



Network for Developing Conscious Communities NDCC
<ronhantz@ndccnetwork.org>

Fwd: Outbound Call: +13015375963

1 message

M.T Builders <mtbuilders1991@gmail.com>
To: Job P Hantz Dc Addition <Ronhantz@ndccnetwork.org>

Tue, Dec 24, 2024 at 2:16 PM

Sent from my iPhone

Begin forwarded message:

From: "M.T Builders" <mtbuilders1991@gmail.com>
Date: December 24, 2024 at 2:12:09 PM EST
To: Architecture mr Femi <osokoya1027@gmail.com>
Subject: Fwd: Outbound Call: +13015375963

Sent from my iPhone

Begin forwarded message:

From: DC Department of Buildings <dob@dc.gov>
Date: December 24, 2024 at 1:47:24 PM EST
To: mtbuilders1991@gmail.com
Subject: Re: Outbound Call: +13015375963
Reply-To: dob@dc.gov

Good Afternoon Mr. Taylor,

The next step in this process is that I will prepare a BZA Memorandum for the Board (Office of Zoning). Please allow up to ten (10) days for this review process.

The BZA Memorandum will then be submitted to the Office of Zoning, who will schedule a date for your application to be heard.

Thanks for your time and cooperation.

Greg Garland | Zoning Technician
Office of Zoning Administration
The Department of Buildings
Gregory.Garland@dc.gov | 1100 4thSt SW, DC 20024



On Mon, Dec 23, 2024 at 3:22 PM <+13015375963> wrote:

Board of Zoning Adjustment
District of Columbia
CASE NO.21290
EXHIBIT NO.26

Voice Message

On Mon, Dec 23, 2024 at 1:41 PM <mtbuilders1991@gmail.com> wrote:
CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Can I set up a appointment to go over my documents today or tomorrow?

On Fri, Dec 20, 2024 at 8:44 PM <dob@dc.gov> wrote:
Thanks again for contacting DOB and bringing this matter to our attention. It was my pleasure to assist you and I hope that the information I provided is helpful. Please let me know if you have any additional questions or concerns. If not, your inquiry will be closed in 24 hours.

In the future, if you require assistance from our office, or any other DOB administration, please feel free to let us know by completing the customer contact form on DOB's website via the 'Contact Us' page. You can select the following link to access the webpage, <https://dcra.kustomer.help/contact/contactus-SkowCOjX8>. We look forward to serving you soon!

Regards,

On Fri, Dec 20, 2024 at 6:43 PM <dob@dc.gov> wrote:
Good Afternoon Mr. Taylor,

The permit application was issued in error. The addition is not in compliance with Sub D 207.4. Board of Zoning Adjustment (BZA) relief is required.

The addition extends more than ten (10') feet beyond the adjacent property rear building wall.

On Fri, Dec 20, 2024 at 6:21 PM <+13015375963> wrote:
Transferred Voice Message

On Fri, Dec 20, 2024 at 6:21 PM <Ricardo Robinson> wrote:
Voice Message

 **BZA_REFERRAL_MEMO_-_28_46th_PI_NE.pdf**
266K

DC Department of Buildings <dob@dc.gov>

Tue, Jan 7, 2025 at 11:45 AM

Reply-To: dob@dc.gov

To: ronhantz@ndccnetwork.org

Cc: Melvin Taylor <mtbuilders1991@gmail.com>, sokoya <osokoya1027@gmail.com>

Dear Ronald Hantz,

See revised BZA memo reflecting the updated subject. Let me know if you have any questions.

Regards,

Mamadou Ndaw | Supervisory Zoning Technician,
Office of Zoning Administration
The Department of Buildings
1100 4th St SW, Washington , DC 20024
Desk Phone: 202 442-4627 **|**Mobile 202-805-8372
dob.dc.gov





On Tue, Jan 7, 2025 at 4:22 PM <dob@dc.gov> wrote:

Dear Ronald Hantz,

See attached BZA memo prepared and signed by the Office of Zoning Administration. You can visit the Office of Zoning website (<https://app.dcoz.dc.gov/Login.aspx>) to create an IZIS account and submit your application for relief. You can also call the office main number (202-727-6311) for any additional questions you might have.

Once the relief is approved by the Board, the Order will become effective ten days later. At that time you can resubmit the building permit application along with a Zoning Administrator modification form available on DOB website.

Regards,

[Quoted text hidden]

 **BZA_REFERRAL_MEMO_-_28_46th_PI_NE.pdf**
275K

Current Project - Department Review Status

Rev Cycle	Group Name	Reviewer's Name	Review Status	Date Updated	Review Comments
	WMATA Review	Robert Simpkins Robert.simpkins@dc.gov	HFC	02/17/2023	Please provide impact letter from WMATA. Contact WMATA Adjacent Construction Program, email-JDAC at wmata.com. More information available at https://www.wmata.com/business/adjacent-construction/ Upload letter to Supporting Documents folder
	Zoning Review	Brittany Bullock brittany.bullock@dc.gov	Approved - WC	03/20/2023	New to story rear addition with rear exterior stairs. Interior renovations. Wall check required.
2					

Current Project - Department Review Status

B2205045

Rev Cycle	Group Name	Reviewer's Name	Review Status	Date Updated	Review Comments
1					
2					
	DOEE EV Review	Lala Seidensticker Lala.Seidensticker@dc.gov	Approved	03/28/2023	Approved, based on the information confirmed via lead-based paint testing conducted by DOEE-certified professional Jeremy Reese (DC21-0337)) finding the components to be disturbed do not contain lead-based paint: ensure that containment/barriers are in place to keep any debris/dust at a minimum and away from people and property.
	DOEE SE-SW Review	Saba Gharavi saba.gharavi@dc.gov	HFC	03/22/2023	Enter property address, description of work and plan information into the DOEE Database. http://doee.dc.gov/SWDB

Current Project - Department Review Status

Rev Cycle	Group Name	Reviewer's Name	Review Status	Date Updated	Review Comments
					<p>Review in accordance with 2017 DCMR Energy Conservation Code for Residential.</p> <p>This level 3 alteration requires an Energy Worksheet which is located on DCRA website: https://dcra.dc.gov/service/energy-and-green-building-per-106.2.1.1. Please follow instructions on how to use the form. Be sure to share access and upload a link to the EVS in the supporting docs folder, ProjectDox.</p> <p>If the attic is unvented, provide details of the roof air impermeable insulation on the drawings per R806.5.</p> <p>If vented, provide details of the roof vent and baffles on the drawings per R402.2.3. Indicate how baffles are installed over soffit and eaves.</p> <p>Indicate "U" and SHGC factors for doors and windows per Section R402.</p> <p>Provide fenestration air leakage rate for new windows, exterior doors, and skylight(s) per R402.4.3.</p> <p>Indicate the R-value for basement, floor, and wall insulation per Section R402.</p> <p>Explain how the air and thermal barrier are aligned and other components of the buildings thermal envelope are installed according to manufacturer's instructions and the criteria in Table R402.4.1.1. Either copy the referenced table or provide bullet comments using the table as reference. Please display on the cover, partition or sectional diagram sheets for compliance.</p> <p>Please provide a response sheet that has location data for your responses and please surround your remarks with a bubble or cloud. This ensures a speedy re-review.</p>
	Energy Review	Ashley Delgado ashley.delgado@dc.gov	HFC	03/27/2023	
	Neighbor Notification	Kolas Elion kolas.elion@dc.gov	Assigned	03/22/2023	
	WMATA Review	Robert Simpkins Robert.simpkins@dc.gov	Assigned	03/22/2023	



Current Project - Department Review Status

B2205045

Rev Cycle	Group Name	Reviewer's Name	Review Status	Date Updated	Review Comments
1					
	DC Water Review	Vahid Bilvardi vahid.bilvardi@dcwater.com	Approved	02/16/2023	Approved- 4 WSFU addition to existing fixture count and the service is eligible to reuse. (approved for Domestic Water Only).
	DOEE EV Review	Lala Seidensticker Lala.Seidensticker@dc.gov	HFC	02/17/2023	Based on the information provided, the work proposed under this permit application will require a DOEE lead renovation permit. The requirement to obtain a lead permit is the legal presumption that all painted components in dwellings originally constructed prior to 1978 are coated in lead-based paint, that the property appears to be occupied, and that the property will disturb ~1254 square feet of painted components. For a list of DC certified-lead-based paint renovation companies who can apply for the permit, please go to https://doee.dc.gov/node/55572 . For more information about getting certified as a DC-certified business entity approved to conduct lead renovation projects, contact lala.seidensticker@dc.gov or apply online https://doee.dc.gov/publication/professional-certification-lead-based-paint-activities . Email directly also for more information about rebutting the legal presumption of lead-based paint. Applicant must upload issued DOEE permit prior to EV review approval.
	DOEE SE-SW Review	Saba Gharavi saba.gharavi@dc.gov	HFC	02/22/2023	Enter property address, description of work and plan information into the DOEE Database. http://doee.dc.gov/SWDB None of the comments were addressed. Address the comments for compliance. Review in accordance with 2017 DCMR Energy Conservation Code for Residential. This level 3 alteration requires an Energy Worksheet which is located on DCRA website: https://dcra.dc.gov/service/energy-and-green-building-per-106.2.11 . Please follow instructions on how to use the form. Be sure to share access and upload a link to the EVS in the supporting docs folder, ProjectDox. If the attic is unvented, provide details of the roof air impermeable insulation on the drawings per R806.5. If vented, provide details of the roof vent and baffles on the drawings per R402.2.3. Indicate how baffles are installed over soffit

Current Project - Department Review Status

				and eaves.
				Indicate "U" and SHGC factors for doors and windows per Section R402.
				Provide fenestration air leakage rate for new windows, exterior doors, and skylight(s) per R402.4.3.
				Indicate the R-value for basement, floor, and wall insulation per Section R402.
				Explain how the air and thermal barrier are aligned and other components of the buildings thermal envelope are installed according to manufacturer's instructions and the criteria in Table R402.4.1.1. Either copy the referenced table or provide bullet comments using the table as reference. Please display on the cover, partition or sectional diagram sheets for compliance.
				Identify automatic or gravity dampers are installed in all air intakes and exhausts vents per R403.6. Must display outside air duct lines.
				Explain how all joints and seams of air ducts and air handlers are sealed per R403.2.2.
				Show how supply ducts in the attic and unconditioned are insulated per R403.3.1.
				Identify and explain how the HVAC line-set piping is insulated and shielded from the effects of weather per R403.4 and R403.4.1. Please do not state, "line set will be protected" I need to know the method of protection.
				Interior design temperatures for heating and cooling for load calculations shall be a maximum 72 deg F for heating and a minimum of 75 deg F for cooling per R302.1.
				Ensure the HVAC equipment is sized properly based on building loads calculated according to Manual "J" & S per R403.7. Show model, type, manufacturer, tonnage, hp, BTU's and CFM data on plans for furnace/air handlers and condensing units. Provide the component construction report (walls, ceilings, floors, windows and doors construction data).
				For all new fuel burning appliances and equipment located inside the building envelope must be sealed combustion per R402.4.4.
				Identify in your drawings that this project is required to submit at final inspection a whole-building blower door test showing a passing rating of <= 3 Air Changes per Hour at a Pressure of 50 Pascal per R402.4.1.2. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official.
Energy Review	Ashley Delgado ashley.delgado@dc.gov	HFC	03/16/2023	

Current Project - Department Review Status

					Testing shall be conducted in accordance with ASTM E 779 or ASTM E 1827.
					Identify in your drawings this project is required to submit at final inspection a duct leakage test showing a passing rating of <= 4 CFM per 100 square feet conditioned floor area at a Pressure of 25 Pascal per R403.3.3. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official.
					Show that air handlers have manufactures designation for leakage rate of = 2% on the drawings per R403.3.2.1. Need a manufactures statement or spec sheet.
					Show on drawings that programmable thermostats are being installed per R403.1.1.
					Indicate how recessed lights installed in the building thermal envelope (Top floor) are installed to limit air leakage between conditioned and unconditioned spaces per R402.4.5.
					Show how 85% of the lamps are high efficiency on the drawings per R404.1. Need to verify the type, wattage and lumens for high efficiency lamps.
					Identify hot water pipes are insulated to = R3 on the drawings per R403.5.3.
					Please provide a response sheet that has location data for your responses and please surround your remarks with a bubble or cloud. This ensures a speedy re-review.
					1. Applicant to provide the neighbor notification checklist: https://dob.dc.gov/sites/default/files/dc/sites/dob/publication/attachments/Neighbor-Notification-Checklist_V-10-1-22.pdf
					2. Applicant to provide posting on the premises: per section 106.2.18.3.1.1. Provide photographic evidence of posting and upload to supporting documents in ProjectDox. (https://dob.dc.gov/sites/default/files/dc/sites/dob/publication/attachments/Notice-of-Filing-of-a-Building-Permit-Application_11x17_V-10-1-2022.pdf).
	Neighbor Notification	Kolas Elion kolas.elion@dc.gov	HFC	02/17/2023	
	Structural Review	Netsanet Zelelew Netsanet.Zelelew@dc.gov	Approved	02/23/2023	Approved for The project includes a Rear 2 Story Addition with a Basement and Alteration of Existing Interior Spaces. EXISTING NON-LOAD BEARING WALL REMOVAL, RELOCATION OF EXISTING CLOSETS, KITCHEN, TOILETS, AND BEDROOM.