BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

In re: BZA Application No. 17310
Appeal of Zoning Administrator's Decision
1812 35th Street, N.W., Washington, D.C.

2005 OCT 11 PM 4:11
GOVERNMENT OF THE DISTRICT OF COLUMBIA

MOTION TO AMEND APPEAL TO INCLUDE NEW REVISION TO PRIOR BUILDING PERMIT

I. Request to Add New Building Permit to Appeal

Deidre Stancioff, by and through undersigned counsel, hereby seeks to amend her previously filed appeal to incorporate a recently issued building permit. More specifically, Ms. Stancioff, the Appellant in this case, seeks to challenge within this appeal Building Permit Number B477090 (hereinafter "New Permit"). This New Permit was issued by the Department of Consumer and Regulatory Affairs ("DCRA") to the owner of 1812 35th Street, N.W. on or about September 2, 2005.

Originally, this appeal related to building permits B461964, B467431 and B468744. All three permits pertain to an addition and improvements to a semi-detached single family dwelling at 1812 35th Street, N.W. (hereinafter the "Subject Property"). Appellant challenged these three permits based upon the zoning laws and regulations of the District of Columbia, including provisions relating to lot occupancy and side yards. In part, the owner of the Subject Property and DCRA have defended issuance of the three prior permits based

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17310
EXHIBIT NO. 35

Board of Zoning Adjustment
District of Columbia
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upon a proposed "trellis" which, according to the owner and DCRA, allegedly converted the semi-detached dwelling into a row dwelling.[1]

The submissions in the instant appeal already included previously available plans and documentary information regarding this so-called "trellis" See Appeal and Supplemental Filing in Support of Appeal. The plans indicated that the proposed "trellis" would be installed above the first floor of the dwelling.

On September 2, 2005, the New Permit revised one of the three permits that was the original subject of this appeal (B467431). More specifically, the New Permit was issued to "extend roof overhang on one wall to property line." Apparently, this new projection is a substitute for the prior trellis. *See* attached.

Appellant first learned of the New Permit on October 7, 2005, while assembling a supplemental submission of documents for consideration at the rescheduled hearing on October 25, 2005.[2]

The Appellant respectfully requests inclusion of the New Permit in the instant appeal. The New Permit relates inextricably to the issues presented in the appeal. The "trellis" issue already was set for consideration by the Board. The addition of a "trellis" to the plans is the factual basis upon which the owner and DCRA intend to defend issuance of the earlier building permits.

If this change to the permits is excluded from consideration, the Board will be reviewing permits that do not accurately reflect the owner's currently approved plans. For the reasons set forth below, issuance of the New Permit is yet

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[1] These positions were expressed at the Board's hearing in this appeal on September 20, 2005 and during testimony at a related special exception proceeding on June 7, 2005 (BZA Application 17327).

[2] Neither DCRA nor the owner of the Subject Property disclosed the New Permit to the Board or Ms. Stancioff at the hearing on September 20, 2005. At that time, the Board asked DCRA and the owner a series of questions that should have prompted such a disclosure.

another administrative decision by DCRA that contravenes applicable zoning laws and regulations. The New Permit relates to the same legal matter that was already set for consideration by the Board in this appeal, i.e., whether an owner may convert a semi-detached dwelling to a "row" dwelling as a "matter-of-right" by adding a "trellis". Now, the same legal issue is predicated upon a "projection" or "eave."

II. Issues Presented by Latest Building Permit

In or about October of 2004, the owner of the Subject Property added a "trellis" for inclusion above the first floor of the Subject Property. Upon information and belief, the "trellis" would have attached to the adjacent property to the South. At the time, no written specifications were provided to DCRA regarding the precise properties of the "trellis". Evidently, the owner and DCRA added this "trellis" in an effort to "convert" the semi-detached dwelling into a row dwelling and, thereby, to circumvent the zoning restrictions applicable to semi-detached dwellings. Thereafter, Ms. Stancioff filed an appeal of the building permits and, in response, the owner of the Subject Property filed for a special exception. In conjunction with that special exception application, DCRA wrote in a memorandum to the BZA dated March 2, 2005, that a special exception was "required" due to the proposed addition to "an existing single family semi-detached structure in the R-3 residential zone district." The BZA delayed consideration of the instant appeal in order to hear the special exception case first. On June 28, 2005, the Board orally denied the request for special exception, thus rejecting (1) the proposed lot occupancy in excess of forty

percent (40%), (2) an addition that increased or extended an existing nonconforming side yard of 2.5 feet, and (3) certain architectural features of the facade. Meanwhile, the owner of the Subject Property continued to construct pursuant to the plans and building permits that were the subject of the special exception proceeding and the instant appeal.

On or about July 21, 2005, the owner filed another application for a building permit.[3] In the application, the owner stated the following: "Extend roof overhang on one wall to about XXX from about 16", over 30' long side yard, to replace approved trellis (This is a revision to building permit # B467431)." Blocks 48-46 of the application stated that there would be "1 roof extension" at the third floor that would be "30 ft" in length and "about 2.5 ft total" in width. According to the application, the breakdown of the lot area would include 44% "building". *See* attached.

This latest revision to the plans included the following changes. First, the so-called "trellis" was moved from above the first floor to the third floor near the roof. Second, the "trellis" was, upon information and belief, altered so that it would not touch the building on the adjacent property. Third, the new permit described the latest addition to the plans as an "eave" and "projection". *See* attached; *see also* prior submissions in support of this appeal.

Despite the BZA's oral decision on June 28, 2005, DCRA Zoning Administrator approved this revision on or about July 26, 2005. *Id.* The New Permit was issued on or about September 2, 2005 (with the incorrect lot number

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[3] For the fourth time, the application included an incorrect lot number for the Subject Property. See attached; see also prior submissions in this appeal.

for the Subject Property). The permit itself merely stated that the owner was revising the earlier permit to "extend roof overhang on one wall to property line." It did not expressly reference the "trellis" or the effect of this revision upon the prior plans to build a trellis. Thus, it was not apparent from a review of the permit itself or the construction activities that the new overhang had any bearing upon the "trellis" issue.

On September 13, 2005, the Board issued its written decision denying the special exception application. On September 20th, the parties appeared before the Board to address the timeliness of Ms. Stancioff's appeal. At that hearing, neither the owner of the Subject Property nor DCRA disclosed to the Board or Ms. Stancioff that the "trellis" had been replaced with an "eave" by means of a new permit.

The latest building permit perpetuates and compounds the zoning deficiencies that were briefed previously in this appeal. The "projection" extends over the nonconforming side yard. Thus, it increases an existing nonconforming aspect of the structure. 11 DCMR §§ 2001.3. See also 11 DCMR §§ 2002.5, 2002.6. Moreover, the "eave" has been added to a new third floor of the dwelling. That third floor already was the subject of this appeal because it wrongfully increased the nonconforming aspect of the structure.

The new "projection" also violates 11 DCMR § 2502.1 and 2502.2. Notably, the projection could not reach the lot line unless it is 2.5 feet in width. If so, such an eave would exceed the maximum permissible distance for projections. *Id.*

III. Conclusion

It is now evident that the owner of the Subject Property and DCRA have absolutely no intention of complying with the Board's related special exception ruling (BZA Application 17327). No effort has been made to revise the plans and permits so that the structure comports with that BZA ruling. Instead, DCRA has issued a new building permit to the Subject Property which also violates the zoning regulations and perpetuates earlier violations. Meanwhile, the owner of the Subject Property clearly was hoping that the Board would rule on the instant appeal based upon out-dated permits, thereby justifying further non-compliance with the Board's determinations. If the latest permit is *not* added to this appeal, then the owner undoubtedly will use the recent change in the plans as a basis for ignoring any unfavorable BZA ruling in this appeal. At every step, the owner of the Subject Property and DCRA have tried to circumvent the zoning laws of the District of Columbia. Consideration of this latest permit is necessary to preclude yet another effort to circumvent such laws and the rulings of this Board.

For the foregoing reasons, all four building permits should be considered in this appeal. Appellant respectfully requests an order granting her appeal and finding that the building permits were issued in violation of the zoning laws and regulations of the District of Columbia.

Respectfully Submitted,

Laurie B. Horvitz, Esq.
Nathan I. Finkelstein, Esq.
Robert Goldman, Esq.
FINKELSTEIN & HORVITZ, P.C.
7315 Wisconsin Ave., Suite 400 East
Bethesda, Maryland 20814
(301) 951-8400
Counsel for Deidre Stancioff

CERTIFICATE OF SERVICE

I hereby certify that the foregoing Motion, including all exhibits, was served on October 11, 2005, via first class mail, postage prepaid to the following:

Advisory Neighborhood Commission 2E
Attn: Ed Solomon
3265 S Street, N.W.
Washington, D.C. 20007

George R. Keys, Jr.
Jordan & Keys, LLP
1400 16th Street, N.W.
Washington, D.C. 20036

— and via fax. to Mr. Keys (202) 328-0153

Alan H. Bergstein, Esq.
Office of the Attorney General
Land Use, Public Works and Utilities Section
801 North Capitol Street, N.E.
Washington, D.C. 20002

Zoning Administrator
D.C. Department of Consumer and Regulatory Affairs
941 North Capitol Street, N.E.
Room 2000
Washington, D.C. 20002

Ellen McCarthy, Director
D.C. Office of Planning
801 North Capitol Street, N.E.
4th Floor
Washington, D.C. 20002

Laurie B. Horvitz

PERMIT

Form BLRA-13
(Rev. 9/30/91)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. B477090

Date 9/2/05 (Type) MISC.

Address of work 1812 35TH STREET N.W.

Lot 34 Square S1296

Permission is hereby granted to 1812 35TH ST. ASSOCIATES, LLC. (Owner)

who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit. NO.

Authorized work and conditions of performance thereof:

FEE PAID ON PERMIT B476984.

REVISION TO PERMIT B467431.

EXTEND ROOF OVERHANG ON ONE WALL TO PROPERTY LINE.

TOTAL PERMIT FEE $

FILING FEE $

DATE

FEE PAYABLE $ 60.00

FOR INSPECTIONS CALL 727-7382

Builder—

Value $ 3 No. of Bldgs.

Width of Bldgs. Length Height No. of Stories RESIDENTIAL

Zone R-3 To be occupied as RESIDENTAIL 3-STRY

Height of terrace above grade Projections:

Address of owner 6504 MILROID RD. BETH MD.

Deposit No. Amount $

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

PATRICK CAHAVAN

DIRECTOR

Chief, Permit Issuance Branch

By

Permit Clerk

E. KING

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

28. Architect's Name:	29. D.C. Lic. No.:	30. Architect's Address: (Include Zip Code)	31. Phone:
Marcela Dam		1053 31st St NW Wash. DC 20007	202 337 1936
32. Engineer's Name:	33. D.C. Lic. No.:	34. Engineer's Address: (Include Zip Code)	35. Phone
Robert Silman Assoc.	PE 900764	1053 31st St NW Washington DC 20007	202 393 6730
36. Building Contractor's Name:	36A. D.C. Lic. No.	37. Contractor's Address	38. Phone:
Owner (various subs)	—	6504 Millwood Rd, Bethesda MD	301 229 9328

39. Type of Construction	40. Fire Suppression:	41. Booster Pump	42. Total Lot Area	43. Breakdown of Lot Area (= 100 %)	
☑ Masonry ☐ Steel ☑ Wood ☐ Other ☑ Concrete	☐ Fully Sprinklered ☐ Standpipe System ☐ Partially Sprinklered ☒ None ☐ Other _____	☐ New ☐ Existing ☐ None	2400 sq. ft.	a. building	44 %
				b. paved area	16 %
				c. greenery	40 %

44. Present Gross Floor Area of Bldg.	45. Proposed Gross Floor Area of Bldg.	46. Floors involved in this permit	47. Projection beyond building line?
3600 sq. ft	3600 sq. ft	☐ All ☑ Floors 3rd	☐ Yes, Answer q. 48 -52 ☒ No, SKIP q. 48-52

48. Number and type of projection:	49. Distance of projection:	50. Width of projection:	51. Width of building frontage	52. Signature of Owner (projection only):
1 roof extension	30 ft	about 2.5 ft total	20 ft.	

53. Water or Sewer Excavation?	54. Driveway Construction?	55. Sheeting/Shoring Necessary?	56. Elevators Involved?	57. No and type of elevator	58. Plans Certified by Engineer?
☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes, answer q. 57 ☒ No	N/A	☐ Yes, cert. attached ☐ No

59. Estimated Cost of Work	OFFICIAL USE ONLY							
(a) New/Add.: $ _____ (b) Alt/ Repair $ _____ Total $ _____	Alter/Repair FEE		New Const. FEE		Piling Fee		TOTAL PERMIT FEE	
	$		$		$		$	
60. Volume of New Bldg. or Addition cubic ft.	By:	Date:	By:	Date:	By:	Date:	By:	Date:

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

61. Raze Contractor's Name:	62. Contractor's Address: (Include Zip Code)	63. Phone:

64. Insurance Company	65. Policy or Cert. Number	66. Expiration Date	67. Raze Method

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

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

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

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

84. Cost of Work	85. Material:	86. Height	87. Color	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: Home / Work	OFFICIAL USE ONLY		
91. Address of Adjoining Owner:	92. Lot:	93. Square:	FEE	By: Date:
			$	

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER	
N.C.P.C. No:	O.G. No:	R-3			By:
H.P.A. No:	S.L. No:	Ward No:	Receipt No:	Date:	Receipt No:

GOVERNMENT OF THE DISTRICT OF COLUMBIA

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION PERMIT SERVICE CENTER
Tel 202-442-4589 Fax 202-442-4863

BLRA-13 (Rev. 2/04)

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY
(PRINT IN INK OR TYPE, DO NOT WRITE IN SHADED AREAS OR ON PAGE 4)

CLEARANCE TO FILE
By _____ Date _____

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

(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 27

1 Address of Proposed Work:	Suite No.	2. Lot	3. Square	4. Application Date
1812 35th St NW		34	S1296	21 July 05

5 Owner of Building or Property	6 Address (Include Zip Code)	7 Phone
1812 35th St Associates LLC	6504 Milwood Rd, Beth MD	Cell 301 704-5412 301 229 3328

8 Agent (or Owner: (If applicable)	9. Address (include Zip Code)	10. Phone
Gisela Garcia-Tuton		301 229-3328

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

- ☐ New Building
- ☐ Addition
- ☐ Alteration and Repair
- ☐ Raze Building
- ☐ Retaining Wall
- ☐ Fence
- ☐ Shed
- ☐ Awning
- ☐ Garage
- ☐ Sign
- ☐ Projection
- ☑ Other (Specify) Modification of existing permit

False Statement or misrepresentation of facts on a permit application and/or plans is subject to criminal penalties pursuant to DC law 22-2405.

12. Description of Proposed Work

Extend roof overhang on one wall to about [redacted]' from about 16", over 30' long side yard, to replace approved trellis (This is a revision to building permit # B467431).

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
Single family dwelling	3	1	$ 60 —

16 Proposed Use(s) of Building or Property	17 Prop No of Stories of Bldg	18 Prop. No of Dwelling Units	By:	Date:
Residential	3	1	[signature]	9/16/05

19 Starting Date	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	2 weeks	[☑] 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 or Columns
☐ Yes, answer q. 24-25 ☐ No, SKIP q. 24-25		sq. ft		

ALWAYS SIGN THE APPLICATION ON PAGE 3 (SECTION I)

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

OFFICIAL USE ONLY

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

A. PERMIT CONTROL

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

B. CLEARANCE TO FILE PLANS

- ☐ 1. Zoning by: _____ Date: _____
- ☐ 2. DDOT – Permit and Records Division
  Access to Parking Street ☐ Street ☐ Alley
  Cleared by: _____ Date: _____
- ☐ 3. DDOT – Consumer Engineer
  Cleared by: _____ Date: _____
- ☐ 4. ERA – Erosion Control
  Cleared by: _____ Date: _____

Restrictions of the Permit:

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

C. PLANS AND APPLICATION APPROVAL

- ☐ 1. Information Counter by: _____ Date: 7/21/05
- ☐ 2. Information Center by: _____ Date: _____
- ☐ (a) ABRA by: _____ Date: _____
- ☐ (b) Noise Control by: _____ Date: _____
- ☐ (c) Industrial Safety by: _____ Date: _____
- ☐ (d) Vector Control by: _____ Date: _____
- ☐ (e) D.C. Animal by: _____ Date: _____
- ☐ (f) Police Dept. by: _____ Date: _____
- ☐ 3. Zoning by: _____ Date: 7/26/05
  Zoning Update by: _____ Date: _____
  Zoning Overlay approval by: _____ Date: _____
- ☐ 4. DDOT – Permit and Records Division/Deposit #
  Sidewalk Deposit $ _____ Driveway Deposit $ _____
  by _____ Date _____
- ☐ 5. Water/Sewer Design Branch
  Consumer Eng. by: _____ Date _____
- ☐ 6. Environmental Regulation Administration
  - ☐ Environmental Policy Review
    Control No. _____
    by _____ Date _____
  - ☐ Erosion Control by: _____ Date _____
  - ☐ Storm Water Mgmt. by: _____ Date _____
    Plan No _____
  - ☐ Air Quality by: _____ Date _____
  - ☐ Underground Storage by: _____ Date _____
- ☐ 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. Fire Protection Plan Review by: _____ Date _____
- ☐ 12. D.C. Fire Dept. (Fire Prevention Plan Review Section) by: _____ Date _____
- ☐ 13. Elevator Plan Rev. Sec. by: _____ Date _____
- ☐ 14. Plumbing Insp Rev. by: _____ Date _____
- ☐ 15. Construction Insp. Branch (Field Check) by: _____ Date _____
- ☐ 16. Historic Pres. Div. by: _____ Date _____
- ☐ 17. EISF: _____ Date _____
- ☐ 18. Structural Eng. by: _____ Date 9/1/05
- ☐ 19. Permit and Certificate Issuance Counter by: _____ Date _____
- ☐ 20. QC By: _____ Date 9.1.05

ZONING

C of O Number _____ Date _____

Existing Use(s) _____

Proposed Use Revision permit # B467431 11/5/04

- ☐ New Bldg
- ☐ P.O.D.
- ☐ File in room 2124

Job No. | BZA Case No | PUD Order No.

DDOT – PUBLIC SPACE

Street Name: _____

Street Width: _____

Road Width: _____

Sidewalk Width: _____

Parking: _____

Restrictions: _____

Department of Consumer and Regulatory Affairs

Building and Land Regulation Administration - Permit Service Center

July 28, 2005
02:52 PM

Comments

Received:
Date:

[redacted] Y N [redacted] Y N

Engineering Coordinator Aziz Yacob (Eng. Coor.) Applicant/Agent gisele garcia tumon

Project Location:

1812 35TH ST NW

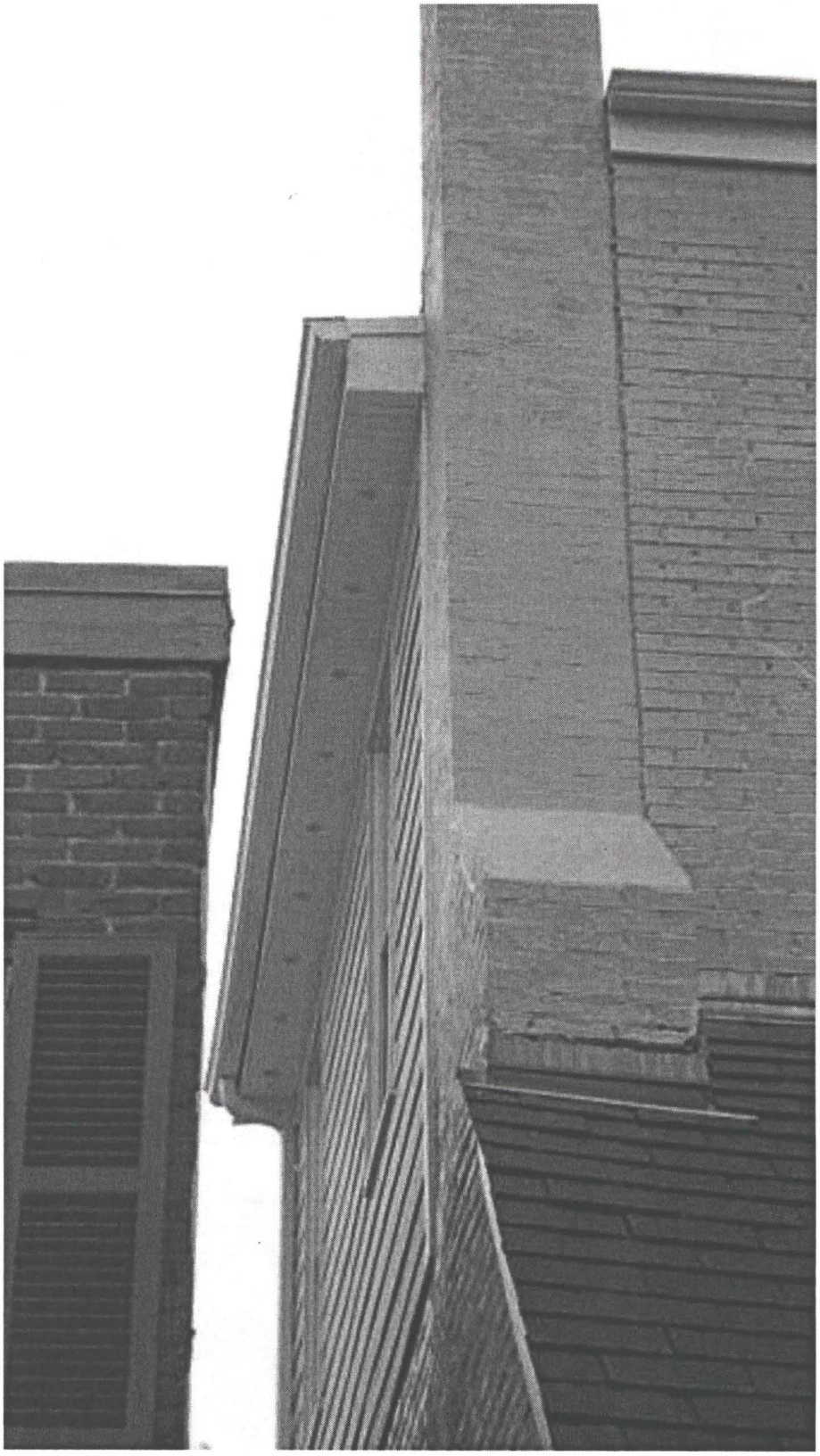
Required Reviews (Checked boxes only)	Reviewer	Completion Time	Review Status
☐ Public Space		☐ AM ☐ PM	☐ Approved ☐ HFC ☐Ref. to DPW ☐Conf. w/ Applicant
☐ Zoning		☐ AM ☐ PM	☐ Approved ☐ HFC ☐Ref. to BZA ☐ Ref. to Zoning Administrator ☐ Conf. w/ Applicant
☐ Soil Erosion ☐ Storm Water Mgmt		☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Ref. to DOH ☐Conf. w/ Applicant
☐ Air Quality ☐ EIS		☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Ref. to DOH
☐ Water & Sewer		☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Ref. to WASA ☐ Conf. w/ Applicant ☐ WASA deposit required
☐ Mechanical/Plumbing		☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Conf. w/ Applicant
☐ Health		☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Conf. w/ Applicant
☐ Electrical		☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Conf. w/ Applicant
☐ Elevator		☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Conf. w/ Applicant
☐ Fire Protection		☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Conf. w/ Applicant
☐ Structural		☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Conf. w/ Applicant

Remarks

Show Roof overhang into property - ok
w Roof drainage ?
Make sure Roof does touch neighbor

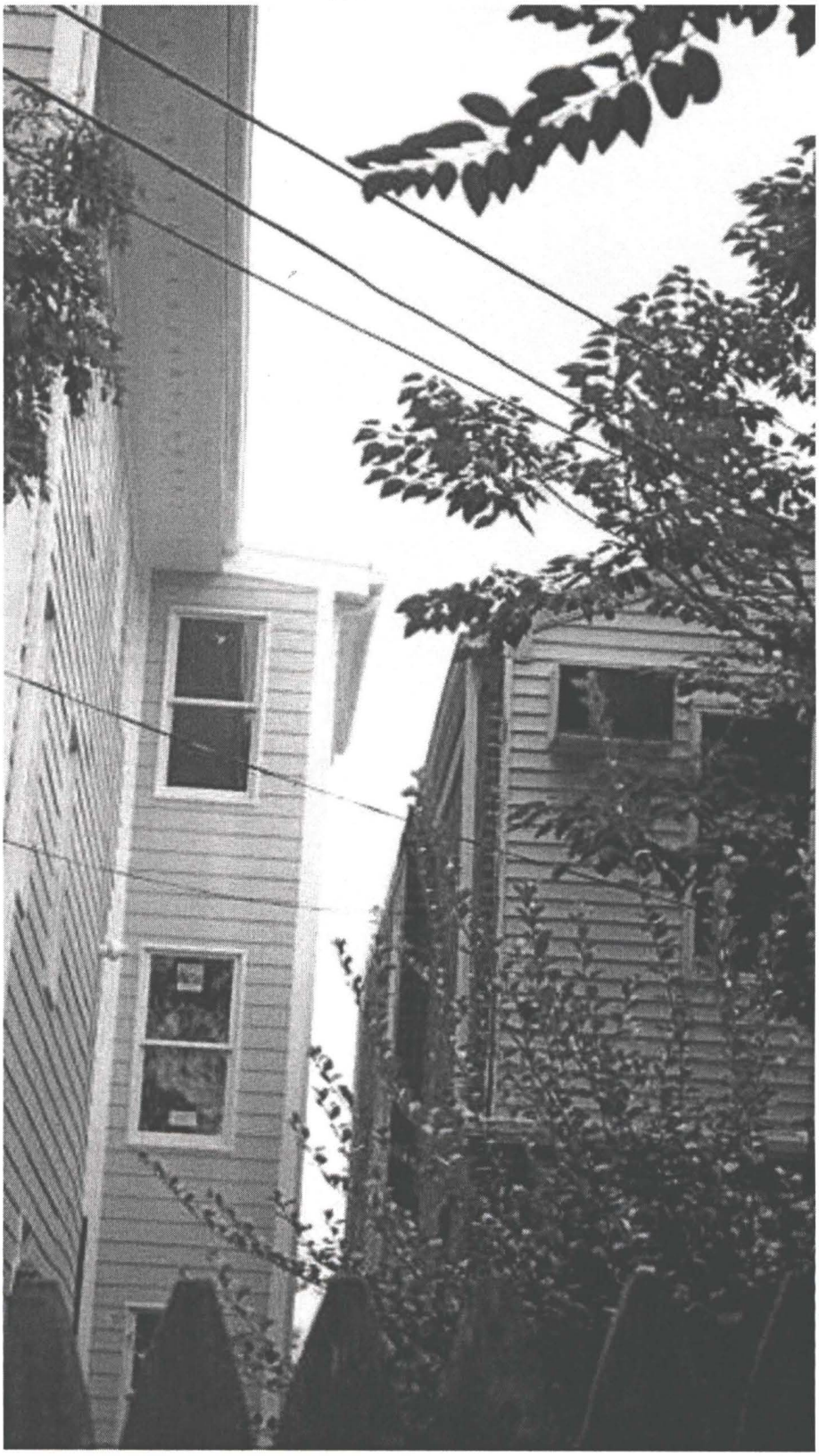

NEW CORNICE
(NO ADDED HEIGHT)
SAME EXTENDS TO
PROPERTY LINE

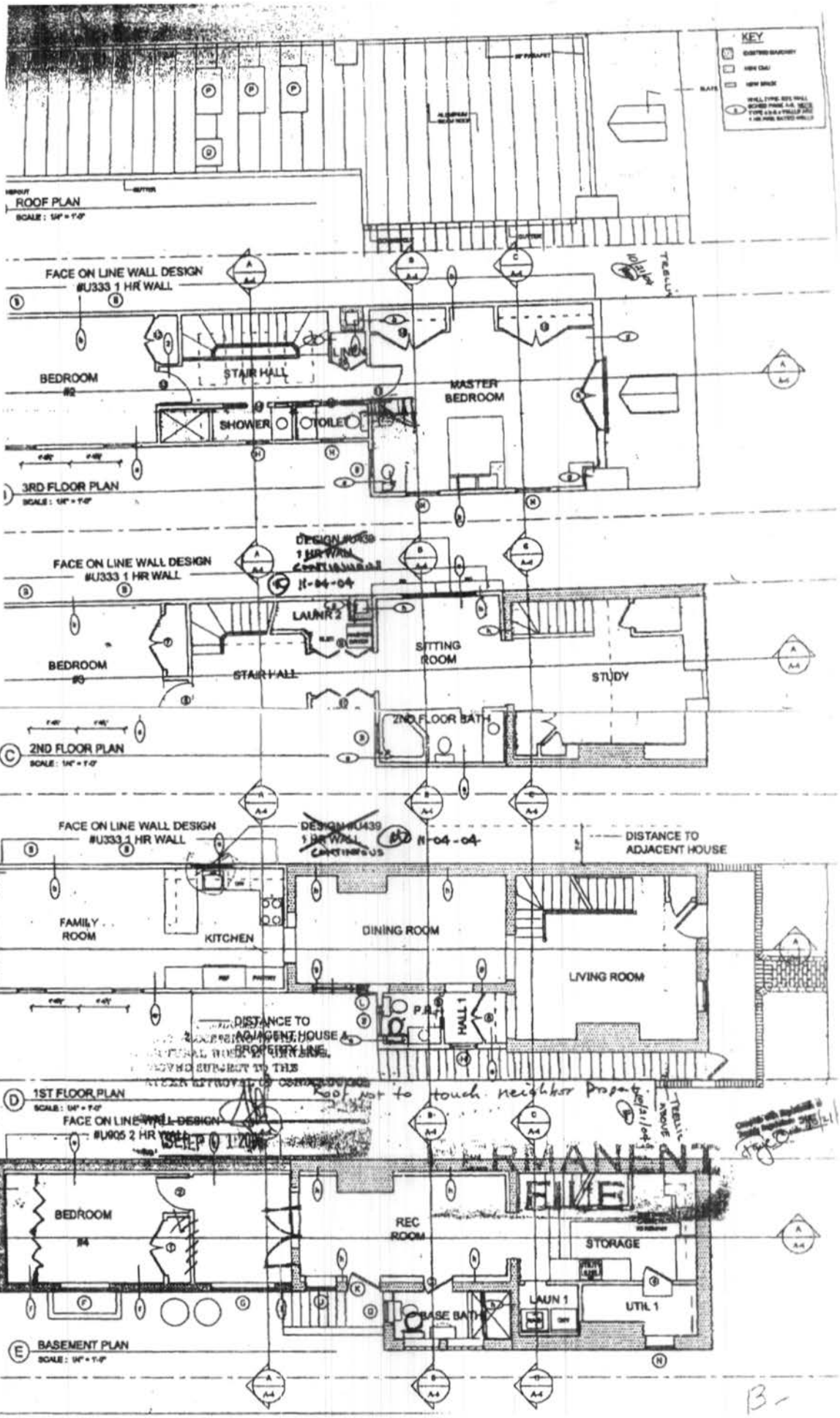
13.jpg (337x600x16M jpeg)





22.jpg (337x600x16M jpeg)




KEY
ROOF PLAN
FACE ON LINE WALL DESIGN
#U333 1 HR WALL
BEDROOM
#2
STAIR HALL
LINEN
SHOWER
TOILET
MASTER
BEDROOM
3RD FLOOR PLAN
FACE ON LINE WALL DESIGN
#U333 1 HR WALL
LAUNR 2
BEDROOM
#3
STAIR HALL
SITTING
ROOM
STUDY
2ND FLOOR BATH
2ND FLOOR PLAN
FACE ON LINE WALL DESIGN
#U333 1 HR WALL
DISTANCE TO
ADJACENT HOUSE
FAMILY
ROOM
KITCHEN
DINING ROOM
LIVING ROOM
P.R.
HALL 1
DISTANCE TO
ADJACENT HOUSE &
PROPERTY LINE
1ST FLOOR PLAN
FACE ON LINE WALL DESIGN
#U905 2 HR WALL
BEDROOM
#4
REC
ROOM
STORAGE
LAUN 1
UTIL 1
BASE BATH
BASEMENT PLAN