

BZA APPEAL OF PATRICK CAROME

ATTACHMENT TO FORM 125

Introduction

1. Patrick J. Carome ("Appellant") is appealing from an administrative decision of the Department of Consumer and Regulatory Affairs, Building and Land Regulation Administration ("DCRA-BLRA"), to issue a building permit (the "Unlawful Building Permit") that purported to authorize and facilitate ongoing illegal construction on residential property located at 4825 Dexter Terrace, N.W. (the "subject property"). The Unlawful Building Permit purported to authorize CONSTANDINA and FRANK ECONOMIDES (the "Owners") to construct a so-called "retaining wall" around their rear yard. Under the supposed authority of this permit, the Owners have recently been constructing a massive, hideous and totally unconventional building that violates numerous applicable zoning regulations, including the regulations specified for the Wesley Heights Overlay District ("WHOD"), and that constitutes an imminent threat to public health, safety and welfare.
2. All construction activity at the subject property has been ordered stopped, pending administrative investigation and abatement of violations, pursuant to a Stop Work Order that the DCRA-BLRA issued on November 2, 2004. Appellant is hopeful that the ongoing investigation and abatement being conducted will result in orders from the DCRA-BLRA revoking the Unlawful Building Permit and ordering the Owners to dismantle the so-called "retaining wall" and properly remediate and restore their property. Nevertheless, as a protective measure, Appellant is filing this Appeal now out of an abundance of caution to ensure preservation of all of his procedural and substantive rights.
3. The unlawful building or structure that is being erected pursuant to the Unlawful Building Permit is not a "retaining wall." Rather, it is a bizarre, 30-foot tall, 200-foot long, and approximately 75 feet-deep, irregularly shaped, multi-walled superstructure that, if completed, would occupy many thousands of cubic-feet of space that previously was open air-space above the slope of a natural ravine. The four exterior walls that constitute most of the perimeter of this massive building or structure, which collectively measure nearly 400 linear feet, *are less than one foot* from the rear and side property lines of the subject property.
4. This building or structure is now causing, and unless removed and remediated will continue to cause, severe and irreparable environmental and other damage to the surrounding neighborhood. These harms are especially grave because the subject property directly abuts – and the building or structure under construction already towers over – Wesley Heights Park, one of the jewels of the Rock Creek Park system that is owned and controlled by the United States Park Service (hereinafter "Wesley Heights/Rock Creek Park"). The building or structure is already causing, and if it is not immediately removed and remediated will continue to cause, irreparable damage to the Park, the surrounding neighborhood, and the larger community.

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Case No. 17825
Exhibit No. 2

5. As seen from certain areas within Wesley Heights/Rock Creek Park, and as can now be seen from the surrounding public streets and from Appellant's home since the dense foliage has fallen from the trees in the thickly wooded Park, this building or structure has the outward appearance of a warehouse, prison, or big-box store. Its apparent purpose is to serve as an elevated platform for the support of persons engaged in private recreation or leisure activities behind the huge, four-story house that the Owners are now also in the process of constructing on the same property. This building or structure shall hereinafter be referred to as the "Illegal Warehouse-Platform Building."
6. The Illegal Warehouse-Platform Building violates numerous applicable zoning regulations, as set forth in greater detail below.
7. A photograph of the Illegal Warehouse-Platform Building, recently taken from grade level within Wesley Heights/Rock Creek Park, is shown in Illustration No. 1 below.
8. This appeal is timely within the meaning of 11 DCMR § 3112.2.



*Illustration No 1.
(Northwest Corner of Exterior of Illegal Warehouse-Platform Building, 11/28/2004)*

Parties

9. Appellant Patrick J. Carome has lived in the District of Columbia for twenty years. He resides, along with his wife and children, at 4747 Fulton Street, N.W. (Square 1408, Lot 26).
10. Owners CONSTANDINA and FRANK ECONOMIDES have previously resided at the subject property, but appear to have resided elsewhere for at least two years, during which time the subject property has been vacant except for erratic, off-and-on construction activity. Appellant has recently come to understand that FRANK ECONOMIDES is a real estate developer and land speculator who has sought to develop other properties in the District of Columbia and who has engaged in unlawful construction activity on multiple properties in the District of Columbia. Appellant also has recently come to understand that FRANK ECONOMIDES has repeatedly been cited and fined for violations of law in connection with his real estate development activities within the District of Columbia.
11. The DCRA-BLRA is the agency of the District of Columbia charged with ensuring that building and construction activity in the District of Columbia conforms with applicable codes and regulations, including applicable zoning regulations and the WHOD rules. DAVID CLARK is the Director of DCRA and therefore the ultimate authority over and within the DCRA-BLRA. The DCRA-BLRA issued the Unlawful Building Permit, and Mr. CLARK's name appears on the permit as the official responsible for its issuance. Up until the time of the November 2, 2004, Stop Work Order, Mr. CLARK and the DCRA-BLRA had grossly failed to properly perform their duties, and to protect the public from harmful development, in connection with the Owners' illegal construction activities on the subject property.

The Subject Property

12. The subject property, Lot 806 of Square 1381, is zoned R-1-A and lies entirely within the Wesley Heights Overlay District ("WHOD"). 11 DCMR § 1541.2(b) (all of Square is 1381 included in WHOD).
13. The WHOD was "established to preserve and enhance the low density character of Wesley Heights by regulating construction and alteration of residential and other buildings in the area." 11 DCMR § 1541.1. Its express purposes include to "[p]reserve in general the current density of the neighborhood" and to "preserve existing trees, access to light and air, in the harmonious design and attractive appearance of the neighborhood." 11 DCMR § 1541.3.
14. Because the subject property is zoned as R-1-A, and because it is within and subject to the Wesley Heights Overlay District (as is Appellant's property), *see* 11 DCRA 1541.2(a), it is among the most strictly controlled classes of property within the entire District of Columbia.
15. The subject property is an irregularly shaped quadrangle that, according to District of Columbia Real Property Tax Department records, is 25,811 square-feet in size. *See* www.taxpayerservicecenter.com. Documents that the Owners have submitted to the DCRA-BLRA assert, apparently falsely, that the subject property is 26,811, or 1000 square-feet larger than stated in the District's official tax records.

16. The subject property lies on the upper portion of a ravine that contains, at the bottom, a stream that flows from east to west through Wesley Heights/Rock Creek Park. The front of the subject property, which fronts onto Dexter Terrace, N.W., is at the top of the ravine. The subject property slopes steeply downward from front to the back at approximately a 45-degree angle. The back of the subject property borders Wesley Heights-Rock Creek Park and its grade is much lower than the front. Up until approximately one week ago, Appellant did not know the location of the property line dividing Wesley Heights/Rock Creek Park from the subject property.
17. Until December of 2002, a reasonably-sized, half-century-old single-family dwelling was the only significant building on the subject property. The Owners entirely razed that building in December 2002. The Owners had no permit to do that razing. Sometime in 2003, the Owners subsequently commenced construction of an entirely new single-family dwelling (not yet completed) that now stands more than four-stories above grade (measured from the rear of the building). When the Owners commenced that project, they did not have any permit to build a new house.
18. On November 2, 2004, Inspector Juan Scott, along with other DCRA Inspectors, visited the subject property and posted a Stop Work Order at the site. This Stop Work Order, which remains in effect as of the date of this Appeal, mandates that all construction activity at the subject property, including ongoing construction of the Illegal Warehouse-Platform Building and ongoing construction inside and outside the partially built, entirely new single-family dwelling, be stopped. The DCRA has informed concerned neighbors, the Advisory Neighborhood Commission, and other District authorities that the Stop Work Order will remain in effect "until all violations are abated." (Since November 2, 2004, Appellant and other concerned neighbors have repeatedly witnessed the agents or contractors of the Owners illegally working at the site despite the Stop Work Order and have reported this illegal activity to both the Metropolitan Police Department, the DCRA, and other authorities.)
19. On November 8, 2004, the DCRA-BLRA issued an official Order to Correct to CONSTANDINA ECONOMIDES, informing her that the Stop Work Order was issued for working beyond the scope of the permits obtained and progressing with the construction of the building without the necessary inspections for each stage of the work as required by the D.C. code and regulations. This order instructed CONSTANDINA ECONOMIDES to submit plans and a D.C. Surveyor's Plat for the full scope of the construction project ongoing at the subject property, including the ongoing construction of the Illegal Warehouse-Platform Building. This order also informed Contandina Economides that the Stop Work Order will remain in place until all permits are obtained and the necessary inspection needs are met to the point that matches the stage of completion of the building.

The Administrative Decision at Issue

20. Appellant appeals from the issuance on (or after) April 23, 2004, by DAVID CLARK, Director of the DCRA, of Building Permit Number B460927, purportedly authorizing Owners to “construct new retaining wall around rear yard as per plans [--] entirely on owner’s land.”

Manner In Which Appellant Is Aggrieved

21. Appellant is aggrieved by the DCRA-BLRA’s issuance of the Unlawful Building Permit, and the Owners’ ensuing activities to construct the Illegal Warehouse-Platform Building, in numerous respects, including but not limited to the following:

21.1. Appellant co-owns and lives, along with his family, in a single-family dwelling, located at 4747 Fulton Street, N.W. The only property that lies between these two properties is unoccupied publicly owned land, namely (a) the portion of Fulton Street on which Appellant’s property fronts and (b) the portion of Wesley Heights/Rock Creek Park that lies to the north of the Illegal Warehouse-Platform Building. During the last several weeks, since the heavy foliage in the thickly-wooded Wesley Heights/Rock Creek Park fell from the trees, it has become possible to see portions of the 200-foot wide by 30-foot high northern wall of the Illegal Warehouse-Platform Building from Appellant’s home. Indeed, as of today (December 13, 2004), the dominant feature of the view from all of the windows in the front of Appellant’s home is the Illegal Warehouse-Platform Building and, behind it, the four-story mansion that Appellant’s are also attempting to construct on the same lot. (See Illustration No. 2 on next page.) The quality and appearance of this view at this time have been greatly diminished as a result of these massive, towering buildings.

21.2. Appellant has in the past been a frequent recreational user of the trail that meanders along the creek that runs through the middle of Wesley Heights-Rock Creek Park, and Appellant very much wants to make such use of the Park in the future. (Appellant stopped engaging in such use after the Owners illegally felled numerous old-growth trees into the Park in 2002 because going into the Park now only reminds him of that episode of flagrant and illegal environmental damage.) The construction and presence of the Illegal Warehouse-Platform Building has caused, is causing, and (absent immediate its removal and proper remediation) will continue to cause numerous forms of environmental and aesthetic damage to Wesley Heights-Rock Creek Park. It towers over the Park and has an appearance entirely out of keeping with the surrounding parkland. It blocks light and air from reaching the Park. It is oozing mud and silt out of the countless cracks in its walls and onto the public parkland and into the stream, which is part of the watershed for the nearby Potomac River. (The owners have actually installed *on the public parkland* a substandard and largely ineffectual “silt fence” that is supposed to prevent this damage but does not.) In sum, it is totally changing the character of the Park and surrounding neighborhood, in complete derogation of the objectives of the Wesley Heights Overlay District.



Illustration No. 2 (View of Illegal Construction Site from Appellant's home, Dec. 2004)

21.3. The Owners have falsely denominated, and the DCRA-BLRA has erroneously classified, the bizarre structure purportedly authorized by the Warehouse Permit as a “retaining wall.” In fact, this huge multi-sided, 30-foot tall, 200-foot long building is something different entirely. In recent weeks, it has emerged, literally replacing thin air, to become one of the ugliest, most grotesque, most disruptive, and potentially most dangerous structures found on any residential property within the Wesley Heights Overlay District. It is now an enormous building that has at least four concrete-colored mesa-block exterior walls. These exterior walls extend for nearly 400 feet around approximately two-thirds of the entire perimeter of the subject property. This building is being erected over and above a large segment of the slope of a ravine. (The huge house that the Owners are constructing is at the top of this ravine; the lower portion of the ravine is the public parkland and bank of the stream.) As an integral part of its structure, it has been filled with various forms of landfill and refuse material of uncertain origin which the Owners caused to be trucked onto the subject property from one or more remote and undisclosed locations. It apparently contains, in addition to many tons of landfill material, many layers of impervious plastic material. It is difficult to imagine any building that could be more contrary to the nature and appearance of Wesley Heights, and it is inconceivable that the DCRA-BLRA purported to authorize and allow

construction of such an unsightly and unconventional building on a property that is protected as part of the Wesley Heights Overlay District and adjacent to national parkland. *See* 11 DCMR § 1541.2(a).

21.4. The Illegal Warehouse-Platform Building is a public nuisance that is impairing Appellant's enjoyment of his own home and neighborhood.

21.5. Appellant believes that, absent its removal and proper remediation, the value of the residential property that he co-owns will be substantially and negatively affected by the presence, construction, location, size, and nature of the Illegal Warehouse-Platform Building.

Appellant's Exceptions and Objections to the Administrative Decision

22. The Illegal Warehouse-Platform Building that Mr. CLARK and the DCRA-BLRA have purportedly authorized violates applicable zoning regulations in numerous respects, including but not limited to the following:

22.1. Because its 200-foot-long, 30-foot-high north-facing exterior wall is less than one-foot from (and very possibly encroaching over) the rear property line of the subject property, the Illegal Warehouse Platform Building is a structure for which *no rear yard* has been provided, much less a rear yard having the twenty-five-foot minimum depth required in zone district R-1-A, in violation of 11 DCMR § 404.1.

22.2. Because at least two of its other exterior walls (namely, its 150-foot west-facing exterior wall and its 50-foot east-facing exterior wall) are less than one-foot from the side property lines of the subject property, the Illegal Warehouse-Platform Building is a structure for which *no side yards* have been provided, much less side yards having the eight-foot minimum width required in zone district R-1-A, in violation of 11 DCMR § 405.9.

22.3. The introduction and placement of many layers of fill material and other foreign synthetic materials within the interior of the four exterior walls of the Illegal Warehouse-Platform Building independently violates 11 DCMR § 2503.1. Specifically, those layers of foreign materials – which cover and rise many feet over and above the pre-existing natural ground surface – result in parts of a yard required under the zoning title not being “open and unobstructed to the sky from the ground up.” *Id.*

22.4. The Illegal Warehouse Platform Building is an accessory building (other than an accessory private garage, see DCMR § 2500.5) that exceeds fifteen feet (15 ft.) in height, in violation of 11 DCMR § 2500.4.

22.5. The Illegal Warehouse-Platform Building obstructs light and ventilation in violation of, *inter alia*, 11 DCMR § 2500.9, which provides that “[a]n accessory building shall not obstruct light and ventilation required by other regulations.” Among other things, the Illegal Warehouse-Platform Building violates the basic tenets of the Wesley

Heights Overlay District, one of the express core purposes of which is to “[p]reserve existing trees, access to air and light, and the harmonious design and attractive appearance of the neighborhood.” 11 DCMR § 1541.3(c).

22.6. Notwithstanding its erroneous characterization in the Owners’ permit application and in the Unlawful Building Permit, the Illegal Warehouse-Platform Building inherently is *not* a “retaining wall” within the meaning of 11 DCMR § 2503.3. Nor is it a “fence” within the meaning of 11 DCMR § 2503.3, nor a structure that is four feet or less as provided in 11 DCMR § 2503.2, nor stairs as contemplated in 11 DCMR § 2503.4, nor an antenna that complies with 11 DCMR § 2503.5. Therefore, the Illegal Warehouse-Platform Building, which occupies parts of a yard that are “required under this title [11],” violates 11 DCMR § 2503.1.

22.7. The Illegal Warehouse-Platform Building is a “building” and an “accessory building” within the meaning of 11 DCMR § 199.1. The dimensions of this building include the previously existing air space that is being filled with tons of foreign fill and other synthetic materials which, if the building were completed, would form and support a roof-platform (presumably made of sod or some similar material) suitable for recreational, athletic and other leisure uses. Taking the area of the lot that is under this roof-platform area into account, the Illegal Warehouse-Platform Building is an “accessory building” that occupies more than thirty percent (30%) of the subject property’s required rear yard, in violation of 11 DCMR § 2500.3.

22.8. The Illegal Warehouse-Platform Building (taking into account the area of the lot that is under its roof-platform), together with the single-family dwelling to which it is an accessory building, violates the maximum lot occupancy limit applicable in the Wesley Heights Overlay District, as specified in 11 DCMR § 1543.2. Under that provision, “no structure, including accessory buildings, shall occupy an area in excess of thirty percent (30%) of the lot.” For the subject property, that means that the total area occupied by the single-family dwelling, together with its “accessory buildings,” cannot exceed 30% of 25,811 square feet, which is 7743 square feet. The total area of the subject property that is occupied by the single-family dwelling, the Illegal Warehouse-Platform Building, and any and all other accessory buildings to the single family dwelling, exceeds 7743 square feet and therefore violates 11 DCMR § 1543.2.

22.9. The gross floor area of the Illegal Warehouse-Platform Building (taking into account the entire usable area of its roof-platform as constituting its floor), together with the gross floor area of the single family dwelling and all other structures on the lot, violates the maximum floor area ratio applicable in the Wesley Heights Overlay District, as specified in 11 DCMR § 1543.3. Under that provision, “[t]he gross floor area of all buildings and structures on the lot shall not exceed the sum of two thousand square feet (2,000 ft.) plus forty percent of the area of the lot,” subject to certain exceptions that are not applicable here. Applying this formula to the subject property, this means that the total gross floor area of all buildings and structures may not exceed 12,324 square feet. The total gross floor area of the single family dwelling and the Illegal Warehouse-Platform Building exceeds 12,324 square feet and therefore violates 11 DCMR § 1543.3.

22.10. It is now self-evident that, for reasons of public safety and various applicable regulations and codes, that some form of fence will need to be erected atop the exterior walls of the Illegal Warehouse-Platform building, if for no other reason than to prevent people and animals from accidentally falling off the side of the building and plunging to their deaths 30-feet below in Wesley Heights/Rock Creek Park. Because any such fence would necessarily occupy required rear and side yards, it could be erected if, and only if, it were “constructed in accordance with the D.C. Building Code.” 11 DCMR § 2503.3. The D.C. Building Code in turn requires, among other things, that any fence located within ten feet of a party line, as this fence necessarily would be, not exceed 7 feet in height, 12 DCMR § 3110.3.3, as measured from grade, 12 DCMR § 3110.1.3. In this instance, the “grade” (on either side of the fence) is the natural grade before the Illegal Warehouse Platform Building was erected, and therefore the required fence necessarily would greatly exceed the minimum seven feet (7 ft.).

22.11. The Illegal Warehouse-Platform Building is an unconventional building or structure of a type, size, mass, and appearance that are not permitted in any area that is zoned for R-1-A residential use.

22.12. The Illegal Warehouse-Platform Building is an unconventional building or structure of a type, size, mass, and appearance that are not permitted under the Wesley Heights Overlay.

22.13. If the Illegal Warehouse-Platform Building really were a “retaining wall” within the meaning of the code (which for many reasons it is not), it nevertheless would violate the zoning regulations because it occupies a required rear yard (*see* 11 DCMR § 404.1) and two required side yards (*see* 11 DCMR § 405.9) but has not been “constructed in accordance with the D.C. Building Code.” 11 DCMR § 2500.3. There are a number of respects in which this so-called “retaining wall” was not so constructed, thus rendering it a *zoning* violation. These include the following:

- Because the exterior walls of the so-called “retaining wall” are directly on the perimeter of the subject property, and because they are parallel to and located within inches of (if not directly on or over) the party property lines of Wesley Heights/Rock Creek Park, they also must be considered to be “fence walls” within the meaning of 12 DCMR § 3110.1.1, and therefore they must “conform to the requirements of fences.” When located within a strip of land ten feet wide and parallel to a party line, a “fence wall” may not exceed 7 feet in height in any Residential District. *Id.* 3110.3.3. Because the “fence walls” at issue here all exceed 7 feet in height (as measured from grade on either side of the structure prior to its erection), they have not been constructed “in accordance with the D.C. Building Code,” *id.*, and therefore are a zoning violation.
- On information and belief, the so-called “retaining wall” is an unsafe building or structure that constitutes a danger to life and the public welfare

within the meaning of 12 DCMR § 115.1. Its unsafe and dangerous nature is evident because its exterior walls are visibly bulging and warping in a number of locations, vertical cracks have formed in many of the large bricks (likely indicating a faulty or improper foundation), and mud and slime are leaking through many of the unfilled horizontal spaces between the rows of bricks. (See Illustration No. 3 below.)

- Appellant is aware of no evidence that a structural engineer was on site to supervise the construction of the the Illegal Warehouse-Platform Building from the time that its foundation (if any) was created through the time that the Stop Work Order was entered on November 2, 2004.



Illustration No. 3 (example of bulges, warps, and defects in exterior wall, Dec. 2004)

- Appellant is aware of no evidence that the Illegal Warehouse-Platform Building was ever inspected by a DCRA structural engineer at any time before the Stop Work Order was entered on November 2, 2004.
- Work on the so-called “retaining wall” has not been performed in accordance with the requirements and safeguards specified by the Department of Health Environmental Health Administration Watershed Protection Division, in violation of 12 DCMR § 3303.4.3.

- There is no evidence that the Owners or their agents obtained a “public space permit” to install silt protection fences and other structures on public space, as is now evident has occurred (and, by the Owners unlawful and intentional design, could only occur) on the public space of Wesley Heights/Rock Creek Park. See 12 DCMR § 105.1.10.
- There is no evidence that the Owners or their agents obtained an “excavation permit” covering this work, even though one was required because the work involved “excavat[ing] and other earth disturbing actions affecting an area larger than 50 square feet. See *id.* 105.1.11.2.
- There is no evidence that the Owners or their agents obtained a “sheeting and shoring permit,” even though one was required because the work appears to have involved “install[ation] [of] excavation and slope stabilization systems.” See *id.* 105.1.11.3.

23. In addition to all of the foregoing, there are were a number of other deficiencies, irregularities and violations relating to the decision to issue the Unlawful Building Permit which made that decision unlawful and erroneous. These include, but are not limited to, the following:

23.1. On information and belief, wall checks and other tests and inspections were not performed to ensure that the walls of the Illegal Warehouse-Platform Building are not partly or entirely encroaching onto neighboring property and to ensure that the unconventional building or structure was properly and safely built.

23.2. There is no indication on the permit application, or on the Unlawful Building Permit itself, that the DCRA-BLRA considered or applied the special restrictions of the Wesley Heights Overlay District before issuing the permit.

23.3. Owners failed to use the current DCRA-BLRA application for a “retaining wall” permit, which would have required them to disclose facts that would have made the violations associated with the Illegal Warehouse-Platform Building even more apparent.

23.4. On information and belief, some of the materials that the Owners are using to build the interior of the Illegal Warehouse-Platform Structure is contaminated with refuse or other foreign substances and has not been tested for environmental and human safety.

23.5. The DCRA-BLRA issued the Unlawful Building Permit without adequately assessing (and without other agencies of the District government adequately assessing) the extensive environmental damage that would occur during and after construction of the outbuilding structure.

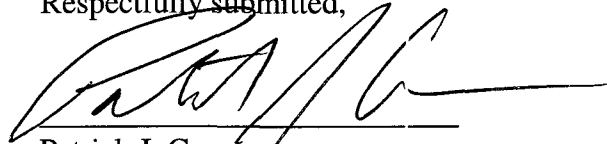
- 23.6.** The application for the permit failed to disclose and describe all of the other ongoing construction activity on the same property.
- 23.7.** The application's characterization of the proposed work as being to "construct a new retaining wall" was false, because what the Owners in fact intended was the erection of a massive, multi-walled building filled with various foreign and synthetic materials intended to be an elevated platform for supporting persons engaged in recreational, athletic or leisure activities.
- 23.8.** Even though the proposed project involved the erection of an entirely new and unconventional building, and merely "a new retaining wall," the DCRA-BLRA issued the permit without requiring the Owners to complete the portion of the permit application for the construction of "a new building."
- 23.9.** On information and belief, the DCRA-BLRA erroneously failed to require the submission of an Environmental Impact Screening Form before issuing the permit, even though one plainly was required by applicable laws.
- 23.10.** The Supplemental Environmental Questionnaire that the Owners' agent submitted in support of the application for the Warehouse Permit falsely stated that the proposed project would not "involve construction that will disturb the sediment in rivers, streams or wetlands."
- 23.11.** Even though it has recently become evident that there will have to be some sort of fence on top of the huge warehouse structure in order to protect against people falling off the side and plunging to their death in federally owned public parkland below, neither the Owners' application for the permit, nor the Unlawful Building Permit itself, stated or required that the proposed work would necessarily include the erection of a fence. Nor is there any indication that DCRA-BLRA considered or analyzed whether the addition of hundreds of feet of fencing to the Illegal Warehouse-Platform Building would comply with all applicable zoning requirements (which it obviously would not).
- 23.12.** Even though the Owners' permit application states that the proposed work will involve "disturbing" an area of earth that is more than 50 sq. feet, it failed to provide any answer whatsoever to questions concerning "soil erosion control methods," "area of offsite drainage," "No. of Footings or Columns," and "Size of Footings of Columns," -- questions that explicitly must be answered when such disturbance of earth is anticipated. DCRA-BLRA's issuance of this permit without requiring truthful answers to these questions was yet another serious error. This error was highly material because truthful answers to these questions would have demonstrated that the proposed work would create an illegal building or structure and would cause an environmental disaster.

Relief Requested

24. Appellant respectfully requests that the Board of Zoning Adjustment enter relief in accordance with 11 DCMR 3100.4 and other applicable law, including the following:

- 24.1. Reversing the DCRA-BLRA's decision to grant the Unlawful Building Permit;
- 24.2. Vacating the Unlawful Building Permit;
- 24.3. Ordering the Owners to immediately remove, at their expense, the entire Illegal Warehouse-Platform Building (including its "filled" interior portion) without causing any further environmental damage to Wesley Heights/Rock Creek Park or other surrounding properties or the Potomac River watershed;
- 24.4. Ordering the Owners to immediately remediate, at their expense, the subject property so that it is returned to its previous natural condition;
- 24.5. Ordering the Owners not to continue any further construction activity on the subject property or elsewhere in the District of Columbia, not to occupy the subject property, and not to sell or transfer the subject property (except to raise funds to be escrowed for the purpose of complying with the Board of Zoning Adjustment's Orders in this case) until all zoning violations on the subject property are abated; and
- 24.6. Such further relief as is just and proper.

Respectfully submitted,



Patrick J. Carome
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(202) 663-6363 (fax)
patrick.carome@wilmerhale.com

CERTIFICATE OF SERVICE

I, Patrick J. Carome, hereby certify that I have this 13th day of December, 2004, served a copy of the foregoing Appeal Form 125 and attachment thereto upon the persons and entity listed below, by causing it to be sent by first-class mail, postage prepaid, addressed as follows:

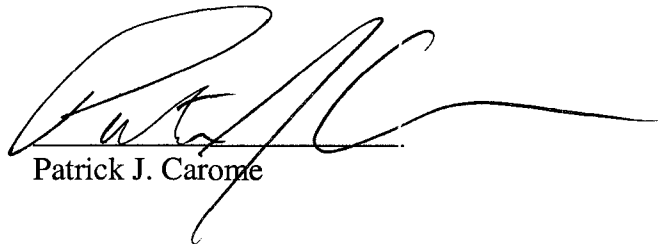
DAVID CLARK
Director
Department of Consumer and Regulatory Affairs
District of Columbia Government
941 North Capitol Street, NE
Washington, DC 20002

CONSTANDINA ECONOMIDES
4825 Dexter Terrace, N.W.
Washington, D.C. 20007

FRANK ECONOMIDES
4825 Dexter Terrace, N.W.
Washington, D.C. 20007

FRANK ECONOMIDES
c/o The DC Boathouse Restaurant
5441 MacArthur Blvd.
Washington, D.C. 20016

Advisory Neighborhood Commission 3-D
P.O. Box 40846 Palisades Station
Washington, DC 20016



Patrick J. Carome

PRE-FILE NUMBERS	ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER

★ ★ ★ 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)

FSO Page

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: <i>4825 Dexter Terrace, NW</i>		Suite No.:	2. Lot: <i>806</i>	3. Square: <i>1381</i>	4. Application Date: <i>2/23/04</i>
5. Owner of Building or Property: <i>Frank & Dina Economides</i>		6. Address: (include Zip) <i>4825 Dexter Terrace, NW Washington, DC 20007</i>		7. Phone: Work: <i>202-321-3334</i> Home:	
8. Agent for Owner: (if applicable) <i>Tom Hromada</i>		9. Address: (include Zip) <i>RAPID PERMIT SERVICE 7711 Garrison Road #200 Landover Hills, MD 20784 301-731-4767 Tom Hromada</i>		10. Phone: Work: <i>301-731-4767</i> 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: <i>Construct New Retaining wall around rear yard as per plans</i> <i>STOP WORK</i>					
13. Existing Use(s) of Building or Property: <i>S. F. Dwelling</i>		14. Ex. No. of Stories of Bldg.: <i>2 1/2</i>	15. Ex. No. of Dwelling Units: <i>1</i>		
16. Proposed Use(s) of Building or Property: <i>S. F. Dwelling</i>		17. Prop. No. of Stories of Bldg.: <i>2 1/2</i>	18. Prop. No. of Dwelling Units: <i>1</i>		
19. Starting Date of Work: <i>ASAP</i>	20. Completion Date of Work: <i>ASAP</i>	21. Method of Removing Construction Debris: ☒ Pick-up Truck ☐ Dumpster ☐ Other (specify):		22. Does the proposed work involve disturbing the earth or razing a building? ☒ Yes, answer q. 23 ☐ No, SKIP q. 23-27	
23. Is the area of disturbed earth more than 50 sq. ft.? ☒ Yes, answer q. 24-25 ☐ No, SKIP q. 24-25	24. Soil Erosion Control Methods:		25. Area of Offsite Drainage: sq. ft.	26. No. of Footings or Columns:	27. Size of Footings of Columns: 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)

(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 ☐ Masonry ☐ Steel ☐ Wood ☐ Other: ☐ Concrete		40. Fire Suppression: ☐ Fully Sprinklered ☐ Standpipe System ☐ Partially Sprinklered ☐ None ☐ Other:		41. Booster Pump: ☐ New ☐ Existing ☐ None	42. Total Lot Area: sq. ft.
44. Present Gross Floor Area of Bldg.: sq. ft.		45. Proposed Gross Floor Area of Bldg.: sq. ft.		43. Breakdown of Lot Area (= 100%): a. Building: _____ % b. Paved Area: _____ % c. Greenery: _____ %	
46. Floors involved in this permit: ☐ All ☐ Floors _____		47. Projection beyond building line? ☐ Yes, answer q. 48-52 ☐ No, SKIP q. 48-52			
48. Number and type of projection:		49. Distance of projection:		50. Width of projection:	
				51. Width of building frontage: ft.	
				52. Signature of Owner (projection only):	
53. Water or Sewer Excavation? ☐ Yes ☐ No	54. Driveway Construction? ☐ Yes ☐ No	55. Sheeting/Shoring Necessary? ☐ Yes ☐ No	56. Elevators involved? ☐ Yes, answer q. 57 ☐ No, SKIP q. 57		57. No. and type of elev.:
				58. Plans Certified by Engineer? ☐ Yes, cert. is attached ☐ No	
59. Estimated Cost of Work: (a) New/Add.: \$ _____ (b) Alt/Rep.: \$ _____ Total: \$ _____					
60. Volume of New Bldg. or Addition: cubic ft.					

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

(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: \$ 30,000	85. Material: Mesa Block	86. Height: Varies 0' to 30' ft.	87. Color: Taupe/Gray	88. Location: ☒ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land*
--------------------------------	-----------------------------	--	--------------------------	--

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

89. Signature of Adjoining Owner:		90. Phone: Work Home	
91. Address of Adjoining Owner:		92. Lot:	93. Square:

1380 = on 4/23/04

(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 _____
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: \$
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
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: _____
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:
141. C of O Number for Building:		142. Sign Contractor Lic. No.: _____		136. Color:
143. Sign Contractor's Address:		144. Phone:		137. Width: ft.
				138. Length: ft.
				139. Area of Sign: sq. ft.
				140. Width of Business Frontage: ft.

(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: Tom Hromada Address: _____ Date: 2/23/04

RAPID PERMIT SERVICE

7711 Garrison Road #200

Landover Hills, MD 20784

301-731-4767

Tom Hromada

(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 Account 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: WJV Date: 2/23/04
☐ 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: Jin Date: 4/22/04
 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: AB1 Date: 4-20-04
☐ Storm Water Mgmt. by: AB1 Date: 4-5-04
 Plan No. _____
☐ 7. Mechanical Eng. Review by: _____ Date: _____
☐ 8. Plumbing Eng. Review by: _____ Date: _____
☐ 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: WJV Date: 4/23/04
☒ 16. Structural Eng. by: WJV Date: 4/23/04
☐ 17. Permit and Certificate Issuance Counter
 By: _____ Date: _____
☐ 18. Q.C. By: WJV Date: 4/23/04

ZONING

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

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

DPW — PUBLIC SPACE

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

Job No.:

BZA Case No.:

PUD Order No.:

4

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: <u>Economides Residence</u>	Project Address: Lot: <u>806</u> Square: <u>1381</u> <u>4825 Dexter terrace, NW</u>
Filed Job Application # (if applicable):	Project Description: <u>Retaining wall</u>

Owner: Frank & Dina Economides Date: 2/23/04

Owner's address and phone #: 4825 Dexter Terrace, NW, DC 20007

Authorized agent: RAPID PERMIT SERVICE

Address and Phone # of authorized agent: 7711 Garrison Road #200
Landover Hills, MD 20784
301-731-4767
Tom Hromada

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 <u>et seq</u> (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 -

4

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

2/21/04

OFFICIAL USE ONLY

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

DCRA Reviewer

130

Date

3 MAR 04

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

10/01

BUILDING PERMIT

PERMIT NO. B460927

Date 4/23/04

(Type) RETAINING WALL

Address of work 4825 DEXTER TER., NW.

Permission is hereby granted to

FRANK AND DINA ECONOMIDES
who are the owners of the property 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:

CONSTRUCT NEW RETAINING WALL AROUND REAR YARD AS PER PLANS.
ENTIRELY ON OWNER'S LAND.

Builder—

Width of Bldgs.

Length

Height

Value \$

No. of Bldgs.

Zone R-1-A

Height of terrace above grade

To be occupied as

No. of Stories

2½

Address of owner

Deposit No.

: SAME

Amount \$

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

DAVID CLARK

DIRECTOR

Lot 806 Square 1381

TOTAL PERMIT FEE

FILING FEE

Store# 0001 D.C. GOVERNMENT
(Owner) FILING FEE
Reg# 1 05/07/04 at 14:22 Clk# 30

Receipt# 085385 Amount \$\$\$ 380.00

EB22001215 FEE PAYABLE \$ 1,380.00

BUILD STRUCTURE & EQUIP
FOR INSPECTIONS CALL 727-7582 442-461

: SED

Chief, Permit Issuance Branch

By

Permit Clerk

E. DYER

P
E
R
M
I
T

4

BUILDING PERMIT

PERMIT NO. B460927

Date 4/23/04

(Type) RETAINING WALL

Address of work 4825 DEXTER TER., NW.

Permission is hereby granted to

FRANK AND DINA ECONOMIDES
who own and possess the property 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:

CONSTRUCT NEW RETAINING WALL AROUND REAR YARD AS PER PLANS.
ENTIRELY ON OWNER'S LAND.

Builder

Width of Bldgs.

Length

Height

To be occupied as

Projections:

Value \$

No. of Stories

No. of Bldgs.

Zone R-1-A

Height of terrace above grade

Address of owner

Deposit No.

: SAME

Amount \$

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

DAVID CLARK

DIRECTOR

Lot 806 Square 1381

TOTAL PERMIT FEE

GOVERNMENT

FILING FEE

DATE

Receipt# 085385

EB22001215

FOR INSPECTIONS CALL 727-7592

442-461

Amount *** 380.00

FEE PAYABLE

1,380.00

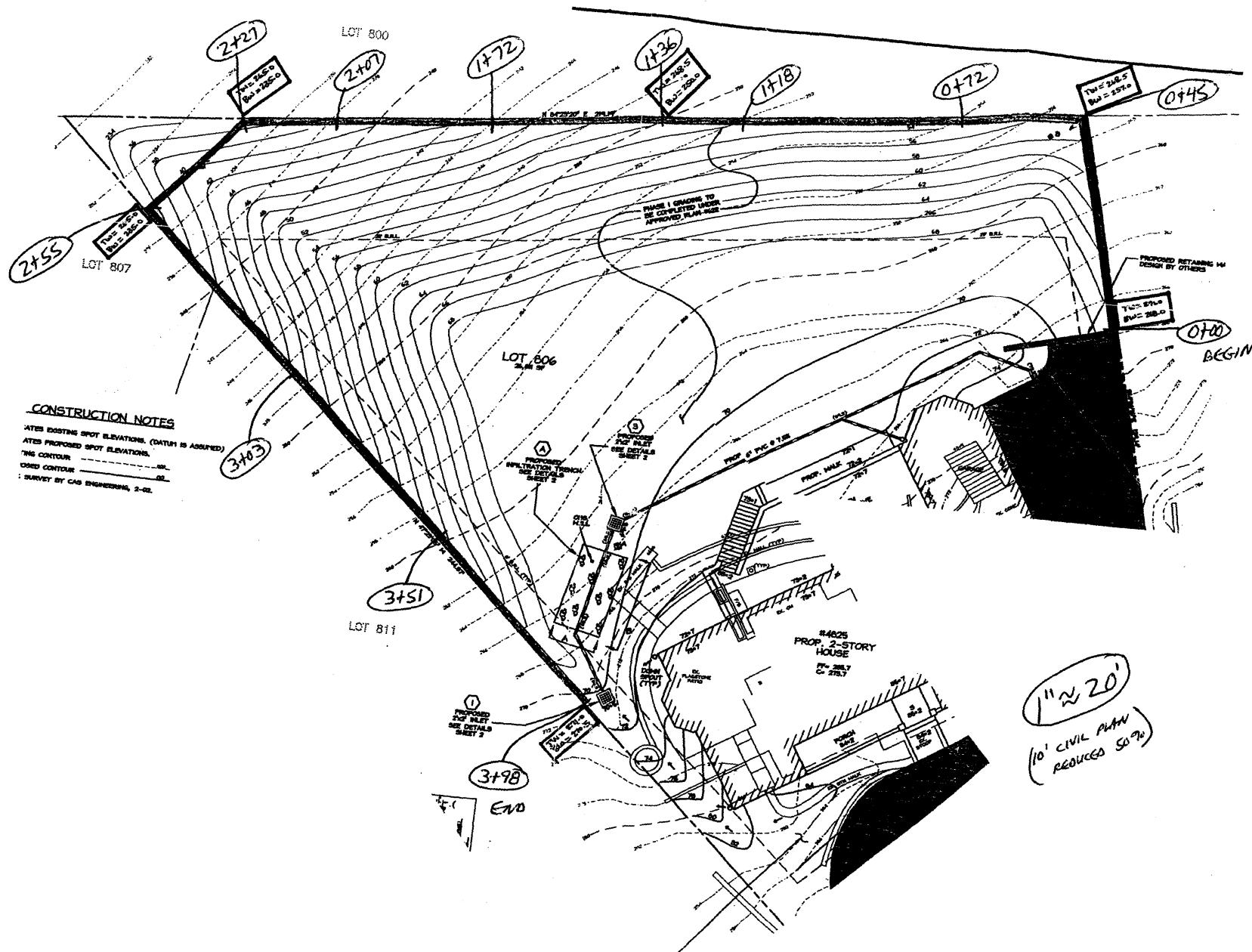
BUILD STRUCTURE & EMB

Chief, Permit Issuance Branch

By

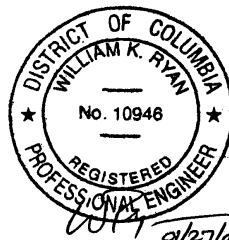
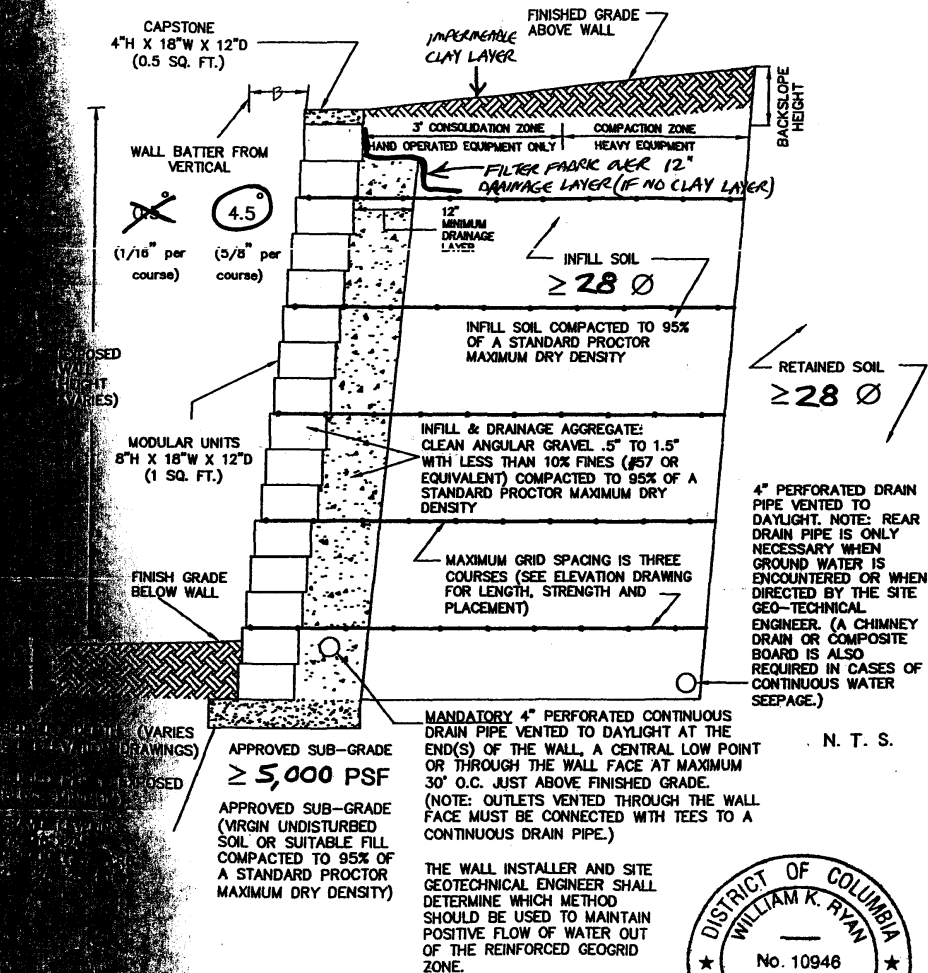
E. DYER

Permit Clerk



MESA

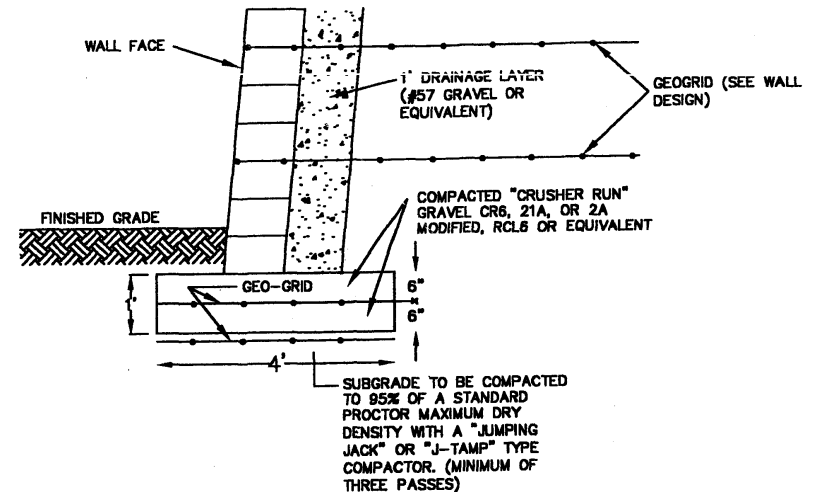
TYPICAL WALL SECTION



Consulting & Design Engineers
P.O. Box 6, Shippensburg, PA 17257-0006
717-477-8400 FAX 717-477-8410

GEOGRID REINFORCED LEVELING PAD

for building segmental retaining walls on fill soils or to enhance the soil's bearing capacity



NOTE: THIS 1' x 4' LEVELING PAD WILL IMPROVE THE SOIL'S BEARING CAPABILITIES BY A MINIMUM OF 1,000 PSF. A 1.5' x 6' LEVELING PAD WILL INCREASE THE SOIL'S BEARING CAPACITIES BY A MINIMUM OF 2,000 (3 LAYERS OF GEOGRID REQUIRED)

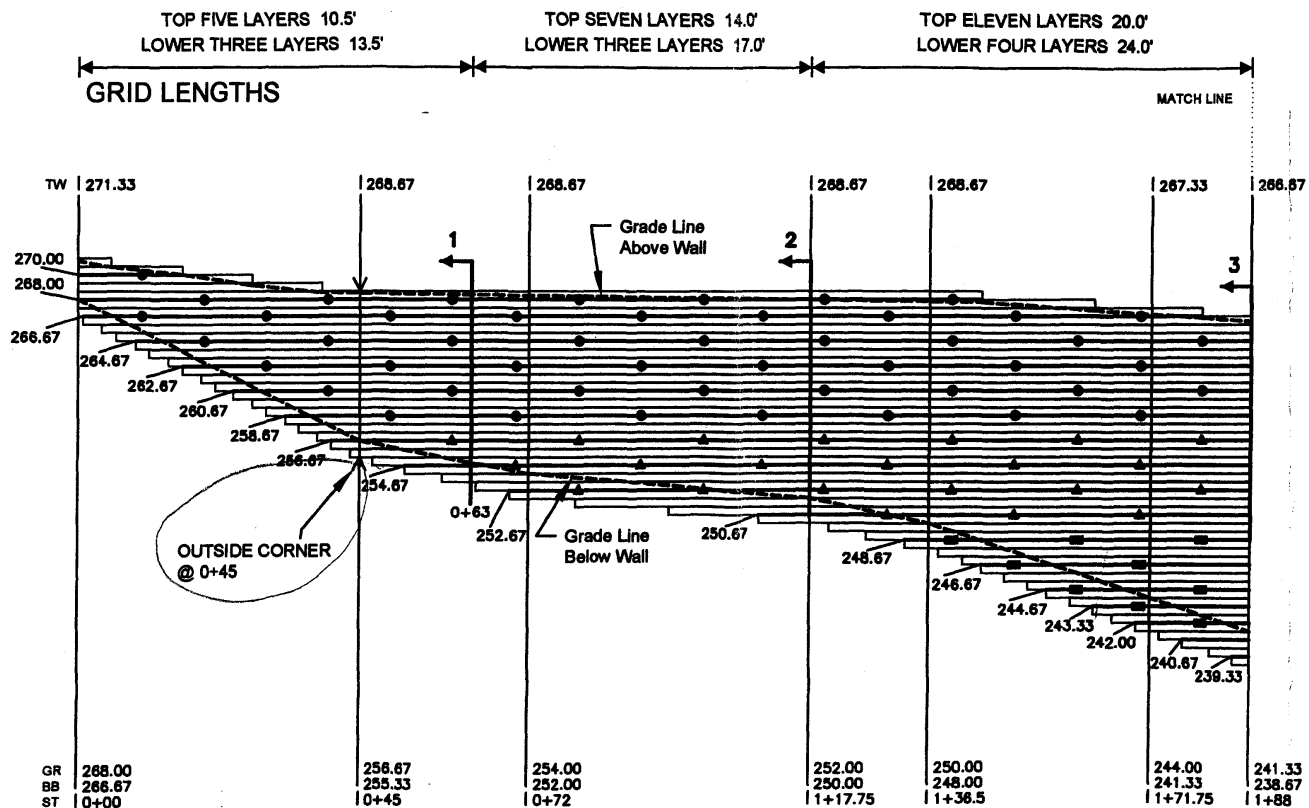
RYAN & ASSOCIATES— Consulting & Design Engineers
68 West King Street, P.O. Box 6, Shippensburg, PA 17257-0006
PHONE 717-477-8400 FAX 717-477-8410

PROJECT NAME: ECONOMIDES RESIDENCE
 LOCATION: 4825 Dexter Terrace, NW, DC
 PROJECT NUMBER: PA231304
 WALL NUMBER:
 DESIGNER: DKS
 DATE: 01-27-04 Station 0+00 to 1+88

MESA 4.5°

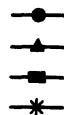
RETAINING WALL ELEVATION

HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 10'



TW = TOP OF WALL (NOT INCLUDING CAP)
 GR = PROPOSED FINISHED GRADE AT BASE OF WALL
 BB = BOTTOM OF BLOCK / TOP OF LEVELING PAD
 ST = WALL STATION

GRID KEY: UXMESA3
 UXMESA4
 UXMESA5
 UXMESA6



DISTRICT OF COLUMBIA GOVERNMENT

OFFICE OF THE SURVEYOR

February 23, 2004 Robert D. Smith

Washington, D.C., August 12, 2002

Plat for Building Permit of SQUARE 1381 LOT 806

Scale: 1 inch = 30 feet Recorded in A & T Book Page 2389

Receipt No. ~~00087~~ 9693

Furnished to: MR. PERMIT

Robert D. Smith
Surveyor, D.C.

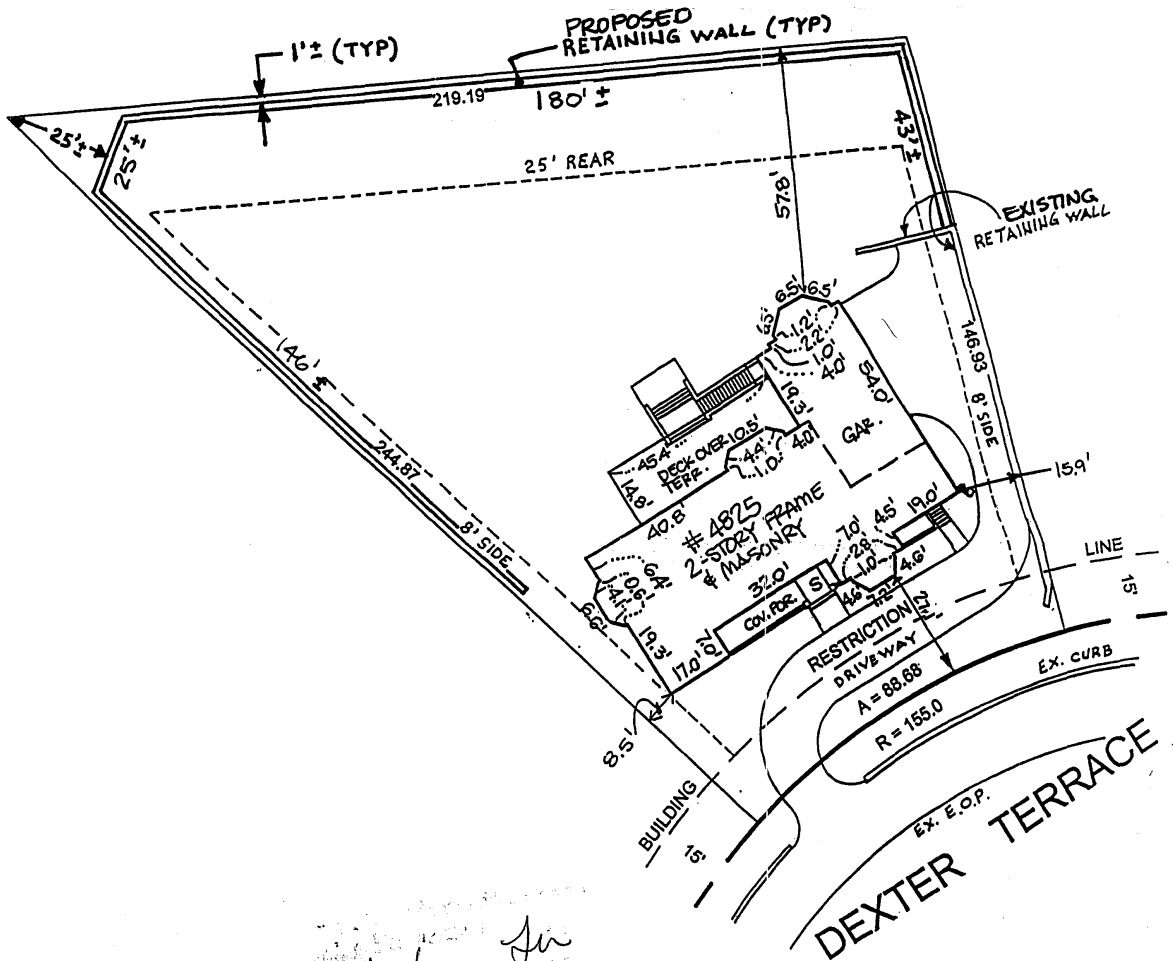
By: L.E.S. *1/12*

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

Date: 9-19-2002 12-10-02

William P. Quinn *Kenneth Martinez*
(Signature of owner or his authorized agent)

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



OFFICE OF THE SURVEYOR
February 23, 2004 Robert D. Dwyer, Jr.

Plat for Building Permit of SQUARE 1381 LOT 806

Receipt No. ~~00097~~ - 9693

Robert D. Smith
Surveyor, D.C.

By: L.E.S.

Date: 9-19-2002 12-10-02

William P. (Jr.) Karen Martino
(Signature of owner or his authorized agent)

Site plan showing a proposed building on a triangular lot. The lot is bounded by a "PROPOSED RETAINING WALL (TYP)" on the top and a "25' REAR" boundary on the left. The building is a "2-STORY FRAME & MASONRY" structure with a "DECK OVER 10.8' TERR." and a "GAR." (garage). The building footprint is 40.8' by 32.0'. The lot dimensions are 219.19' (top), 180'± (top right), 43.3' (right), 146.83' (right), 15.9' (bottom right), and 140'± (left). The building is set back from the "DEXTER TERRACE" by a "DRIVEWAY" with a "RESTRICTION" line. The driveway has a width of 8.5' and a radius of 155.0'. The building is also set back from the "PROPOSED RETAINING WALL" by 1'± (TYP). The lot is labeled "8' SIDE" and "15' SIDE". The building is labeled "BUILDING" and "15' SIDE". The driveway is labeled "DRIVEWAY" and "RESTRICTION".

SQ-00097(2002)

PROJECT NAME: ECONOMIDES RESIDENCE
 LOCATION: 4825 Dexter Terrace, NW, DC
 PROJECT NUMBER: PA231304
 WALL NUMBER:
 DESIGNER: DKS
 DATE: 01-27-04 Station 1+88 to 3+98.25

MESA 4.5°

RETAINING WALL ELEVATION

HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 10'

