Floor:	117 SF	
Total Addition:	3761 SF	
Maintenance / Bike shed:	325 SF ≠	428
TOTAL PROPOSED:	8483 SF	
PROPOSED TOTAL SQUARE FOOTAGE:	18101	≠ 19,197

ZONING COMPUTATIONS
R-1-B DISTRICT

	PERMITTED	EXISTING	PROPOSED
HEIGHT	40 FEET	40 FEET	40 FEET
NUMBER OF STORIES	3	3	3
MINIMUM LOT AREA	5, 000	45,207.54	45,207.54
GROSS FLOOR AREA	NONE PRESCRIBED	9,618	18,101
FLOOR AREA RATIO	NONE PRESCRIBED	0.21	0.4
LOT OCCUPANCY	40%	10.8%	19.9%
REAR YARD	25 FEET	13'11"	15'0"
SIDEYARD	8 FEET	16'-11" / 80'-6"	16'-11" / 10'-1"
PARKING/LOADING	NONE REQUIRED	NONE	NONE

SOURCE: §§ 3101.1 and 3101.2 of the Zoning Regulations effective May 12, 1958.

201 USES AS A MATTER OF RIGHT (R-1)

201.1 The following uses shall be permitted as a matter of right in R-1 Districts:

(a) One-family detached dwelling;

(b) Church or other place of worship, but not including rescue mission or temporary revival tents;

(c) Parsonage, vicarage, rectory, or Sunday school building;

(d) Transportation right-of-way or underground conduit or pipeline;

(e) Temporary building for the construction industry that is incidental to erection of buildings or other structures permitted by this section;

(f) Farm or truck garden;

(g) Temporary use of premises by fairs, circuses, or carnivals, upon compliance with the provisions of 19 DCMR chapter 13, "Amusements and Recreation";

(h) Private garage, as a principal use, designed to house no more than two (2) motor vehicles and not exceeding four hundred fifty square feet (450 ft.^{2}) in area, subject to the special provisions of chapter 23 of this title;

(i) Private garage on an alley lot so recorded on the records of the Surveyor, District of Columbia, or recorded on the records of the D.C. Office of Tax and Revenue, on or before November 1, 1957, subject to the special provisions of chapter 23 of this title;

(j) Embassy;

(k) Public school, subject to the provisions of chapter 21 of this title;

(l) Mass transit facility;

(m) Chancery existing on September 22, 1978; provided, that the following requirements shall be met:

(1) After February 23, 1990, the continued use of the chancery shall be limited to the government that lawfully occupied the chancery on that date;

(2) No additional or accessory structure may be constructed on the lot that is occupied by the chancery;

(3) There shall be no expansion of the exterior walls, height, bulk, gross floor area, or any portion of any existing building or structure that is used as a chancery;

(4) If an existing building or structure that is used as a chancery is destroyed by fire, collapse, explosion, or act of God, the building or structure may be reconstructed;

(5) The reconstruction that is authorized by subparagraph (4) of this paragraph shall not be subject to the requirements of chapter 20 of this title; and

(6) The reconstruction that is authorized by subparagraph (4) of this paragraph shall be limited to the chancery site as it existed on February 23, 1990;

(n) Community-Based Residential Facility, as limited by the following:

(1) Youth residential care home, community residence facility, or health care facility for not more than six (6) persons, not including resident supervisors or staff and their families; or for not more than eight (8) persons, including resident supervisors or staff and their families; provided, that the number of persons being cared for shall not exceed six (6); and

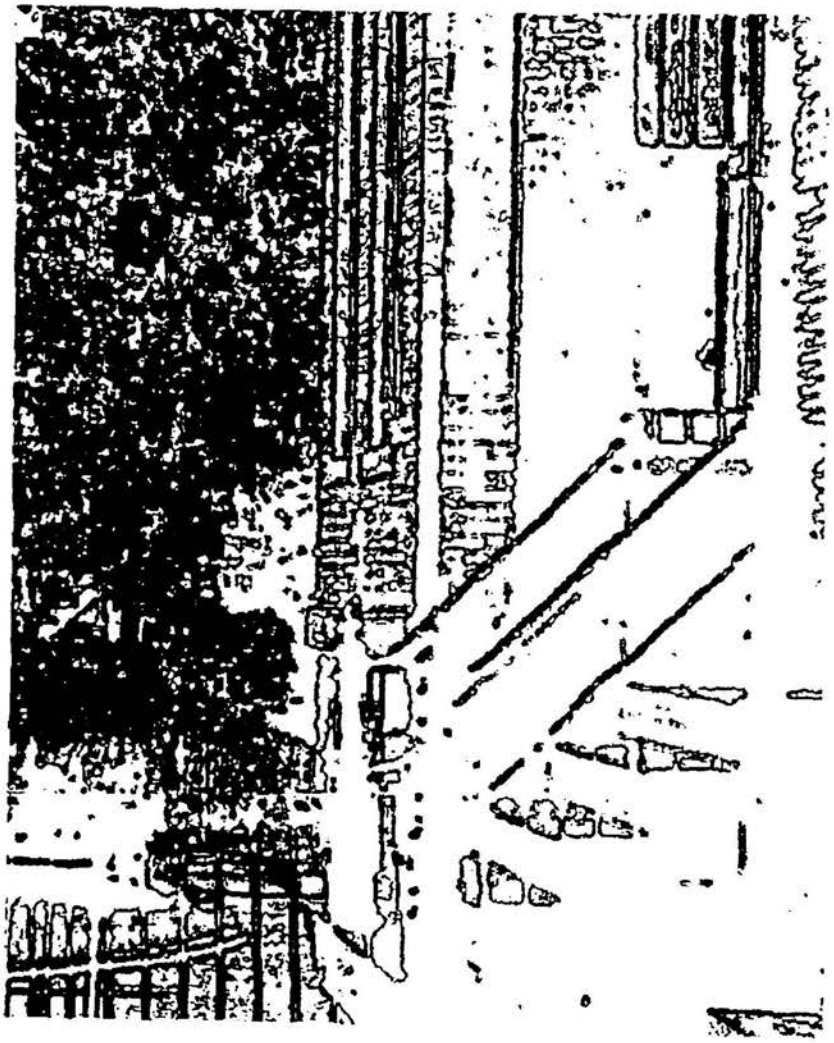
(2) Emergency shelter for not more than four (4) persons, not including resident supervisors or staff and their families;

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

(p) Youth residential care home, community residence facility, or health care facility for seven (7) to eight (8) persons, not including resident supervisors or staff and their families; provided, that there shall be no property containing an existing community-based residential facility for seven (7) or more persons

District of Columbia
Historic Preservation Guidelines

INTRODUCTION TO THE HISTORIC PRESERVATION GUIDELINES



The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive features, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

7. Chemical and physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations or related new construction shall not destroy the historical materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Appendix C

The following are Photoshop renderings done with the information available. They are not intended to show exact placement and detail. Rather, they provide the viewer a sense of the general impact of this proposal would have to existing conditions. All images are from the West of 3207 Highland looking West towards NCRC, expect the last image which is of Henry Little's property on the East looking East.



From 1st floor Kitchen





From 1st floor Breakfast Room



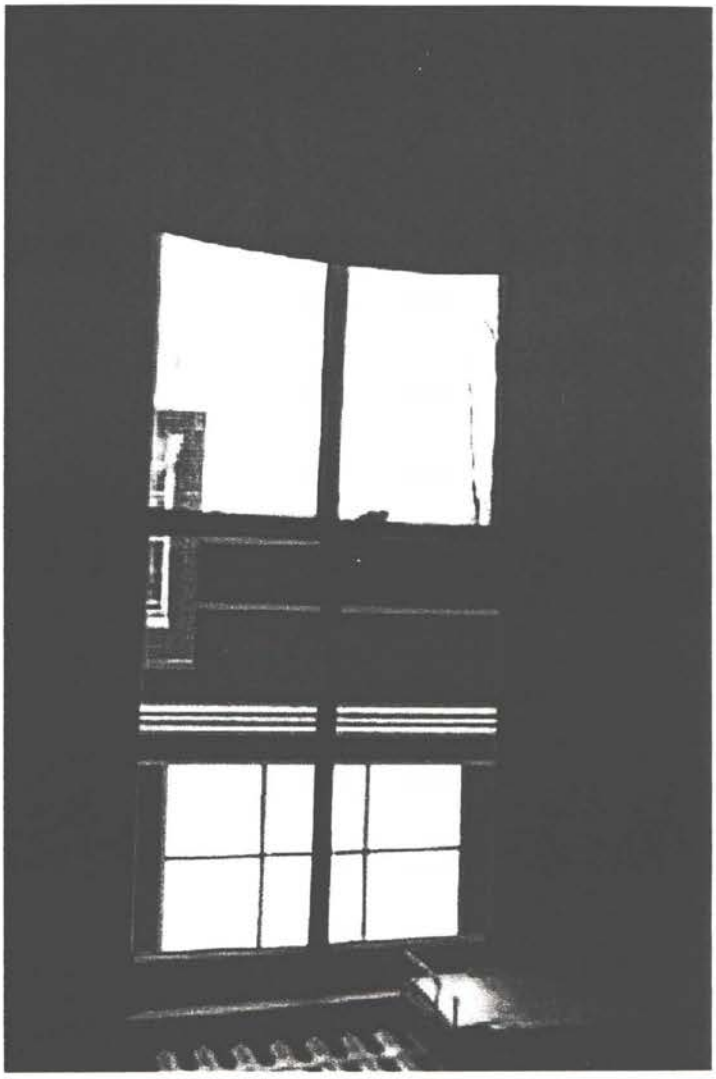


From 2nd floor hall





From 2nd Floor Bedroom





From 2nd floor sunroom





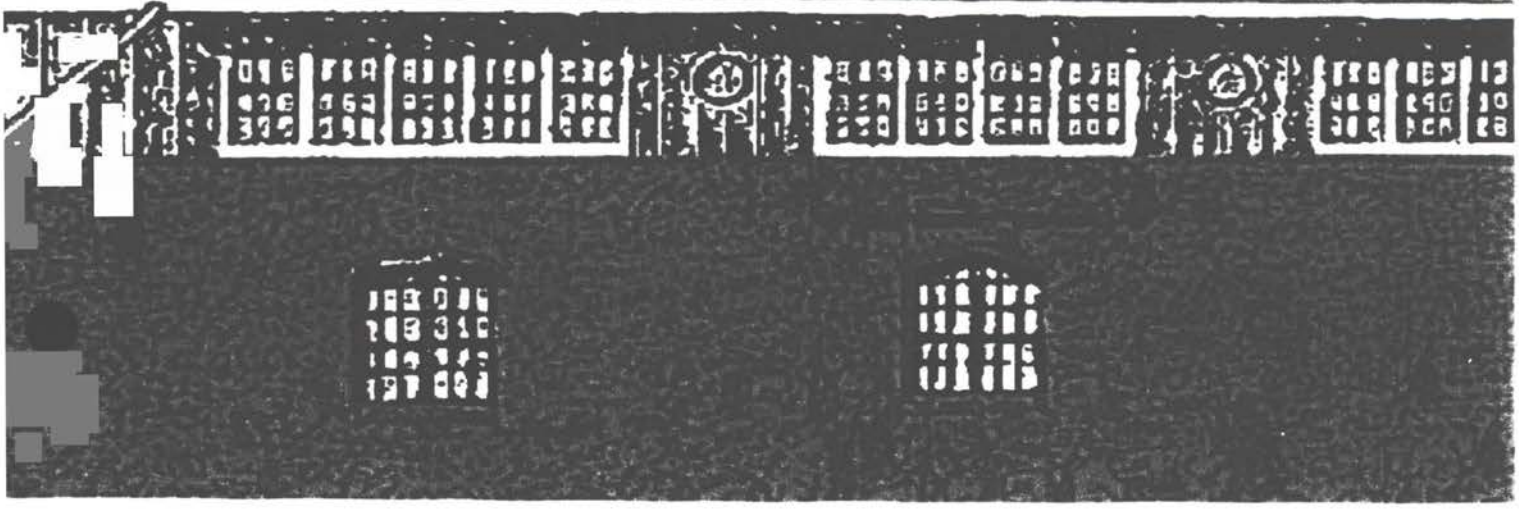
From Back yard





From 3220 Ordway Street, East side, looking east.



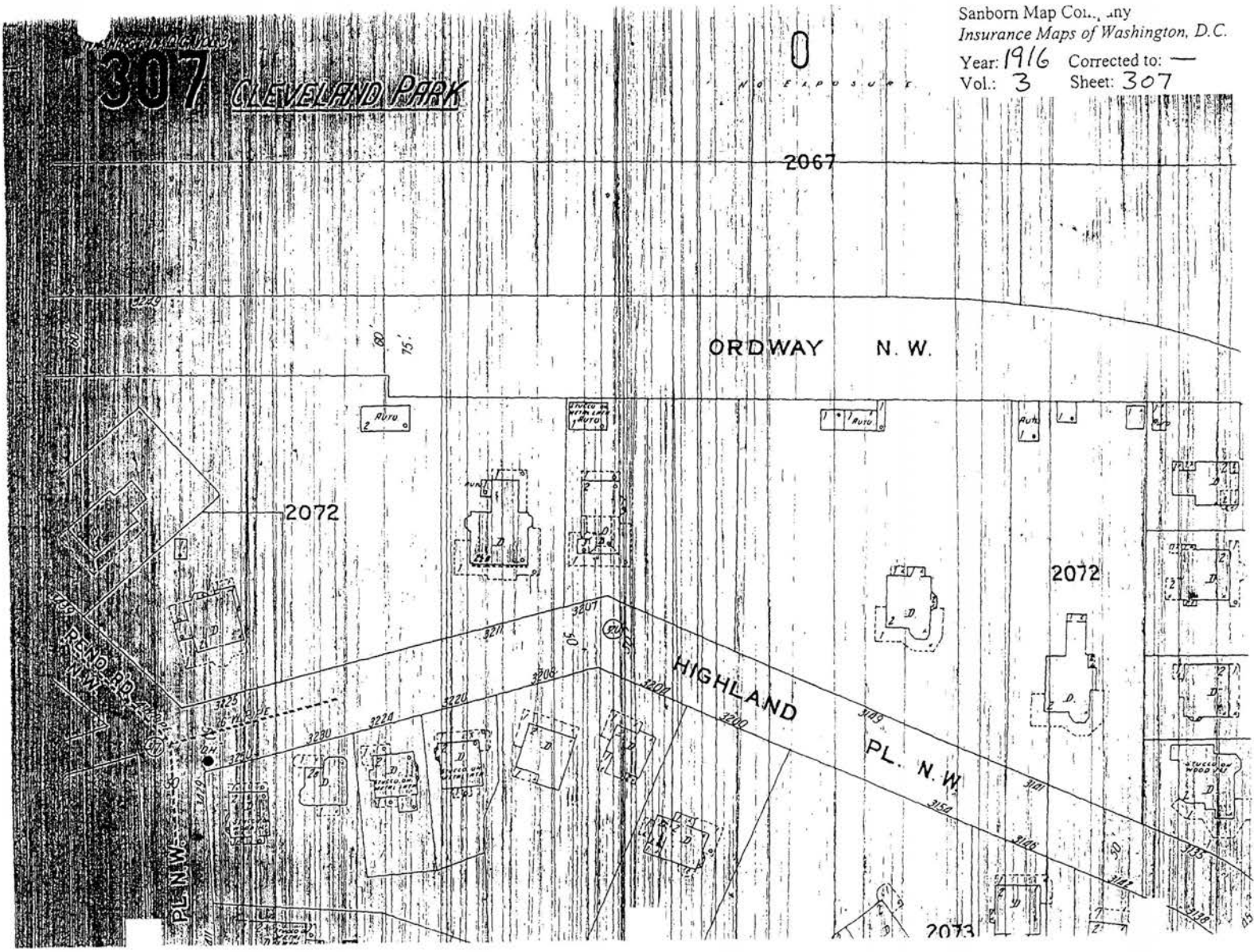


Appendix D

Since the garage at 3207 Highland was built in or before 1916, it has historical significance and cannot be held to the current 8' side yard setback requirement. (Appendix D-1) The existing shed at 3209 Highland was built in 1995. (Appendix D-2) Since "shed" is not defined in Chapter 1 of the Zoning Regulations, the Webster's Dictionary is to supply the definition. The first definition of a shed is a "slight or rude structure". The existing shed also has a shed roof, a roof that has only one pitch. This is not what the NCRC proposes to build in either scale or style. Since the Maintenance Building will be also 4 times the size of the existing shed and require a completely new foundation, should also be held to a different standard for approval. It meets the definition of DC Regulations Accessory Building (Appendix D-3 and D-4), thus arguing for an 8' setback. Further, to access the Playground side of the Maintenance Building, they intend to lower the grade and remove the existing maple trees. The impact of this new structure is far greater than the current one. It will be a permanent building on the property which requires a change in topography and tree removal accommodate the building's functionality.

Sanborn 1916

Sanborn Map Co., any
Insurance Maps of Washington, D.C.
Year: 1916 Corrected to: —
Vol.: 3 Sheet: 307



FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER	
P.A.D.C. No.:	O.G. No.:	R-1-B		B395337	By:
H.P.A. No.: 95.008	S.L. No.:	Ward No.:	Receipt No.:	Date:	Receipt No.: 04694616

★ ★ ★ 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)
ERASURE, CROSSING OUT, WHITING OUT, OR OTHERWISE ALTERING ANY ENTERED INFORMATION WILL VOID THIS APPLICATION

CLEARANCE TO FILE
By: Date

(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 27

1. Address of Proposed Work:	Suite No.:	2. Lot:	3. Square:	4. Application Date:
3209 Highland Place, NW.		855	2072	12.15.94

5. Owner of Building or Property:	6. Address: (include Zip)	7. Phone:
NATIONAL CHILD RESEARCH CENTER	3209 HIGHLAND PLACE, NW WASHINGTON DC. 20009	Work: 202-363-8777 Home: NONE
8. Agent for Owner: (if applicable)	**9. Address: (include Zip)**	**10. Phone:**
MERRICK DESIGN AND BUILD INC.	3300 PLYERS MILL RD KENSINGTON MD 20895	Work: 301-946-2356 Home: 301-946-1590

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) SITE GRADING, PAVING, CONCRETE PATIO

12. Description of Proposed Work:

PROVIDE WOOD 6x6 AND PRE ENGINEERED MASONRY RETAINING WALLS, CONCRETE PATIO AND ASPHALT PAVING SHED + RAIL

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
PRIVATE SCHOOL	2	0	
16. Proposed Use(s) of Building or Property:	**17. Prop. No. of Stories of Bldg.:**	**18. Prop. No. of Dwelling Units:**	By: Date:
NO CHANGE	—	—	

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.	3-MONTHS	☐ 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	* SILT FENCE AROUND PERIMETER SEE L-7	0 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				
F				
S				

W ☐ Yes ☐ No
PLANS
☐ No
☐ Sm. ☐ Lg.

6337 wc-375

Artist housing - an apartment or studio where an artist works and lives. (39 DCR 8328)

Artist studio - a place of work of one or more persons who are engaged actively, and either gainfully or as a vocation in the following:

(a) The fine arts, including but not limited to, painting, printmaking, or sculpturing;

(b) The performing and visual arts, including but not limited to, dance, choreography, photography, or filmmaking;

(c) Ceramics; or

(d) The composition of music. (35 DCR 465)

Automobile laundry - a structure or portion of a structure, the principal use of which is the washing of automobiles or other motor vehicles with the use of a chain or other conveyor and blower or steam cleaning device.

Basement - that portion of a story partly below grade, the ceiling of which is four feet (4 ft.) or more above the adjacent finished grade.

Boarding house - a building or part thereof that provides, for compensation, meals or lodging and meals to three (3) or more guests on a monthly or longer basis. The term "boarding house" shall not be interpreted to include an establishment known or defined in this title as a hotel, motel, inn, bed and breakfast, private club, tourist home, guest house, or other transient accommodation. (35 DCR 7627)

Building - a structure having a roof supported by columns or walls for the shelter, support, or enclosure of persons, animals, or chattel. When separated from the ground up or from the lowest floor up, each portion shall be deemed a separate building, except as provided elsewhere in this title. The existence of communication between separate portions of a structure below the main floor shall not be construed as making the structure one (1) building.

→ **Building, accessory** - a subordinate building located on the same lot as the main building, the use of which is incidental to the use of the main building.

Building area - the maximum horizontal projected area of a building and its accessory buildings. The term "building area" shall include all side yards and open courts less than five feet (5 ft.) in width, and all closed courts less than six feet (6 ft.) in width. Except for outside balconies, this term shall not include any projections into open spaces authorized elsewhere in this title, nor shall it include portions of a building that do not extend above the level of the main floor of the main building, if placed so as not to obstruct light and ventilation of the main building or of buildings on adjoining property. (Case No. 62-32, May 29, 1962)

the Board, and a request for more than two (2) modifications of the Home Occupation requirements shall be considered in this instance as a special exception governed by this subsection; and

(e) In considering any request for approval under this subsection, the Board may impose conditions relating to operating conditions of the home occupation, parking, screening, or other requirements as it deems necessary to protect adjacent and nearby properties consistent with the general purpose and intent of this section.

203.11 If the Zoning Administrator determines that an application for a Home Occupation Permit appears to meet the conditions of §§ 203.4 through 203.8, but to be inconsistent with the general purpose and intent of this section, the Zoning Administrator may certify the application to be decided as an appeal by the applicant to the Board of Zoning Adjustment.

203.12 In making the determination pursuant to § 203.11, the Zoning Administrator may consider, but not be limited to, the cumulative impact of one (1) or more home occupations.

SOURCE: Final Rulemaking published at 35 DCR 6916, 6918 (September 16, 1988).

204 ACCESSORY BUILDINGS (R-1)

204.1 The following buildings shall be permitted as accessory buildings in R-1 Districts incidental to the uses permitted in this chapter:

(a) Private garage, subject to the special provisions of chapter 23 of this title;

(b) Private stable as accessory use to a dwelling and under conditions specified in § 208; and

(c) Other buildings or structures customarily incidental to the uses permitted in R-1 Districts under the provisions of this chapter.

SOURCE: § 3101.6 of the Zoning Regulations effective May 12, 1958; renumbered by Final Rulemaking published at 35 DCR 6916, 6918 (September 16, 1988).

205 CHILD/ELDERLY DEVELOPMENT CENTERS (R-1)

205.1 Use as a child/elderly development center shall be permitted as a special exception in an R-1 District if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.

205.2 The center shall be capable of meeting all applicable code and licensing requirements.