

**SUPPLEMENTAL STATEMENT OF APPEAL
OF PERMITS, BZA APPEAL CASE #21100**

I. SUMMARY OF THE SUPPLEMENT

On January 25, 2024, Friends of the Field (“Friends”) filed an appeal of permit #BCIV2300110 (the “Civil Permit”), issued November 27, 2023, to the Episcopal Center for Children (“ECC”). The Civil Permit authorizes ECC to construct “Maret School Proposed Athletic Fields – New Multi-Purpose Athletic Field on a Previously Undeveloped Area” in a residential R-1-B zoning district in northwest DC (the “Project”). In the January Statement of Appeal (“Appeal”), Appellants reserved the right to amend their filing to address as-yet-unissued permits for the Project.¹ This Supplemental adds information that had not been released as of January, when the Appeal was timely filed, and includes discussion of two additional permits that issued subsequent to the Appeal. See, *Sisson v. BZA*, 805 A. 2d 964 (DC 2002) (upholding appeal of five permits, two issued after the appeal was filed, where permit applications were incomplete, inaccurate, and misleading). This Summary supplements and expands upon the Appeal. Exhibit numbers here will continue the numbering from the Appeal.

The Civil Permit authorizes ECC to construct the Proposed Athletics Fields on Square 2319, Lot 0829. However, that property designation ceased being relevant in October 2021, as discussed in the January Appeal. See, Statement of Appeal, p.3. In addition, Maret School, not ECC, is building the project.² Nothing will be built on Lot 0829, which no longer exists. The Department of Buildings issued the permit to the wrong entity, and granted construction permission for a non-existent lot. These fundamental errors of Permit #BCIV2300110 confuse the public, which relies upon District agencies to issue accurate permits in accordance with law.

¹ Although Maret School represented to neighbors that permits and drawings for the Project would be made available on the school’s website, which hosts a page devoted to the Project, the Civil Permit and permitted drawings were only briefly posted and later removed; the other Project Permits (as defined herein) have not been posted. Permit drawings were only obtained with great effort from sources known to the Appellants.

² ECC has no authorization to construct the athletic field project in an R-1-B Zone. In order to construct any private school facility in an R-1-B zone, or an accessory athletic field for its own students, ECC would first need to obtain zoning relief, and ECC has not done so. ECC has not operated a school in nearly five years. ECC also cannot construct an athletic field for Maret’s students. That would be a commercial use of the site not permitted in an R-1-B zone which would require its own zoning relief.

for the protection of their communities. The defective Civil Permit erodes the public's confidence. The error-abundant Civil Permit should be vacated.

There are additional defects with the Civil Permit beyond those addressed in the Appeal. In what follows, we will discuss these, as well as errors, omissions, misstatements and discrepancies in two additional Project permits, namely Sheeting permit #SH2400019, and Retaining Wall permit #RW2400069.

Additional problems with Civil Permit #BCIV2300110 that have become apparent since the January Appeal.

The Civil Permit shows excavations of 8-10 feet deep required for the installation of multiple underground utility structures, with associated trenching for pipes. The largest of these is a 10+/- foot-deep 72 inch-diameter manhole structure, placed in the Property's rear yard. Setback restrictions such as this are established by the Zoning Regulation for the protection of adjoining property owners. See: Exhibits E1, E2, and E3 for site plan, photographs and images of underground utility structures at the property line between the Project and Appellant Russell's residence at 5860 Nebraska Avenue, NW The decision of the Department of Buildings to permit the construction of utility structures within setbacks immediately adjacent to property lines is unlawful.

Notes on plan Sheet CIV0300 of the Civil Permit completely obfuscate what the Department has decided to permit. The permitted work is not discernable from the drawings. Instead, these notes refer to other sets of drawings that supposedly illuminate the installations listed below. The referenced drawings were not available when the civil drawings were issued. Most of these are unavailable still (as of July 11, 2024).³

³ Source: Sheet CIV0300, Site and Utility Plan, of the permitted civil drawings

Property retaining wall. See Structural plans for details and specifications.

Property netting. See Athletic field plans and details for more information.

Property score board. See Athletic field plans and details for more information.

Property 6' black picket fence. See Landscape architect's plans and details for more information.

Property storage structure (12' wide x 18' long x 8' high). See Athletic field plans and details for more information.

Property chain-link fence on top of retaining wall. See Landscape architect's plans and details for more information.

Property artificial turf baseball field with 12" flat drains. See Athletic field plans and details for more information.

Excavation for the 10-foot +/- manhole was also permitted in a residential zone without appropriate prior written notice being given to adjoining property owners. The District's Building Code requires that written notice be provided to neighboring property owners for projects where (in significant part):

- [E]xcavation requiring a permit will occur on the construction site. (Unless the code official determines that the excavation work will not have any adverse impact on the adjoining premises.) 12A DCMR § 105.4.4.4 and 106.2.18.3; [Neighbor Notification | doh \(dc.gov\)](#).

Excavation requiring a permit has been ongoing since February 2024. Yet notice was not provided to all adjoining property owners. Appellant Russell, whose property borders the excavation site, received a notification letter dated June 5, 2024, nearly four months after excavation began. [See, Exhibit F, Notice letter to Appellant Russell.] Appellant Voisin, whose property also borders the excavation site, received notice in July. The Civil Permit should never have issued without adjoining property owners receiving the required notice.

Property spectator seating. See Athletic field plans and details for more information.

Property trash and recycling receptacles with fence. See Landscape architect's plans and details for more information.

Property pick-up and drop off zone. See traffic consultant plans for signage and further details.

Property small tree located in removed driveway..... See tree preservation plans for details.

Existing cherry tree shall be removed with DDOT permit #390644.

Property columns. See Landscape architect's plans and details for more information.

Property Soccer Goal. See Athletic field plans and details for more information.

Property team bench. See Athletic field plans and details for more information.

Property bullpen. See Athletic field plans and details for more information.

Property vehicular gates. See Landscape architect's plans and details for more information.

Property 6' black picket pedestrian gates. See Landscape architect's plans and details for more information.

Property football goal post. See Athletic field plans and details for more information.

Property opaque fence. See Landscape architect's plans and details for more information.

Sheeting permit #SH2400019

On April 10, 2024, permit #SH2400019 was issued (the “Sheeting Permit”). [See, Exhibit G] The description in the Sheeting Permit states that it is for “[t]emporary sheeting & shoring for Athletic Fields project. Work to be completed prior to any utility installation.” The Sheeting Permit and supporting documentation contain numerous errors, omissions and discrepancies, and allow material violations of the Zoning Regulations. The Department of Buildings erred by issuing the Sheeting Permit, and the permit should be vacated.

The Sheeting Permit continues the chronic, misleading misidentification of both the party who will perform the work and the site on which the work will occur. It is impossible for members of the public to discern what is occurring at the site and who is responsible. The Sheeting Permit was issued to the “Episcopal Home for Children,” which ceased operations decades ago.

The Sheeting Permit is for work at 5901 Utah Avenue, NW and describes the property as “Square 2319 Lot 0831”. However, Lot 0831 is the approximately 2-acre property owned by ECC that is improved with three large brick buildings with historic landmark status that cover most of the lot. See Statement of Appeal, p.3.

Through persistent errors in permitting, Maret School has no permit for sheeting and shoring at 5901 Utah Avenue, NW. Because of DOB’s decision to issue the permit to the Episcopal Home for Children and identify the lot as Lot 0831, Maret cannot be held to the conditions of the Sheeting Permit. The Sheeting Permit requires the owner:

to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District government, and in accordance with all applicable laws and regulations of the District of Columbia.

As with the deficient Civil Permit, here the Sheeting Permit confuses the project developer (Maret) with the property owner (ECC). These are fatal errors in permitting and oversight, and undermine public confidence.

The Episcopal Home for Children has no application or plans on file with the District government for this Project. The Sheeting Permit is riddled with errors and must be vacated.

Further, Maret and its agents are conducting sheeting and shoring on Lot 0832 that has not been permitted by the Department of Buildings. This also violates District law and codes.

The Sheeting Permit was not posted or distributed in a timely manner as required by applicable District law.⁴ This undermines public confidence in the District agencies charged with reviewing and permitting construction. Finally, the Sheeting Permit includes revisions of the previously permitted civil drawings (BCIV 2300110) that have been reissued under the “SH” permit number. These include the June 6, 2023, DDOT/DOEE resubmittal and the August 11, 2023, DOEE resubmittal. It is confusing and misleading to reissue civil drawings under a different permit type and number.

Retaining Wall Permit #RW2400069

On April 25, 2024, permit #RW2400069 was issued to the Episcopal Home for Children.⁵ [Exhibit H] The description of the work states: “installation of retaining walls. Civil Permit #BCIV2300110,” associating it with the Civil Permit and the Maret project, to which both permits relate. The Retaining Wall Permit is issued for Square 2319, Lot 0831. However, the Civil Permit referenced therein was issued to “Square 2319 Lot 0829,” a lot that no longer exists. See Statement of Appeal, p.3, for an explanation of these persistent errors. For this reason alone, the error-riddled Retaining Wall Permit must be vacated.

The Project plans call for several structural walls to be constructed, but only some of them are clearly identified and fully detailed on the Retaining Wall Permit drawings. See, Exhibit I Key Plan S001 for permit # RW2400069. For example, the walls to be constructed at the East side of the site where Lot 0832 borders Appellants’ properties on 28th Street and Nebraska Avenue, NW (the “East Wall”) are important terraced structural walls. However, no details or materials are shown or identified. Instead, the East Wall, which is a necessary element

⁴ The Mayor’s “Transparency, Open Government and Open Data Directive,” issued in 2014, <https://dc.gov/page/transparency-open-government-and-open-data-directive>, requires all District agencies to make the information available to the public. In relevant part it says:

2) The information required to be made public under this directive and D.C. Official Code § 2-536, including links to: ...

J. Pending and authorized building permits.

⁵ We refer to the “Civil Permit”, and the related “Sheeting Permit” and “Retaining Wall Permit” as the “Project Permits”.

to create a new, elevated, level surface for the athletic fields, is being built with no public disclosure of its design, signed engineering plans, or evidence that it has been reviewed for integrity and safety. The East Wall is shown graphically in the civil plans only as three 4-foot high “retaining walls.” The Civil drawings simply say: “property retaining wall. See Structural plans for details and specifications.” The “property retaining wall” can only be understood with reference to the Structural Plans, however the Structural Plans do not provide further detail or specifications about the “property retaining wall.” This is a circular explanation worthy of the novel *Catch-22*.

In contrast, other structural property retaining walls elsewhere in the Project are fully detailed in the Retaining Wall Permit drawings. These include dimensions, and illustrate footings, and bear the stamp of licensed engineer Xiaohong Yun. By failing to detail the East Wall as structural in nature, the drawings clearly indicate that the East Wall is not structural.

Although the design of the East Wall, to the extent it is shown, calls for a stepped, or terraced structure, these three 4-foot high “retaining walls” in fact comprise a single, indivisible 12-foot structural wall. The Retaining Wall Permit, like the Civil Permit and the Sheeting Permit, omits critical detailed information about the footings and/or foundations needed to support the elevated platform and the East Wall, which will rise 12-feet above the adjoining residential properties on 28th Street and Nebraska Avenue. The three 4-foot “retaining walls” are not **merely** retaining walls “designed to resist any lateral displacement of soil or other materials” (as defined in 11-B DCMR 100). They are essential components of a much greater, more expansive structure: a massive foundation and drainage system to hold acres of soil in place and drain the newly created athletics fields. This is precisely the characteristic that the BZA ruled on in *Carome* (BZA July 5, 2005). “**The walls support an artificially elevated surface which together comprise a structure much greater than merely a ‘retaining wall.’**” *Carome*, Finding of Fact #28, emphasis added.

The Retaining Wall Permit violates Zoning Regulation 11B DCMR 100.2 because it permits a structure that is not a “retaining wall” within the definition of the Zoning Regulations. Rather the East Wall and other permitted retaining walls constitute the foundation of an artificially elevated platform structure that violates the Zoning Regulations according to applicable precedent of the BZA and the DC Court of Appeals. The Retaining Wall Permit

obscures from the public what is actually going to be constructed. In *Carome*, the BZA vacated a permit that allowed property owners to illegally construct an artificially elevated platform structure in their rear yard, calling the structure a “retaining wall.” The 12-foot structural East Wall in this case is not adequately described or detailed in the Retaining Wall Permit drawings. As in *Carome*, here the permit drawings failed to depict the massive amount of fill material to be compacted against the “retaining walls,” or any other elements needed for structural stabilization. As in *Carome*, there is a lack of transparency to the public.

The true nature of the Project has been obscured by dividing the work across multiple Project Permits and circular cross-referencing. In affirming the BZA’s decision in *Carome*, the Court of Appeals noted in *Economides* that the permit obscured the nature of the construction. It showed “only the intent to build a retaining wall” and “alerted viewers only to the fact that ‘a new retaining wall around rear yard as per plans’ could be constructed.” *Economides*, at 437, 439. The Court agreed with the BZA that the permit did not provide adequate notice of what was to be built. Similarly, in *Sisson* the Court of Appeals upheld the BZA decision that “because of the cumulative, piecemeal nature of the [permit] applications, the full extent of [Mr. Sisson’s] construction project could not be discerned as each individual permit was issued and therefore they must be considered as a whole.” *Sisson*, at 967.

The Retaining Wall Permit suffers from the same defects as the permits appealed and vacated in *Economides* and *Sisson*. It obscures from public view, scrutiny, and meaningful oversight the magnitude of the structure intended to be built on Lot 0832. Just as the Court of Appeals noted in *Economides*, the Retaining Wall Permit “ha[s] not properly disclosed the [permittee’s] intentions.” *Economides* at 433, fn 6. As a result of this obfuscation, the scope and nature of the Project cannot be properly discerned. For this reason alone, the Retaining Wall Permit must be vacated. It allows construction of a 12-foot high structural wall to hold back massive quantities of soil artificially creating an elevated platform structure, but does not disclose the structural elements involved. Failing to identify the 12-foot East Wall as the structural foundation that will hold up the platform is a serious - and dangerous - omission.

It is highly concerning - and not transparent to the public - that the applicant would omit from the permit drawings crucial structural information necessary to discern the full extent of the construction project. These omissions would suggest to any structural engineer reviewing the Project plans that the three 4-foot walls are not designed to support any greater structure.

Without any review of these “retaining walls” by a structural engineer, the entire structure poses a serious safety risk to adjoining property owners. The Retaining Wall Permit also fails to identify the Engineer /Architect, by name, license number, or address. Instead, the permit lists the address of construction contractor MCN Build, and not the engineer of record. This too is misleading to the public. There is a license number, but it does not match engineer Yun’s stamp.

The Retaining Wall Permit also violates the Zoning Regulation in that it permits a 12-foot wall to be constructed in a setback. This exceeds the height restrictions for retaining walls set forth in the Zoning Regulations. DCMR §11-C1401 specifies that:

3. A retaining wall shall not exceed four feet (4 ft.) in height in the following locations, unless a lower height is required by Subtitle C § 1401.5 and 1401.6.

(c) In the R-1A and R-1B zones, within twenty-five feet (25 ft.) of the rear property line, as measured from the rear property line inward

The Retaining Wall Permit also violates the Zoning Regulation in that it omits material information, including 30-foot tall structural poles to be erected on the retaining walls to support netting for the athletics fields.⁶

Provisions of the Zoning Regulation are intended to uphold at least minimum requirements adopted for the promotion of public health, safety, morals, convenience, order, prosperity and general welfare, and to:

- (a) **Provide adequate light and air;**
- (b) **Prevent...the overcrowding of land;** and
- (c) **Provide...use of land that will tend to create conditions favorable to** transportation, **protection of property**, civic activity, and recreational, educational, and cultural activities... 11-A DCMR §101 (emphasis added).

The Maret project at ECC will deny adjoining property owners adequate light and air, will overcrowd the land with a facility too big for the site and the R-1-B zoning district, and erode conditions that have for many years been favorable to the protection of property, and the cultivation of civic and cultural activities.

⁶ The Zoning Regulations define a Structure as: Anything constructed, including a building, *the use of which requires permanent location on the ground, or anything attached to something having a permanent location on the ground and including, among other things,* radio or television towers, reviewing stands, \platforms, flag poles, tanks, bins, gas holders, chimneys, bridges, and retaining walls. 11-B DCMR §100.

The BZA's own precedents recognize that this kind of impact is unreasonable and should not be allowed. The platform structure that this project would create, supporting two overlapping athletics fields, would be much closer to neighboring properties than the Economides' structure in *Carome* was to Carome's property. The Project Permits allow the artificial platform structure to begin a mere 4 feet from Appellants Voisin, and Tanoh's properties and very close to the Russell property, far closer than the approximately 290 feet between the Economides' illegal artificial platform structure and Carome's property. The 12' structural wall of the Maret artificial platform will loom high above the existing, undisturbed grade, negatively impacting the air and light available to Appellants, in particular the adjoining property owners. See Exhibit J, comparative illustration.

CONCLUSION

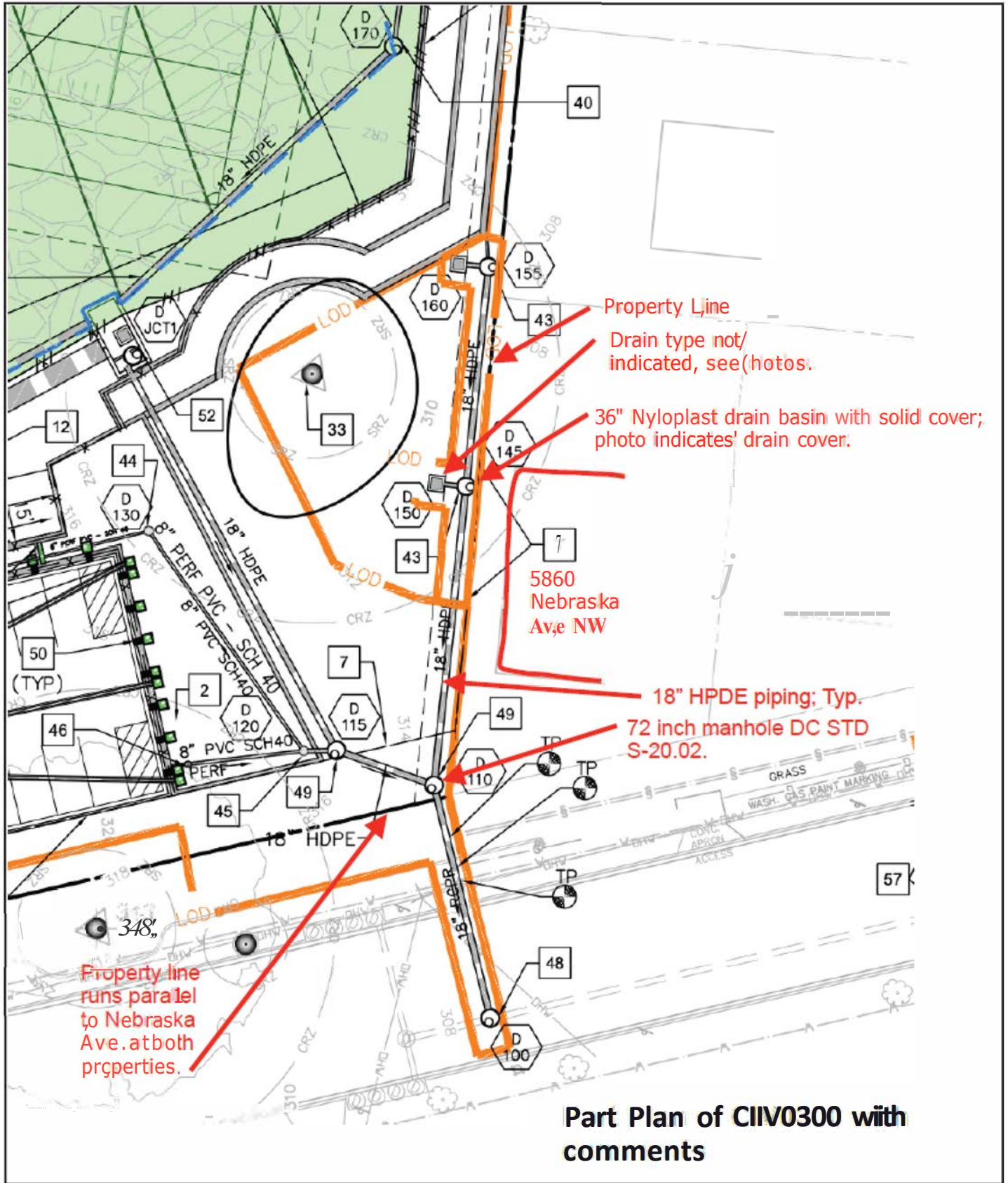
The Project Permits in this case violate applicable precedent because they violate applicable Zoning Regulations, contain numerous errors and material omissions, and the nature of the work to be performed is not evident - it is obscured. The Project Permits obscure and omit crucial facts and information, to the detriment of the public.

For each of the foregoing reasons, Appellants request that the Project Permits be vacated. Respectfully submitted on behalf of Friends of the Field and the individual Appellants.

Jon Axelrod
DC Bar # 210245

Nancy Voisin
DC Bar # 414644

Exhibit E1



Part Plan of CIIV0300 with comments

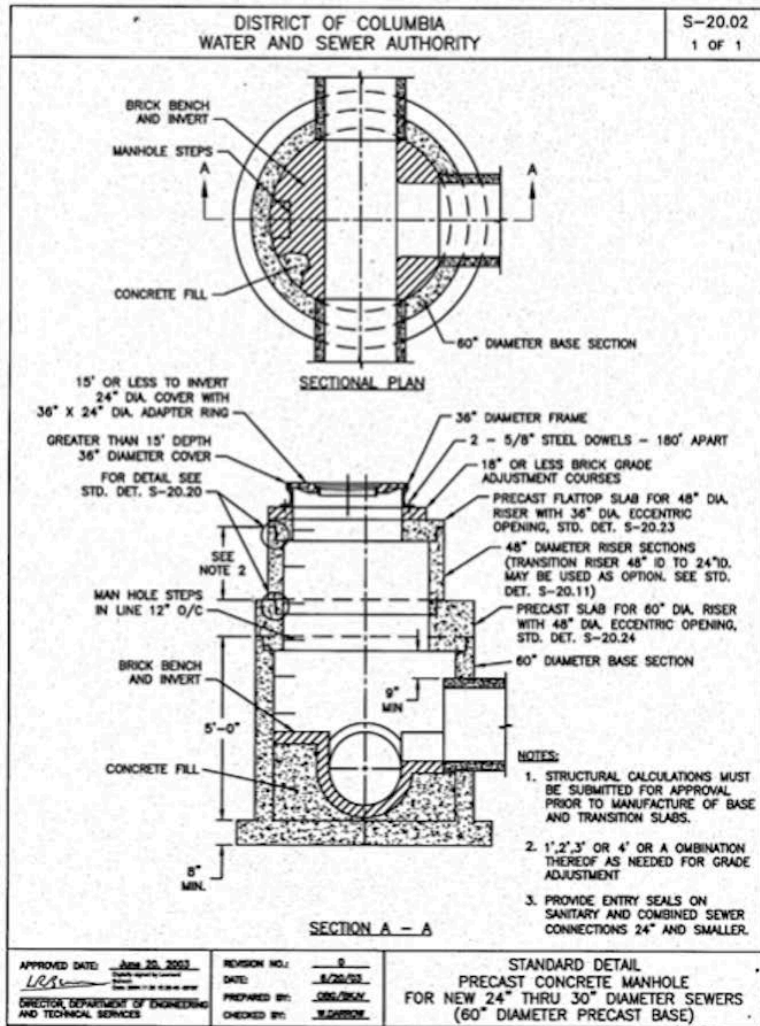
Exhibit E2



Top - trenching for the 18" storm water line approximately 8'-10' deep. In the foreground is the 72" manhole structure. The shared property line is approximately at the chain link construction fence. 5860 Nebraska Ave. is the brick home.

Left - the 36" Nyloplast manhole structures adjacent to the shared property line. The 18" storm water lines connect these to the 72" manhole. The chain link fence is on the property line. The brick home is 8' from the property line.

Exhibit E3



4 CIV0900

60" PRECAST CONCRETE MANHOLE DETAIL

Top: The manhole structure at the southwest corner of the site is 72". This 60" version is the largest shown in the civil documentation. A 72" manhole is 72" in diameter and can be quite tall depending on adjustments required at the neck to meet grade. The main body and the slab are 6'-8" with significant adjustment dimensions that could double the vertical dimension.

Right: The 36" Nyloplast structure with ladder detail. It is 36" wide and the depth is over 8' in order to connect with the 18" storm water piping running along the shared property line.

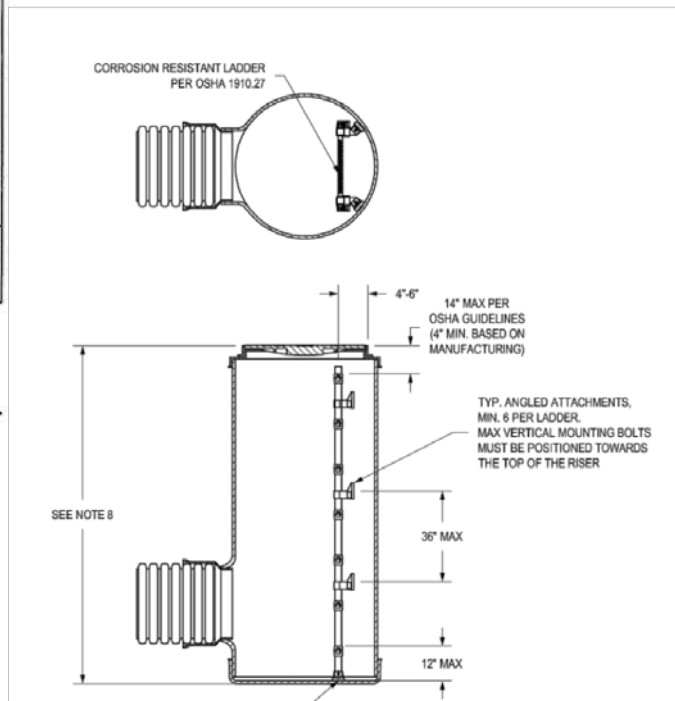


Exhibit IF

DC Department of Buildings NEIGHBOR NOTIFICATION LETTER

DATE	6/5/24	PERMIT NUMBER	BCIV 2300110
ADDRESS OF PROPOSED WORK	5901 Utah Ave NW, Washington, DC 20015		
OWNER INFORMATION		NEIGHBORING OWNER INFORMATION	
NAME	Maret School	NAME	
ADDRESS	3000 Cathedral Ave, NW	ADDRESS	
PHONE	202-939-8800	PHONE	
EMAIL		EMAIL	

The District of Columbia Municipal Regulations, 2A D.C.M.R. § 106.2.18.3, requires that owners of properties undergoing construction work be notified in writing prior to issuance of a permit.

DESCRIPTION OF WORK (SAME AS ON PERMIT APPLICATION)

MARET SCHOOL PROPOSED ATHLETIC FIELDS: NEW MULTIPURPOSE ATHLETIC FIELD ON A PREVIOUSLY UNDEVELOPED AREA.

This permit will include the following work requiring this notification:

- Excavation requiring a permit will occur on the construction site.
- There is a need to install permanent or temporary structural support for an adjoining premises or portion thereof, including but not limited to underpinning, as a result of the proposed work.
- The proposed work will alter imposed loads on a party wall or any load-bearing member of an adjoining premises. [i.e., "vertical addition"]
- Access to an adjoining premises is required to install protective measures or undertake other work required by Section 3307 (i.e., bracing of shared walls, install shared roof flashing, underpinning) to protect the neighboring property. (CHECK ONE)
 - Your permission is required to access your property. The permit applicant will contact you with additional documentation.
 - This access does not require permission as limited access is authorized by §3307.2.2 or §3307.4.1 of the District of Columbia Construction Code.
- The proposed work will render or potentially render adjoining or adjacent premises noncompliant with the Chimney Provisions (vertical addition will be within 2 feet of your chimney or vent, the permit applicant will need to make the chimney/vent code compliant) or with the snow load requirements (vertical addition may cause an increase in the amount of snow that accumulates on your roof. The permit applicant will need to examine your roof structure and determine if your roof will need to be reinforced)
- Applications for raze permits where the raze work involves any structural work within 4 feet of an adjoining lot line or excavation work more than 3 feet below existing grade.

You can monitor the status of this permit submission by checking the [5C01ff](#) application. Copies of the proposed plan are available on the [DOB dRecord](#) website.

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Exhibit G

Department of Buildings

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel. (202) 671 - 3500



Sheeting Permit

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK UNTIL WORK IS COMPLETED AND APPROVED

PERMIT NO. SH2400019



Date: 04/10/2024

Address of Project: 5901 UTAH AVE NW		Zone: R-1-B	Ward: 4	Square: 2319	Suffix:	Lot: 0831
Description Of Work: Temporary sheeting & shoring for Athletic Fields project. Work to be completed prior to any utility installation.						
Approved Uses: Other (Specify)		Previous Uses: Other (Specify)			Floors:	
Permission Is Hereby Granted To: Episcopal Home For Children		Trading As:		PERMIT FEE: \$143.00		
Exsiting No Dwelling Units	Existing No Stories:	Proposed No Dwelling Units:	Proposed No Stories:			
<p>Conditions/ Restrictions:</p> <p>Before starting any land disturbance, you must complete a DOEE pre-construction inspection. To schedule, go to doee.dc.gov/SGS and click the "Request a Pre-Construction Inspection" button. Attach a copy of the issued DOB permit.</p> <p>This permit expires if no approved inspections have occurred within one year after the issuance date on this permit or 180 days for structures built under the Residential Code. A permit extension must be requested before the expiration of this permit.</p> <p>As a condition to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District government, and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property to inspect all work authorized by this permit, and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this permit must start within one (1) year of the date appearing on this permit or the permit is automatically void. If this permit has expired and no work or partial work was completed, a request for a refund may be made for review and consideration. .</p>						
Brian J. Hanlon, AIA LEED AP® Director 		Permit Clerk: QTHOMAS		Expiration Date:		
DC INSPECTOR GENERAL HOTLINE: If you are aware of corruption, fraud, waste, abuse, or mismanagement involving any DC Government agency, official or program, contact the Office of the Inspector General (OIG) at 202-727-0267 or 1-800 521-1639 (toll free). All reports are confidential and you may remain anonymous by law. Government employees are protected from reprisals or retaliation by their employers for reporting to the OIG. The information you provide may result in an investigation leading to administrative action, civil penalties, or criminal prosecution in appropriate cases. To schedule a CONSTRUCTION INSPECTION or for INQUIRIES CALL (202) 442-9557 Call Miss Utility at 811 or 1-800-257-7777 at least 48 Hours prior to excavation to obtain a ticket. www.missutility.net/washingtondc/dcstatelaw.asp						



Exhibit H

Department of Buildings

Permit Operations Division

1100 4th Street SW
Washington DC 20024
Tel. (202) 671 - 3500



RETAINING WALL PERMIT

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK UNTIL WORK IS COMPLETED AND APPROVED

PERMIT NO. RW2400069



Date: 04/24/2024

Address of Project: 5901 UTAH AVE NW	Zone: R-1-B	Ward: 4	Square: 2319	Suffix:	Lot: 0831
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Description of Work:
Installation of retaining walls. Civil permit # BCIV2300110.

Type of Work:	Retaining Wall Height 6	Length in linear feet: FT	Material: Keystone	Color: ORANGE
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Permisson Is Hereby Granted To Episcopal Home For Children	Owner Address: 5901 UTAH AVE NW WASHINGTON, DC 20015	PERMIT FEE: \$52,360.00
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Engineer/Architect Name:	License Number: 410513000293	Engineer/Architect Address: 1214 28th Street N.W. Washington, DC 20007
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Conditions/ Restrictions:

This permit is associated with the building permit number .

This permit expires if no approved inspections have occurred within one year after the issuance date on this permit or 180 days for structures built under the Residential Code. A permit extension must be requested before the expiration of this permit.

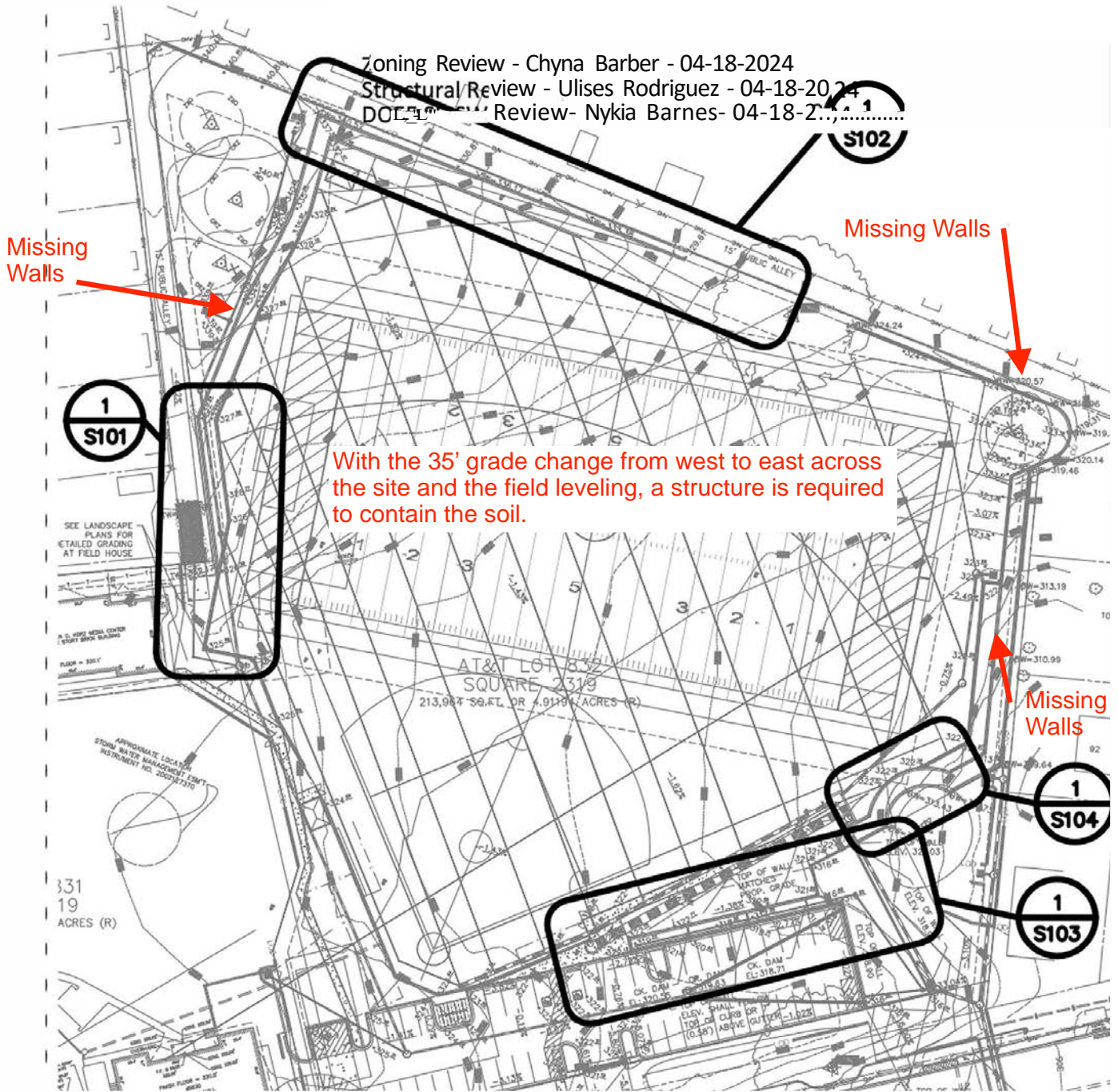
As a condition to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District government, and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property to inspect all work authorized by this permit, and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this permit must start within one (1) year of the date appearing on this permit or the permit is automatically void. If this permit has expired and no work or partial work was completed, a request for a refund may be made for review and consideration.

Brian J. Hanlon, AIA LEED AP® Director 	Permit Clerk Brenda Quinn	Expiration Date: 4/24/2025
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DC INSPECTOR GENERAL HOTLINE: If you are aware of corruption, fraud, waste, abuse, or mismanagement involving any DC Government agency, official or program, contact the Office of the Inspector General (OIG) at 202-727-0267 or 1-800 521-1639 (toll free). All reports are confidential and you may remain anonymous by law. Government employees are protected from reprisals or retaliation by their employers for reporting to the OIG. The information you provide may result in an investigation leading to administrative action, civil penalties, or criminal prosecution in appropriate cases.

To schedule a CONSTRUCTION INSPECTION or for INQUIRIES CALL (202) 442-9557
Call Miss Utility at 811 or 1-800-257-7777 at least 48 Hours prior to excavation to obtain a ticket. www.missutility.net/wshingtondc/dcstatelaw.asp

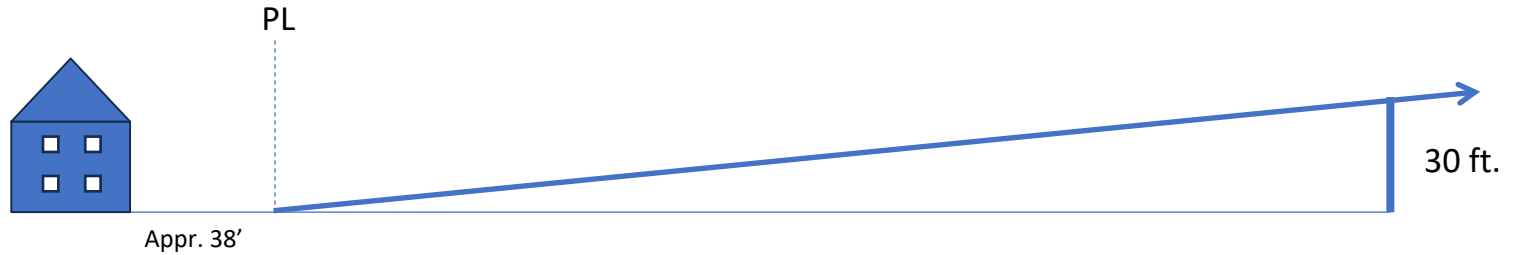
Exhibit I



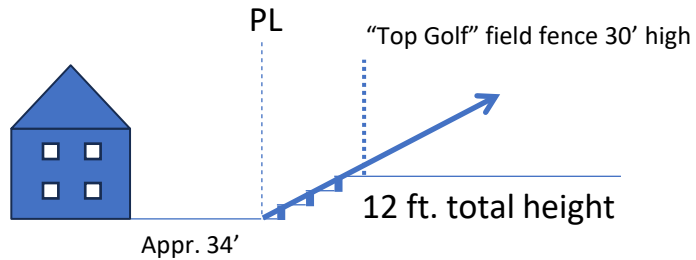
KEY PLAN

Taken from permitted retaining wall drawing, S001 (RW2400069)

Exhibit J



Carome (4747 Fulton St. NW): appr. 290 ft. from property line to Economides' 30 ft. structure



4 →, 4 ↑, 8 →, 4 ↑, 8 →, 4 ↑ ft.

Voisin (6004 28th St. NW): 4' from property line to first vertical element of Maret's 12 ft. stepped structure