



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

September 9, 2019

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant, Zoning Administrator 

PROJECT INFORMATION: **Address:** 220 Ascot Place NE
 Square, Suffix, Lot: Square 3557, Lot 0069
 Zoning District: R-3
 DCRA Permit #: B1912718

SUBJECT: **Construction of a rear deck.**

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. An area variance to permit a rear deck that does not conform to the maximum lot occupancy permitted pursuant to D-304.1 (X-1000.4).
2. A special exception to permit a rear deck that does not conform to the minimum rear yard required pursuant to D-306.2 (D-5201.1 (b) and X-901.2).

Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo. If the BZA Memorandum is not submitted within 30 days, the applicant must request an updated memorandum from the Office of the Zoning Administrator.

Board of Zoning Adjustment
District of Columbia
CASE NO.20196
EXHIBIT NO.8

FY-19-84-Z | SG

NOTES AND COMPUTATIONS					
Building Permit #:	B1912718	Zone:	R-3	N&C Cycle #:	1
DCRA BZA Case #:	FY-19-84-Z	Existing Use:	Single-Family Dwelling	Date of Review:	30 August 2019
Property Address:	220 Ascot Place NE	Proposed Use:	Single-Family Dwelling	Reviewer:	Shawn N. Gibbs
Square: 3557	Lot(s): 0069	ZC/BZA Order:			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1115	2000	n/a	1115	n/a	n/a
Lot width (ft. to the tenth)	18.6	20.0	n/a	18.6	n/a	n/a
Building area (sq. ft.)	734.3	n/a	669.0	957.4	n/a	n/a
Lot occupancy (total building area of all buildings/lot area)	65.9	n/a	60.0	85.9	25.9	Area Variance
Principal building height (stories)	2	n/a	3	2	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	40.0	n/a	n/a	n/a
For portion of a story, ceiling height above the adjacent finished grade (ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Front yard (ft. to the tenth)	0.0	n/a	n/a	0.0	n/a	n/a
Rear yard (ft. to the tenth)	20.5	20.0	n/a	8.5	11.5	Special Exception
Side yard, facing principal building front on right side (ft. to the tenth)	0.0	0.0	n/a	0.0	n/a	n/a
Side yard, facing principal building front on left side (ft. to the tenth)	0.0	0.0	n/a	0.0	n/a	n/a
Vehicle parking spaces (number)	0	1	n/a	0	n/a	Parking Credit - 1 Pkg. Sp.
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	n/a
<i>If there is an accessory building:</i>						
Accessory building height (stories)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory building height (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory building area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory building setback from center line of alley (ft.)	n/a	n/a	n/a	n/a	n/a	n/a
<i>If there is an accessory apartment:</i>	n/a	n/a	n/a	n/a	n/a	n/a
Accessory apartment (#)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory apartment square footage (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory apartment % of principal dwelling total floor area (%)	n/a	n/a	n/a	n/a	n/a	n/a
Other:						



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Certified Mail Fee	\$3.50
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$4.05

Sent To: Hilary & Lowina Lewis
 218 Ascot Pl NE
 Washington DC 20002

PS Form 3800, April 2015 PSN 7530-02-000-947 See Reverse for Instructions

NOTIFICATION FORM

SAFEGUARDS DURING CONSTRUCTION

DATE: 8/6/19

OWNER: Sonia ahmed

MAILING ADDRESS: 220 Ascot St

TELEPHONE: 917 684 2511

EMAIL: Sahmet86@gmail.com
 Sahmet86@gmail.com

ADDRESS OF

PROPOSED WORK: 220 Ascot Pl, NE, Washington DC - 20002 - new deck installation

ADJOINING OWNER: Hilary Lewis / Lowina LE

ADJOINING ADDRESS: 218 Ascot Pl NE,

TELEPHONE:

EMAIL:

Section §3307.1 of the 2013 District of Columbia Building Code, 12 DCMR A (the "Building Code") requires adjoining public and private property to be protected from damage during construction, alteration, repair, demolition or raze of a premises at the expense of the person causing the work. Protection must be provided for lots, and for all elements of a building or other structure, including, but not limited to, footings, foundations, party walls, chimneys, skylights, and roofs. Provisions shall be made to control water runoff and erosion during construction, demolition or raze activities.

Proper underpinning of existing adjoining or party walls which require underpinning must be provided in accordance with applicable sections of the Building Code.

Under Sections §3307.2 and §3307.3 of the Building Code, notification of the adjoining property owner is required for certain types of construction activities. A copy of Section §3307 of the Building Code is available online on the DCRA website at <http://dcra.dc.gov/page/regulation-dcra> or through the following online link: <https://codes.iccsafe.org/Chapter%2033%20Safeguards%20During%20Const%20ruction.pdf/>

SCOPE OF WORK REQUIRING NOTIFICATION OF ADJOINING PROPERTY OWNER(S) (check as applicable):

1. The proposed work involves the need to install structural support of an adjoining building or structure (e.g., underpinning of foundation): or N/A
2. The proposed work involves excavation on the owner's property and the related need to support an adjoining property, including land and any buildings or structures located on the adjoining property (not including a public way); or N/A
3. The proposed work will impact the use or stability or structural support of a party wall or party line. N/A

ADJOINING OWNER'S RESPONSE

Address of Proposed Work:

Adjoining Property Address:

I do not object to the proposed work plan:

Requested access to my property is: **GRANTED** ***GRANTED WITH CONDITIONS** ****DENIED**

CONDITIONS*

I object to the proposed work plan on the grounds that the proposed work plan will not protect my adjoining property, and I have attached technical support for my objection _____. Following resolution of my objection under Section §3307.2.2.2 of the Building Code, I understand that I will have an opportunity to decide whether or not access to my property will be granted.

Adjoining Owner's Signature

Date of Signature

****If access is denied, I understand that (1) I will be responsible for making safe my own property without delay so as not to impede or materially delay the proposed construction; and (2) limited access will still be authorized in the following circumstances (a) where a wall or foundation located on a party line or on my property requires underpinning as a result of the proposed work; (b) where the owner causing the work can provide the underpinning by undertaking the work from his/her/its property, even if the footing extends onto my property; and (c) where extension of the footing is required to stabilize and support my building, and to avoid unreasonable delay in excavation and development of the permitted project.**



WE ARE WASHINGTON GOVERNMENT OF THE DISTRICT OF COLUMBIA
DC MURIEL BOWSER, MAYOR

This form has been provided by DCRA for the purpose of demonstrating a permit applicant's compliance with the notification and property access requirements of Section 3307 of the Building Code. Compliance with these requirements does not relieve a permit holder, or person causing the work, of any obligations or responsibilities under civil or criminal law to protect an adjoining property from damage.



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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	
\$4.05	

Postmark Here
08/06/2019

Sent To: Market Rikard
 Street and Apt. No., or PO Box No. 222 Ascot Pl. NE
 City, State, ZIP+4 Washington DC 20002

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

NOTIFICATION FORM

SAFEGUARDS DURING CONSTRUCTION

DATE: 8/6/19

OWNER: Sonia Ahmet

MAILING ADDRESS:

TELEPHONE: 917 6642111

EMAIL: fahmet86@gmail.com

ADJOINING OWNER: Market Rikard

ADJOINING ADDRESS: 222 Ascot Pl. NE, Washington DC

TELEPHONE:

EMAIL:

ADDRESS OF

PROPOSED WORK: 220 Ascot Pl. NE, Washington D.C. - 20002 - New Deck Installation

Section §3307.1 of the 2013 District of Columbia Building Code, 12 DCMR A (the "Building Code") requires adjoining public and private property to be protected from damage during construction, alteration, repair, demolition or raze of a premises at the expense of the person causing the work. Protection must be provided for lots, and for all elements of a building or other structure, including, but not limited to, footings, foundations, party walls, chimneys, skylights, and roofs. Provisions shall be made to control water runoff and erosion during construction, demolition or raze activities.

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1. The proposed work involves the need to install structural support of an adjoining building or structure (e.g., underpinning of foundation): or
N/A
2. The proposed work involves excavation on the owner's property and the related need to support an adjoining property, including land and any buildings or structures located on the adjoining property (not including a public way); or
N/A
3. The proposed work will impact the use or stability or structural support of a party wall or party line.
N/A

ADJOINING OWNER'S RESPONSE

Address of Proposed Work:

Adjoining Property Address:

I do not object to the proposed work plan:

Requested access to my property is: **GRANTED** ***GRANTED WITH CONDITIONS** ****DENIED**

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Date of Signature

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Department of Consumer and Regulatory Affairs

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel. (202) 442 - 4589

Fax (202) 442 - 4862



Received:

Plans

Application

Date: 8/1/2019

H-1-19-84-2

Applicant/Agent: Sonia Ahmed

Phone

Engineering

Lamont Jackson

Job

WT

Job No:

Address of Project:

220 ASCOT PL NE

B1912718

Existing Use: Single Family Dwelling - R-3

Existing No. of Stories: 2

Proposed Use: Single Family Dwelling - R-3

Prop no of Stories: 2

Permit Type: Alteration and Repair

Description of Work:

SSL: 3557 0069

New deck installation

Required Reviews: (Checked boxes only)	Reviewer:	Completion Time:	Review Status:		
<input type="checkbox"/> Fine Arts:		<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> Approved	<input type="checkbox"/> HFC	<input type="checkbox"/> Conf. w/Applicant
<input type="checkbox"/> Historic:		<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> Approved	<input type="checkbox"/> HFC	<input type="checkbox"/> Conf. w/Applicant
<input type="checkbox"/> Public Space/DDOT:		<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> Approved	<input type="checkbox"/> HFC	<input type="checkbox"/> Conf. w/Applicant
<input checked="" type="checkbox"/> Zoning: R-3	RS/SH/19	<input type="checkbox"/> AM <input checked="" type="checkbox"/> PM	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> HFC	<input type="checkbox"/> Conf. w/Applicant
<input checked="" type="checkbox"/> Soil Erosion/Stormwater DOEE:		<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> Approved	<input type="checkbox"/> HFC	<input type="checkbox"/> Conf. w/Applicant
<input type="checkbox"/> Soil Boring/UST DOEE:		<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> Approved	<input type="checkbox"/> HFC	<input type="checkbox"/> Conf. w/Applicant
<input type="checkbox"/> DC Water:		<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> Approved	<input type="checkbox"/> HFC	<input type="checkbox"/> Conf. w/Applicant
<input type="checkbox"/> Mechanical:		<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> Approved	<input type="checkbox"/> HFC	<input type="checkbox"/> Conf. w/Applicant
<input type="checkbox"/> Plumbing:		<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> Approved	<input type="checkbox"/> HFC	<input type="checkbox"/> Conf. w/Applicant
<input type="checkbox"/> Health/DOH:		<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> Approved	<input type="checkbox"/> HFC	<input type="checkbox"/> Conf. w/Applicant
<input type="checkbox"/> Electrical:		<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> Approved	<input type="checkbox"/> HFC	<input type="checkbox"/> Conf. w/Applicant
<input type="checkbox"/> Elevator:		<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> Approved	<input type="checkbox"/> HFC	<input type="checkbox"/> Conf. w/Applicant
<input type="checkbox"/> Energy Review:		<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> Approved	<input type="checkbox"/> HFC	<input type="checkbox"/> Conf. w/Applicant
<input type="checkbox"/> DC Fire Dept. / Fire Prevention:		<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> Approved	<input type="checkbox"/> HFC	<input type="checkbox"/> Conf. w/Applicant
<input type="checkbox"/> Fire Protection:		<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> Approved	<input type="checkbox"/> HFC	<input type="checkbox"/> Conf. w/Applicant
<input checked="" type="checkbox"/> Structural:	08/01/19 NH	<input type="checkbox"/> AM <input checked="" type="checkbox"/> PM	<input checked="" type="checkbox"/> Approved	<input checked="" type="checkbox"/> HFC	<input type="checkbox"/> Conf. w/Applicant
<input type="checkbox"/> Green Review:		<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> Approved	<input type="checkbox"/> HFC	<input type="checkbox"/> Conf. w/Applicant
<input type="checkbox"/> Chinatown Review:		<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> Approved	<input type="checkbox"/> HFC	<input type="checkbox"/> Conf. w/Applicant

New/ Addl Cost	Alt/Rpr Cost	Total Cost	Volume of New Bldg. or Addl Cubic ft.
\$0.00	\$1,745.00	\$1,745.00	1,745.00

Alter/Repair FEE	New Const. FEE	Filing FEE	Enhancement FEE	Green FEE	Total Permit FEE
\$379.00			\$40.17	\$22.69	\$441.86

STP 1. 2 COPIES OF NOTIFICATION LETTERS AND MAIL RECEIPT OR LETTERS SIGNED IN-PERSON
 2. P.N.C. - ADD DECOR GUIDE AND INCLUDE REI APPLICABLE DETAILS