

AGENDA

ANC 6A Economic Development & Zoning Committee
Wednesday December 21, 2011, 7-9:00 PM
Sherwood Recreation Center (640 10th St, NE)
2nd Floor Community Room

7:00 pm **Call to order**

7:01 **Community Comments**

7:05 **Ongoing Status Reports:**

1. Resolution of previously heard BZA/HPRB cases (2 min)
2. Vacant Properties (Dan Golden/Phil Toomajian) (3 min)
3. Zoning Regulations Rewrite (Drew Ronneberg) (2 min)
4. H Street Business Liaison Report (Charmaine Josiah) (3 min)

7:11 **Old Business** - None

7:11 **New Business**

1. BZA #18324 (1337 Maryland Ave. NE) The applicant is seeking a use variance to permit a 3-unit apartment in an R-4 District. (30 min)
1. Public Space Tracking #67549 (1400 Maryland Ave NE). The applicant is permission from to occupy public space to install 2 curbcuts, leadwalks, curbs and gutter, fences and landscaping. This case is related to BZA 17825 (zoning order : <http://dcoz.dc.gov/orders/17825.pdf>), where the applicant received a special exception for a gas station at the NE corner of 14th and Maryland Ave NE. See discussion in previous minutes: (1 hr)

June 2008 - <http://anc6a.org/minutes/EDZM0608.doc>

July 2008 - <http://anc6a.org/minutes/EDZM0708.doc>

January 2009 - <http://anc6a.org/minutes/EDZM0109.doc>

February 2009 - <http://anc6a.org/minutes/EDZM0209.doc>,

April 2009 - <http://anc6a.org/minutes/EDZM0409.doc>,

May 2009 <http://anc6a.org/minutes/EDZM0509.doc>

8:45 **Additional Community Comment (time permitting)**

Everyone is welcome! Call Drew Ronneberg with questions at 202 431-4305.

Visit our website at <http://www.anc6a.org/>



**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**



FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to §3103.2 - Area/Use Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations,
an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zone District(s)	Type of Relief Being Sought	
				Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
1337 Maryland Avenue, NE	1028	35	R-4	Use Variance	401.3

Present use(s) of Property: **2-unit flat**

Proposed use(s) of Property: **3-unit apartment house**

Owner of Property: **Roane-Worsley, LLC** Telephone No: **c/o Kenneth Crickman 202-265-4520**

Address of Owner: **3121 S. Dakota Avenue, NE, Washington, DC 20018**

Single-Member Advisory Neighborhood Commission District(s): **SMD 6A06**

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:


EXPEDITED REVIEW REQUEST (If interested, please select the appropriate category)

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to §3118.2 (CHOOSE ONE):

A park, playground, swimming pool, or athletic field pursuant to §209.1, or

An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Date: **10/25/11** Signature*: 

To be notified of hearing and decision (Owner or Authorized Agent*):

Name: **Kenneth Crickman, Esq.** E-Mail: **kcrickman@cocrlaw.com**

Address: **1111 14th Street, NW, Suite 1000, Washington, DC 20005**

Phone No(s): **202-265-4520** Fax No.: **202-265-4525**

* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

FOR OFFICIAL USE ONLY

Exhibit No. **1** Case No. **18324**



**BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA**



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
1337 Maryland Avenue, NE	1028	35	R-4

Single-Member Advisory Neighborhood Commission District(s): **SMD 6A06**

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	<input checked="" type="checkbox"/>	§3103.2 - Use Variance	<input type="checkbox"/>	§3103.2 - Area Variance	<input type="checkbox"/>	§3104.1-Special Exception
Pursuant to Subsections						

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.



The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self certified in order to obtain, for the above referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

**I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22 2405)**

 <small>Owner's Signature</small>		Alfonzo Vaughn, member of Roane Worsley, LLC <small>Owner's Name (Please Print)</small>	
 <small>Agent's Signature</small>		Kenneth C. Crickman, Esq., Cooper & Crickman, PLLC <small>Agent's Name (Please Print)</small>	
Date	10/25/11	D.C. Bar No.	463225
		or	Architect Registration No.

FOR OFFICIAL USE ONLY

Based upon review of the application and self-certification, the Office of Zoning determines, pursuant to 11 DCMR §3113.2, this application is

<input type="checkbox"/>	Accepted for filing.
<input type="checkbox"/>	Referred to the Office of the Zoning Administrator within DCRA, for determination of proper zoning relief required.
<input type="checkbox"/>	Rejected for failure to comply with the provisions of <input type="checkbox"/> 11 DCMR §3113.2; or <input type="checkbox"/> 11 DCMR - Zoning Regulations. Explanation _____

Signature		Date	
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ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Case No. _____

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	1800	900/apt.		1800	900
Lot Width (ft. to the tenth)	18	none prescribed		18	
Lot Occupancy (building area/lot area)	55%		60%	55%	
Floor Area Ratio (FAR) (floor area/lot area)	1.65		1.8	1.65	
Parking Spaces (number)	2	1		2	
Loading Berths (number and size in ft.)	n/a				
Front Yard (ft. to the tenth)	0	0		0	
Rear Yard (ft. to the tenth)	21	20		21	
Side Yard (ft. to the tenth)	0	0		0	
Court, Open (width by depth in ft.)	0	0		0	
Court, Closed (width by depth in ft.)	0	0		0	
Height (ft. to the tenth)	40		40	40	

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.





**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**



FORM 126 – BOARD OF ZONING ADJUSTMENT FEE CALCULATOR

Per §3180 of the Zoning Regulations, at the time of the filing of an application or an appeal with the Board of Zoning Adjustment, the applicant or appellant shall pay a filing fee in accordance the fee calculator below. In the case of an application combining two (2) or more actions, or for an application requesting consideration of more than one alternative, the fee shall be the total of the amounts for each action or alternative computed separately. However, for applications involving owner-occupied, one-family dwellings or flats, regardless of the number of variances, special exceptions, or alternatives requested, the fee is three hundred and twenty-five dollars (\$325.00). A department, office, or agency of the Government of the District of Columbia shall not be required to pay a filing fee where the property is owned by the agency and the property is to be occupied for a government building or use.

APPLICATION OR APPEAL TYPE:	FEE	UNIT	TOTAL
VARIANCE:			
Owner-Occupied Dwelling	\$325		
All Other Variances Per Section Requested	\$1,040	1	1,040
TOTAL FOR VARIANCES:			1,040

SPECIAL EXCEPTION:			
Parking Lot/Garage/Accessory Parking (per space)	\$104		
Child Development Center (per student)	\$33		
Private School (per student)	\$33		
Residential Under §353	\$520		
CBRF (per person)	\$104		
Office Use in SP (per 100 square feet)	\$52		
Roof Structures	\$2,600		
Hotel or Inn in SP (per room or suite)	\$104		
Gasoline Service Station	\$5,200		
Repair Garage	\$1,560		
Home Occupation	\$1,560		
Accessory Apartment Under §202	\$325		
Theoretical Lot Under §2516	\$1,560		
Additional Theoretical Lot Under §2516	\$520		
Recycling Facility Under §802	\$5,200		
Antenna Under §211	\$2,600		
Any Other Special Exception	\$1,560		
Chancery (per 100 square feet)	\$65		
Owner-Occupied Special Exception	\$325		
Time Extension/Modification – Owner Occupied	\$130		
Time Extension/Modification – All other (percentage of filing fee)	26%		
TOTAL FOR SPECIAL EXCEPTIONS:			

APPEAL:			
NCPC/ANCs/Citizens Association/Civic Association/Not-for-Profits	\$0		
All other organizations, groups or persons	\$1,040		
TOTAL FOR APPEALS:			
GRAND TOTAL:			1,040

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Name: 18/25/11 Signature: 

Exhibit No. _____ Last Revised (10/18/10) Case No. _____

**Application for Use Variance of Roane-Worsley, LLC
For Property Located at 1337 Maryland Avenue, NE (Lot 35 in Square 1028)**

Statement of Existing and Intended Use

The existing 2-story building located on Lot 35 is currently being used as a 2-unit flat, with separate units on the first and second floors. The owner proposes to convert the basement level into a third unit. The dimensions of the building will not be altered by the renovation. See Schematic Design drawings showing proposed floor plan for cellar level and existing floor plans for first and second levels attached as Exhibit B.

Statement in Support of Use Variance

In addition to the proposed conversion of the basement into a dwelling unit within the existing building on Lot 35, the owner also intends to develop the adjacent vacant lot (Lot 34) into a 2-unit building. The two buildings will then be converted into a single condominium consisting of five (5) condominium units. The economic feasibility of the project is dependent upon the use of the existing basement in the building on Lot 35 as one of the five dwelling units.

Under Section 3103.2 of the zoning regulations, a use variance may be granted where the owner meets three main tests: (1) whether the physical characteristics of the property creates a financial hardship for the owner in using the property consistent with the zoning regulations; (2) whether granting the application will not be of substantial detriment to the public good; and (3) whether granting the application will not be inconsistent with the general intent and purpose of the zoning regulations and zoning map.

As for the first test, the owner acquired the property in its present condition as a three-level building including the basement level. The first and second floors of the building are currently in use as separate dwelling units. The basement level currently has no economic use or purpose for either the property owner or for the two existing tenants of the building, and there is no lawful conforming use to which the basement level can be put. The owner purchased the property with the basement level and without knowledge that the level could not be used as a separate unit, and therefore did not create or assume the financial hardship. The strict application of the zoning regulations would preclude the use of the basement level for any purpose to which it might reasonably be adapted. Additionally, the intended development and conversion of the combined lots into a five-unit condominium will not be economically feasible for the owner without a reasonable rate of return on the property as a whole, including the use of the empty basement level.

As for the second test, the conversion of the basement to an additional unit will not create a substantial detriment to the public good. The immediate neighborhood can expect little or no

impact from an additional dwelling unit located at the property. The only changes will be to the interior of the building which will not affect the surrounding neighborhood. Any increase in traffic caused by the addition of a single dwelling unit will be minimal.

As for the third test, the granting of the application will not be inconsistent with the general intent and purpose of the zoning regulations and zoning map. The subject property is located in an R-4 zoning district, which is generally “designed to include those areas now developed primarily with row dwellings, but within which there have been a substantial number of conversions of the dwellings into dwellings for two (2) or more families.” 11 DCMR § 330.1. The overall proposed development by the owner of Lots 34 and 35 into a five-unit condominium, which will include a new building on the currently vacant Lot 34, will further promote the objective that “(v)ery little vacant land shall be included within the R-4 District” as stated under Section 330.2. Additionally, the proposal will not change the type of use (i.e. residential) which is permitted in an R-4 district, nor will the proposal affect the lot density, nor the size, height or appearance of the existing building.

Exhibits

A – Plat

B – Architectural plans

C – Color images showing the existing condition of the basement level and the exterior front and rear

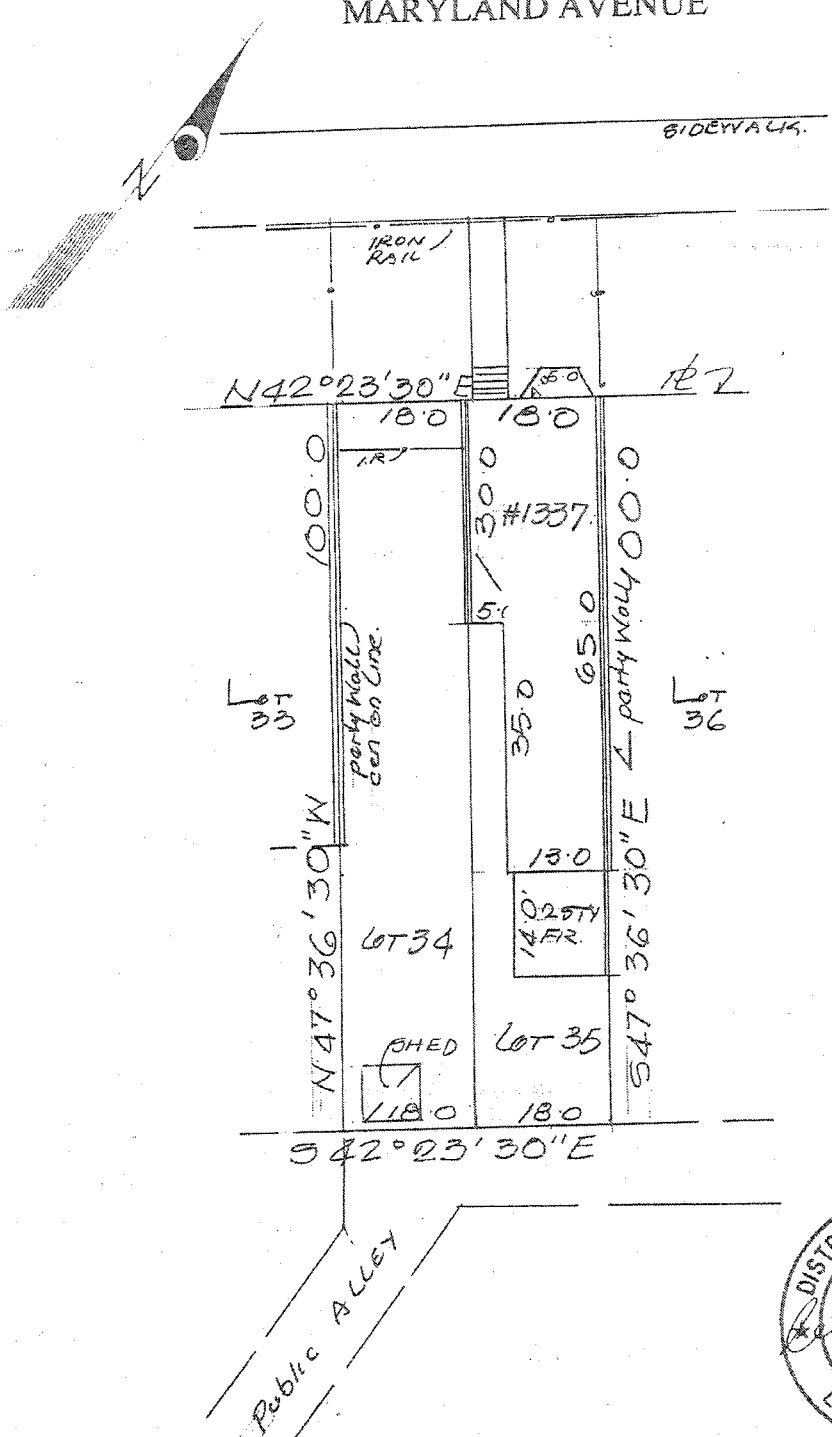
D – Names and mailing addresses of property owners within 200 feet of the property

E – Names and mailing addresses of the two (2) current tenants occupying the first and second levels

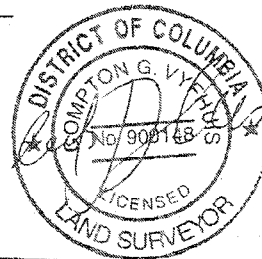
VYFHUIS & ASSOCIATES
 LAND SURVEYORS- ENGINEERS-PLANNERS
 3112 RHODE ISLAND AVENUE, N.E.
 WASHINGTON, DISTRICT OF COLUMBIA
 PHONE: 202 5267702 FAX: 202 5267746

PENGAD-Bayonne, N. J.
EXHIBIT
A

MARYLAND AVENUE



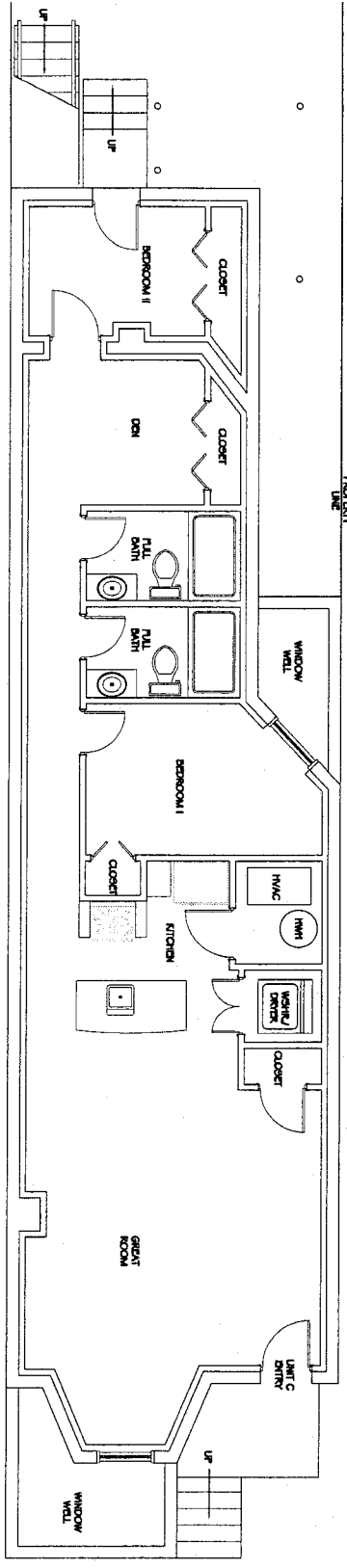
1337 MARYLAND AVENUE, N.E.
 LOT : 34, 35 SQ : 1028
 Plat Bk : 17 Plat No. : 44
 DISTRICT OF COLUMBIA
 WASHINGTON
 DATE : 9/21/05 SCALE : 1"=20'
 CASE # : JFM



CERTIFICATION: I hereby certify that the plan shown hereon is correct, and the buildings have been located by actual measurements. This is not a property line survey.

Compton G. Vyfhuis
 COMPTON G VYFHUIS, PLS 182

301
 NOT TO SCALE
 CELLAR LEVEL - PROPOSED NEW FLOOR PLAN



SDI

DATE	
DRAWN BY	D.T.A.
REV. NO.	01/79

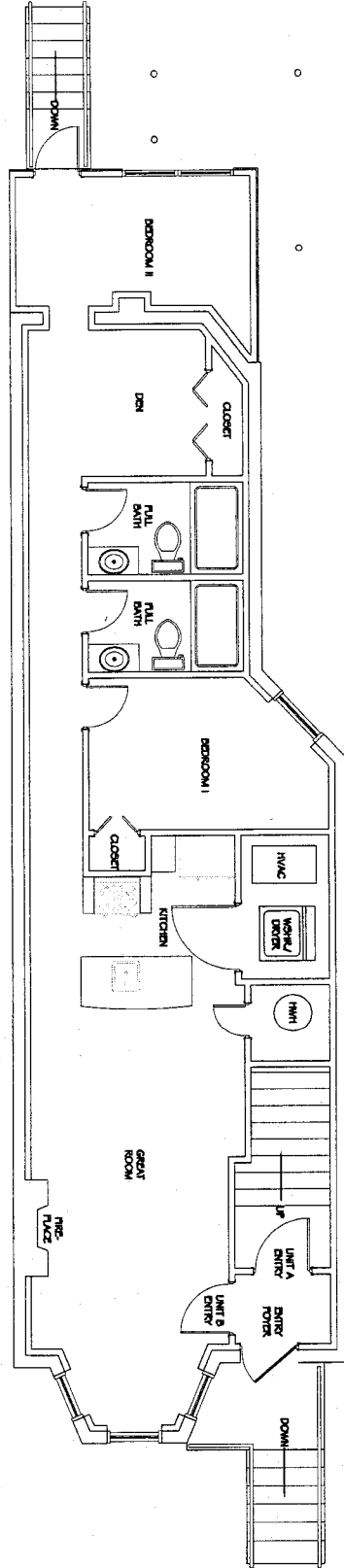
SCHMATIC DESIGN - FLOOR PLANS
 1337 MARYLAND AVENUE NE
 WASHINGTON, D.C.



GEORGE P. LINDEN GROUP, INC.
 15015 GREENWING TERRACE
 LARGO, MD. 20774 (240) 375-1801

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1 FIRST LEVEL - EXISTING CONDITIONS FLOOR PLAN
 SD2 NOT TO SCALE



SD2
 DATE: _____
 DRAWN BY: DTJ
 CHECKED BY: OLS/RS

REVISIONS
 NO. DESCRIPTION

SCHEMATIC DESIGN - FLOOR PLANS
 1337 MARYLAND AVENUE NE
 WASHINGTON, D.C.

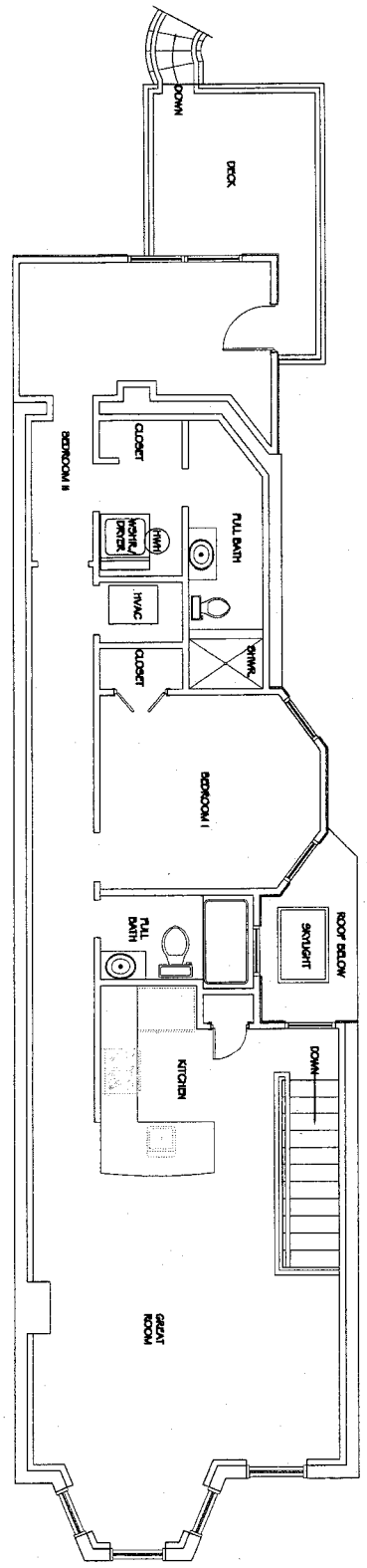


GREENWAY DESIGN GROUP, INC.
 15013 GREENING TERRACE
 LARGO, MD. 20774 (240) 375-1901

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SD3
NOT TO SCALE

SECOND LEVEL - EXISTING CONDITIONS FLOOR PLAN



SD3

DATE	
ISSUE NO.	01/07/96
ISSUE BY	D.L.B.

SCHEMATIC DESIGN - FLOOR PLANS

1337 MARYLAND AVENUE NE
WASHINGTON, D.C.



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PENCAD-Byennis, M. J.
EXHIBIT
C



Google

Address **1337 Maryland Ave NE**
Washington, DC 20002

Save trees. Go green!
Download Google Maps on your phone at google.com/gmm







District Department of Transportation

Public Space Management Branch
1100 4th Street SW / 2nd Floor
Washington, DC 20024



Tel. (202)442-4670 Fax (202)442-4867 Inspections: (202)671-7050

November 30, 2011

ANC-6A06
ANC

DDOT Tracking Number 67549

Dear ANC6:

This is to notify you of an application to occupy public space for the purpose of Paving: Curb & Gutter(s), Paving: Driveway(s) New- Commercial, Paving: Leadwalk (porous/pervious), Paving: Sidewalk(s), Fixture: Fence to 42" (Open Design), Landscaping: Tree Pruning, Landscaping: Tree Planting at the premises at 1400 MARYLAND AVENUE NE, WASHINGTON, DC 20002.

Enclosed are plans showing the proposed work. Please review the application and plan and return this letter to the Public Space Management Branch (PSMB) advising it whether or not ANC6 has any objections to the application. The response must be received at the PSMB no later than thirty (30) days from the postmarked date of this letter, excluding Saturdays, Sundays, and legal holidays. If a response is not received within that period it is assumed that ANC6 has no objections to the application. If ANC6 has objections, they must be provided to the PSMB in writing and with supporting details. Please provide ANC6's response in the space below and return this letter with any correspondence pertaining to this application to:

District Department of Transportation
Public Space Management Branch
1100 4th Street S.W. / 2nd Floor,
Washington DC 20024,

Please Note: For 6's response to carry "Great Weight," this request must be voted on by the commission as a whole at a properly noticed meeting that is open to the public.

Please call (202) 442-4670 with questions. (FAX: 202-535-2221)

Attachment(s)

PLEASE COMPLETE THIS & RETURN TO THE PUBLIC SPACE MANAGEMENT BRANCH

Date of ANC Vote: _____ (please attach any resolution, if available)

____ ANC6 has no objection to this application.

____ ANC6 has the following objections to this application:

(Please attach additional pages if necessary)

Name: _____ Title: _____

Signature: _____ Date: _____



District of Columbia - Transportation Online Permitting System



DDOT Permit Tracking System

Home Intake Assign Tech Inspection Manager Reviewer
 Company Registration Report Map/Info Lookup tool Sign-out

Welcome Catrina Harrison
 You are logged in as **PSMB Manager, PSMB**

Permit Details

[Back to Previous Page](#)

This is NOT a PERMIT

Tracking Number: 67549

Intake Date: 11/28/2011

Assigned Date: 11/30/2011

Assigned Technician: Catrina Harrison

Permit Type: New

Archived?: N

Status: Pending

Work Location: 1400 MARYLAND AVENUE NE,
Locked? WASHINGTON, DC 20002

[View Map](#)

N

Effective Date: 01/26/2012

Type Description: Paving: Curb & Gutter(s), Paving:
 Driveway(s) New- Commercial,
 Paving: Leadwalk (porous/pervious),
 Paving: Sidewalk(s), Fixture: Fence
 to 42" (Open Design), Landscaping:
 Tree Pruning, Landscaping: Tree
 Planting

Work Detail: Installation of 2 new driveways including curb cut. Abandon 2 existing
 driveways and driveway aprons and add curb and gutter and sidewalk where
 driveways were removed. Add 2 new leadwalks (one handicap). Add 36" h
 fence around property and 6'h fence at dumpster area in rear at existing
 alley. New landscaping to include trees, shrubs and ground cover on both
 14th St and Maryland Ave, NE and tree pruning as needed.

Conditions: *All street trees located within the work zone shall have a 4' high orange
 snow fence placed around the tree space (4' x 10'). The fence shall be install
 prior to work starting and removed after work has been completed.

Permit Number:
 Intake Technician: Catrina Harrison
 Assigned Manager: Juan Amaya
 Assigned Inspector: Robert White
 Renewal: New
 Legacy?: N
 Source Permit:
 Issue Date:

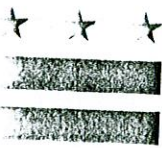
Expiration Date: 07/27/2012
 EWR #:

- *All work must comply with all District regulations and statutes. Violation may result in revocation of this permit.
- *Extended restoration may be required. Level of restoration to be determined by DDOT. A DDOT Public Space Construction Inspector (202-645-7050) must authorize any restoration before work begins.
- *For return of deposits please call the SIOD office at (202) 645-7050 to schedule an inspection.
- *Must call SIOD before start of work for delivery of ORIGINAL PERMIT @ 202 645-7050.
- *Must follow approved site plan without deviation.
- *Must notify SIOD prior to the commencement of work in public space and again prior to final restoration work. Please call 202.645.7050, Monday-Friday, 7:00am-3.30pm.
- *No crossing of sidewalk with trucks.
- *No work in public space permitted during official DC government holidays.
- *No work is permitted before 7am or after 7pm Mon. thru Sat. or all day Sun.. Work before 7am or after 7pm Mon. thru Sat. or all day Sun. requires permit from DCRA.
- *Permit holder is responsible for all damage to public space as a result of work done under this permit.
- *Permit holder responsible for obtaining any additional permits required by statute or regulation including DOH, DDOE and DCRA permits.
- *Person who posts an unauthorized sign or removes an authorized sign is subject to a fine of \$100 per day.
- *Renewals require all prior public space permits be on premise.
- *Speeding violation fines are doubled in construction work zones.
- *The substitution of impervious paving materials for the permeable paving material specified on this permit is prohibited.
- *This construction permit requires a separate valid permit for temporary occupancy to be on site during the time work is being performed.
- *This permit does not authorize the posting of No Parking signs. A separate public space occupancy permit is required.
- *This permit is revocable at any time at the discretion of MPD and DDOT
- *This permit must be on site at all times and visible from public space.

Applicant Name: Michelle Miller
Permit Fee (include Technology Fee): 1578.50
Last Updated By: Catrina Harrison
Owner Name: 1400 MARYLAND AVENUE LTD EMPIRE LEASING, INC.
Owner Phone: 7039266960
Permittee Name: 1400 MARYLAND AVENUE LTD EMPIRE LEASING, INC.
Permittee Phone: 7039266960
Agent Name: Michelle Miller
Agent Phone: 7039469512

Permit Tech:
Permit Fees Payment Date:
Last Updated Date: 11/30/2011
Owner Address: 6820-B COMMERCIAL DR., SPRINGFIELD, VA 22151
Owner Email:
Permittee Address: 6820-B COMMERCIAL DR., SPRINGFIELD, VA 22151
Permittee Email:
Agent Address: 2529 HERRELL COURT, FALLS CHURCH, VA 22043
Agent Email:

Contractor Name:		Contractor Address:	
Contractor Phone:		Contractor Email:	
Inspection Fee Name:	1400 MD Ave Ltd Empire Leasing Inc	Inspection Fee Address:	6820B COMMERCIAL DR, SPRINGFIELD, DC 22151
Inspection Journal Number:	W76552	Inspection Fees Amount:	\$1,973.00
Inspection Fees Payment/Waived Date:		Inspection Status:	Not Inspected
Work Zone Deposit Name:	1400 MD Ave Ltd Empire Leasing Inc	Work Zone Deposit Address:	6820B COMMERCIAL DR, SPRINGFIELD, DC 22151
Work Zone Deposit Journal Number:	S76551	Work Zone Deposit Amount:	\$23,022.00
Work Zone Deposit Payment/Waived Date:		Work Zone Deposit Status:	No deposit
Street Light Deposit Name:		Street Light Deposit Address:	
Street Light Deposit Journal Number:		Street Light Deposit Amount:	\$0.00
Street Light Deposit Payment/Waived Date:		Street Light Deposit Status:	N/A
Wet Utility Deposit Name:		Wet Utility Deposit Address:	
Wet Utility Deposit Journal Number:		Wet Utility Deposit Amount:	\$0.00
Wet Utility Deposit Payment/Waived Date:		Wet Utility Deposit Status:	N/A
PSMB Notes:	Nov 30 2011 10:53AM cfelder saved - TENATIVELY SCHEDULED FOR FEBRUARY HEARING DATE; APPLICANT (MICHELLE MILLER) REQUESTED THAT THIS APPLICATION BE PLACED ON JANUARY'S AGENDA. SHE WILL BE CONTACTING THE ANC TO SEE IF THEY CAN PLACE HER ON THEIR JANUARY'S MEETING. Nov 30 2011 10:56AM cfelder saved - CHARLED EDWARDS (SOIL EROSION) APPROVE & SIGNED OFF ON 10/17/11		
Reviewing Agencies:			



GOVERNMENT OF DISTRICT OF COLUMBIA
 DEPARTMENT OF TRANSPORTATION
 1100 14TH STREET SW / 2ND FLOOR, WASHINGTON, DC 20024

cl

PUBLIC SPACE OCCUPANCY/PARKING PERMIT

EWR No:		PERMIT NO:	PA10043475
Location:	1400 MARYLAND AVENUE NE		
Permission Granted To:	DAG PETROLEUM SUPPLIERS, LLC DAG PETROLEUM SUPPLIERS, LLC		
Permit Fee No:	300073687	Permit Fee Amount:	\$385.00
Meter Fee No:		Meter Fee Amount:	\$0.00
Deposit No:	S73688	Deposit Amount:	\$2,066.66
Public Inconvenience Fee No:	300073687	Public Inconvenience Fee Amount:	\$0.00

Permission is hereby granted to the entity named above to perform the work described herein at the address shown above in strict accordance with all conditions stated on all pages of this permit as well as on the application submitted.

Event: Construction Staging Area	Number of Steel Plate:	
Spaces Occupied: 0	Start Time: 7:00 AM	End Time: 7:00 PM
Meter Numbers (If applicable):		

Location Description:
 SCE ON THE 14TH STREET SIDE OF PROPERTY SHOWN ON SITE PLAN

- Conditions:**
- *"Emergency No Parking" and "Reserved Parking" signs must be posted no less than 72 hours in residential zones and 24 hours in business zones prior to occupancy. Signs must be immediately removed upon completion of work.
 - *All work and occupancy must comply with all District regulations and statutes. Violation may result in revocation of this permit.
 - *If street, alley or sidewalk closures are involved, approved Traffic Control Plan (TCP) is a part of this permit and must be on site at all times and visible from public space.
 - *Must not block any Metro Transit bus stops or Metro entrances without the permission of WMATA and DDOT.
 - *Must not block Fire Hydrants or any important utility structures (e.g. manholes, vault grates, ventilation, traffic signal box, etc...)
 - *Must not occupy Loading Zones and driveways.
 - *No crossing of sidewalk with trucks unless permission is granted and noted on TCP by DDOT.
 - *Only registered commercial vehicles directly needed for construction are permitted to be parked in the area defined by this Permit when applicable.
 - *Permit holder is responsible for all damage to public space as a result of work done under this permit.
 - *Permit holder is responsible for obtaining any additional permits required by statute or regulation including DOH, WASA, FEMS, MPDC, DDOT and DCRA permits.
 - *Prior to street, alley and sidewalk closures Permittee must immediately notify FEMS, MPDC and MPTD.
 - *Renewals require all prior public space permits be on premise.
 - *This permit is revocable at any time at the discretion of FEMS, MPD and/or DDOT.
 - *This permit must be on site at all times and visible from public space.
 - * Person(s) who posts an unauthorized sign or removes an authorized sign is subject to a fine of \$100 per day.
 - * All street trees located within the construction work zone shall have a 4' high orange snow fence placed around the tree space (4' x 10'). The fence shall be install prior to work starting and removed after work has been completed.
 - * Trash containers and Moving Containers are to be placed in curb lane at the front of this property unless specified elsewhere on the Permit.
 - *No work or construction in public space is authorized by this permit.
 - *No work is permitted before 7am or after 7pm Mon. thru Sat. or all day Sun.. Work before 7am or after 7pm Mon. thru Sat. or all day Sun. requires permit from DCRA.
 - *Permit holder is responsible for contacting DDOT at 202-671-2020 to request the reinstallation of parking meters.
 - *This permit does not authorize the removal of parking meters or parking meter heads.
 - *Contractor must call Meter Branch at 671-2020 for meter bagging or to remove parking meters or parking meter heads.

Permit Effective: 11/21/2011

Permit Expires: 05/18/2012

Yasser Gamil

Terry Bellamy

Public Space Permit Staff

Director



PERMIT OPERATIONS FILE JOB RE-REVIEW SHEET

JOB #
B1107494-C

C

RESUBMISSION DATE: 11-9-11 SUBMITTED BY: MICHELE MILLER
 DUE DATE: 11-18-11 STORAGE LOCATION: C-211

DDOE REVIEWERS	Completion Date	APP	HFC
<input type="checkbox"/> C. Edwards <input type="checkbox"/> N. Barnes <input type="checkbox"/> P. Phannavong			

ELECTRICAL REVIEWERS	Completion Date	APP	HFC
<input type="checkbox"/> L. Gardner <input type="checkbox"/> M. Mba <input type="checkbox"/> D. Njafuh <input type="checkbox"/> S. Suhrawardy <input type="checkbox"/> Other _____			

FIRE REVIEWERS	Completion Date	APP	HFC
<input type="checkbox"/> S. Lester <input type="checkbox"/> A. Carroll <input type="checkbox"/> S. Brown <input checked="" type="checkbox"/> L. Lu <input type="checkbox"/> Other _____	11-9-11	✓	

MECHANICAL REVIEWERS	Completion Date	APP	HFC
<input type="checkbox"/> B. Ravishankar <input type="checkbox"/> T. Habte <input type="checkbox"/> G. Ukwuani <input type="checkbox"/> C. Edet <input type="checkbox"/> H. Shelton			

STRUCTURAL REVIEWERS	Completion Date	APP	HFC
<input checked="" type="checkbox"/> R. Chen <input type="checkbox"/> F. Chendi <input type="checkbox"/> N. Hussain <input type="checkbox"/> B. Johnson <input type="checkbox"/> B. Debessai <input type="checkbox"/> Other _____			

ZONING REVIEWERS	Completion Date	APP	HFC
<input type="checkbox"/> M. McGrant <input type="checkbox"/> K. Beeton <input type="checkbox"/> J. Anderson <input type="checkbox"/> N. Mac <input type="checkbox"/> A. Shittu <input type="checkbox"/> D. Vollin <input type="checkbox"/> M. Ndaw <input type="checkbox"/> J. Bellow <input type="checkbox"/> Other _____			

ADDITIONAL REVIEWING AGENCIES	Completion Date	APP	HFC
<input type="checkbox"/> HPO _____ <input type="checkbox"/> DOH _____ <input type="checkbox"/> WASA _____			

INTAKE BY FILE ROOM STAFF:
 R. Reid A. Howard J. Smith L. Moore Other _____

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: _____

Conditions 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: JK Date: 5/21/11
- 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: JK Date: 5/21/11
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: _____
- 7. Erosion Control by: _____ Date: _____
- 8. Storm Water Mgmt. by: _____ Date: _____
Plan No. _____
- 9. Air Quality by: _____ Date: _____
- 10. Underground Storage by: _____ Date: 10/13/11
- 11. Mechanical Eng. Review by: JK Date: 10/27/11
- 12. Plumbing Eng. Review by: JK Date: 10/27/11
- 13. Electrical Eng. Review by: JK Date: 6/21/11
- 14. Health Plan Review
 (a) Food Plan Review by: _____ Date: _____
 (b) Medical X-Ray Plan Rev. by: _____ Date: _____
- 15. Fire Protection Plan Review JK Date: 10-2-11
by: _____ Date: _____
- 16. D.C. Fire Dept. (Fire Prevention Plan Review Section)
by: _____ Date: _____
- 17. Elevator Plan Rev. Sec. by: _____ Date: _____
- 18. Plumbing Insp Rev. by: _____ Date: _____
- 19. Construction Insp. Branch (Field Check)
by: _____ Date: _____
- 20. Historic Pres. Div. by: _____ Date: _____
- 21. EISE: _____ Date: _____
- 22. Structural Eng. by: _____ Date: _____
- 23. Permit and Certificate Issuance Counter
by: _____ Date: _____
- 24. QC By: _____ Date: _____

ZONING

DDOT - PUBLIC SPACE

D-3-A

C of O Number _____ Date _____

Existing Use(s) residential

Proposed Use new 1-2 level

for a new 1-2 level

residential with town

show

per BZA

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

Street Name: _____

Street Width: _____

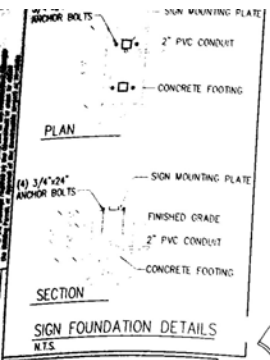
Road Width: _____

Sidewalk Width: _____

Parking: not for street use

Job No. _____ BZA Case No. _____ PUD Order No. _____

Restrictions: _____



IMPORTANT NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN CASE OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE EXISTING CONDITION.
2. WHEREAS, DUE TO LACK OF A CERTIFIED BOUNDARY SURVEY, ADVANCED ENGINEERING CONSULTANTS, P.C. OR ANY OF ITS OFFICES AND EMPLOYEES DISCLOSE ANY CONSTRUCTION OR LEGAL ISSUES ARISE DUE TO THE LACK OF SURVEY DURING CONSTRUCTION OR POST CONSTRUCTION.

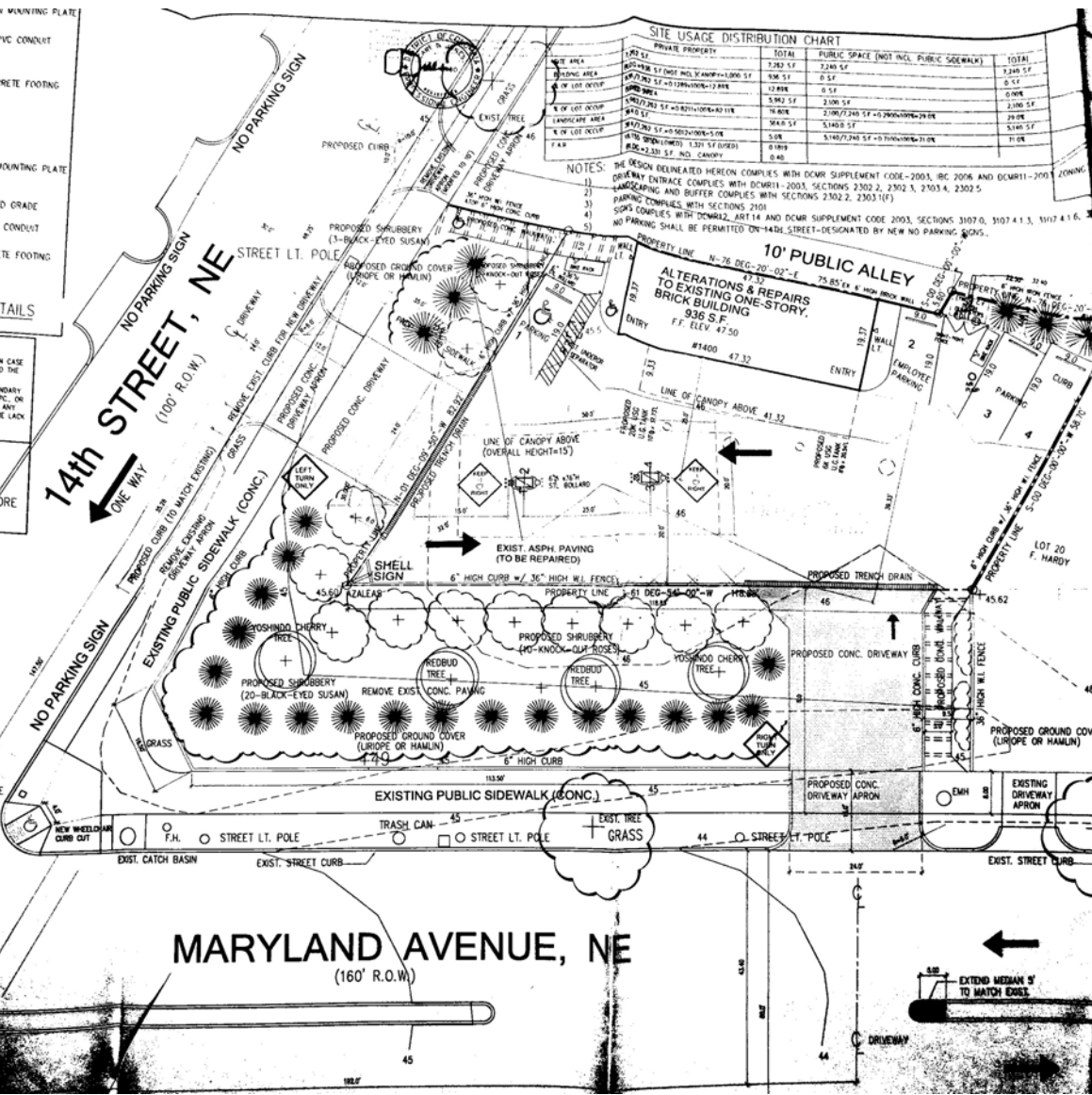
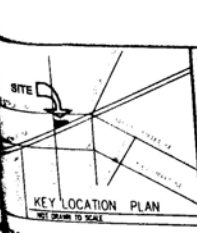
CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

SITE USAGE DISTRIBUTION CHART

PRIVATE PROPERTY	TOTAL	PUBLIC SPACE (NOT INCL. PUBLIC SIDEWALKS)	TOTAL
1.00 SF	3,282 SF	2,240 SF	2,240 SF
2.00 SF	1,500 SF	0 SF	0 SF
3.00 SF	12,800 SF	0 SF	0 SF
4.00 SF	5,902 SF	2,000 SF	2,000 SF
5.00 SF	16,800 SF	2,000/2,240 SF + 0.00000000-29.00	2,000 SF
6.00 SF	3,840 SF	5,140 SF	5,140 SF
7.00 SF	5,000 SF	0 SF	0 SF
8.00 SF	0 SF	0 SF	0 SF
9.00 SF	0 SF	0 SF	0 SF
10.00 SF	0 SF	0 SF	0 SF
11.00 SF	0 SF	0 SF	0 SF
12.00 SF	0 SF	0 SF	0 SF
13.00 SF	0 SF	0 SF	0 SF
14.00 SF	0 SF	0 SF	0 SF
15.00 SF	0 SF	0 SF	0 SF
16.00 SF	0 SF	0 SF	0 SF
17.00 SF	0 SF	0 SF	0 SF
18.00 SF	0 SF	0 SF	0 SF
19.00 SF	0 SF	0 SF	0 SF
20.00 SF	0 SF	0 SF	0 SF
21.00 SF	0 SF	0 SF	0 SF
22.00 SF	0 SF	0 SF	0 SF
23.00 SF	0 SF	0 SF	0 SF
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25.00 SF	0 SF	0 SF	0 SF
26.00 SF	0 SF	0 SF	0 SF
27.00 SF	0 SF	0 SF	0 SF
28.00 SF	0 SF	0 SF	0 SF
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39.00 SF	0 SF	0 SF	0 SF
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41.00 SF	0 SF	0 SF	0 SF
42.00 SF	0 SF	0 SF	0 SF
43.00 SF	0 SF	0 SF	0 SF
44.00 SF	0 SF	0 SF	0 SF
45.00 SF	0 SF	0 SF	0 SF
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82.00 SF	0 SF	0 SF	0 SF
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85.00 SF	0 SF	0 SF	0 SF
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89.00 SF	0 SF	0 SF	0 SF
90.00 SF	0 SF	0 SF	0 SF
91.00 SF	0 SF	0 SF	0 SF
92.00 SF	0 SF	0 SF	0 SF
93.00 SF	0 SF	0 SF	0 SF
94.00 SF	0 SF	0 SF	0 SF
95.00 SF	0 SF	0 SF	0 SF
96.00 SF	0 SF	0 SF	0 SF
97.00 SF	0 SF	0 SF	0 SF
98.00 SF	0 SF	0 SF	0 SF
99.00 SF	0 SF	0 SF	0 SF
100.00 SF	0 SF	0 SF	0 SF

NOTES:

1. THE DESIGN DELINEATED HEREON COMPLES WITH DCUR SUPPLEMENT CODE-2003, IBC 2006 AND DCUR11-2007.
2. DRIVEWAY ENTRANCE COMPLES WITH DCUR11-2003, SECTIONS 2302.2, 2302.3, 2303.4, 2302.5.
3. LANDSCAPING AND BUFFER COMPLES WITH SECTIONS 2302.2, 2303.1(F).
4. PARKING COMPLES WITH SECTIONS 2101.
5. SIGNS COMPLES WITH DCUR12, ART 14 AND DCUR SUPPLEMENT CODE 2003, SECTIONS 3107.4.1.3, 3107.4.1.6.
6. NO PARKING SHALL BE PERMITTED ON 14th STREET-DESIGNATED BY NEW NO PARKING SIGNS.



MARYLAND AVENUE, NE
(160' R.O.W.)

←
EXTEND MESHAN 5' TO MATCH EXIST.