



District of Columbia Government  
Advisory Neighborhood Commission 6A  
P. O. Box 75115  
Washington, DC 20013



October 14, 2013

Mr. Matthew Le Grant  
Zoning Administrator, DCRA  
1100 Fourth Street SW, Room 3102  
Washington, DC 20024

Re: Notice to ZA of Potential Zoning Violation (1316 Corbin Place)

Dear Mr. Le Grant,

At a regularly scheduled and properly noticed<sup>1</sup> meeting on October 10, 2013, our Commission voted 4-0-1 (with five Commissioners required for a quorum) to advise you that recent construction at 1316 Corbin Place, NE, appears to have resulted in a zoning violation.

The new structure appears to exceed the allowable lot occupancy for the property. In addition, the construction appears to have been undertaken without proper permits and in a manner that calls into question its structural integrity. See attached documentation. The adjacent neighbors were not properly noticed about the project; hundreds of cubic yards of dirt were removed with no DDOE approval or oversight; and the excavation of the rear yard disturbed the zone of influence of the neighbor's (1314 Corbin) structural pier without proper underpinning, and without notification or approval by the neighbor.

The ANC has been told that the piers supporting the new rear addition are too far back from the outside edge, and that the cantilever is too severe to structurally support the weight of the addition. The third pier was added after the structure was in place but without a footing inspection.

There are other issues adversely affecting the next door neighbors explained in the attached documents. As you can see below, there is a list of failed, incomplete and cancelled inspections.

---

<sup>1</sup> ANC 6A meetings are advertised electronically on the [anc6a-announce@googlegroups.com](mailto:anc6a-announce@googlegroups.com), ANC- 6A and NewHillEast yahoogroups, on the Commission's website, and through print advertisements in the *Hill Rag*.

Your quick investigation and early reply to our concerns is requested. Whether the required permits were obtained in a timely fashion and whether the structure conforms to code and is structurally safe is of great concern to the neighbors and the ANC.

Dan Golden and I are authorized to represent the ANC in this matter. I can be reached at David.Holmes@anc.dc.gov.

For the Commission,



David Holmes  
Chair

<u>Address</u>	<u>Unit</u>	<u>SSL</u>	<u>ID</u>	<u>Type</u>	<u>Completion Status</u>	<u>Completion Date</u>	<u>Detailed Description</u>
1316 CORBIN PL NE		1031 0178	CIC1302211	Initial Inspection	Cancelled	2013/10/11	
1316 CORBIN PL NE		1031 0178	CTP1400002	Third Party Oversight	Disapproved	2013/10/09	
1316 CORBIN PL NE		1031 0178	CTP1400002	Third Party Oversight	No Show	2013/10/02	
1316 CORBIN PL NE		1031 0178	CIC1302214	Initial Inspection	Scheduled	2013/09/16	
1316 CORBIN PL NE		1031 0178	CIC1302022	Initial Inspection	Stop Work Order	2013/08/29	
1316 CORBIN PL NE		1031 0178	CIC1301807	Follow Up	No Cause	2013/08/12	
1316 CORBIN PL NE		1031 0178	CIC1301807	Follow Up	Rescheduled	2013/08/02	
1316 CORBIN PL NE		1031 0178	CIC1301807	Initial Inspection	No Cause	2013/07/19	
1316 CORBIN PL NE		1031 0178	CIC1301531	Initial Inspection	Stop Work Order	2013/06/07	



13 September 2013

Rabbiah "Robbie" Sabbakhan,  
Chief Building Official, Permitting and Inspections  
Department of Consumer and Regulatory Affairs  
1100 4<sup>th</sup> Street, SW  
Washington, DC 20024  
[rabbiah.sabbakhan@dc.gov](mailto:rabbiah.sabbakhan@dc.gov)

Re: 1316 Corbin Place NE Construction

Dear Mr Sabbakhan:

We are writing to inform you of construction at 1316 Corbin Place NE, which is being executed by a developer, that is seriously deficient, and dangerous. We are sending this letter to document the deficiencies that we have witnessed on a daily basis beginning on May 25th. We have called and emailed several times to get DCRA to stop the work during construction, but the first stop work order came on August 22<sup>nd</sup> with the project substantially complete.

My wife and I are both practicing architects, registered in the District of Columbia. We believe that the work, as completed, has not had the proper oversight, and is a danger to the neighboring property owners, and the individual that will ultimately purchase this house from the developer.

The developer applied for permits for drywall removal, interior renovation and rear concrete pad only. The work performed was a complete interior demolition and removal of the rear façade, new addition exceeding previous footprint, complete excavation of the rear yard and the planned addition of an enclosed garage.

Because the work was performed outside the scope of the permit, no inspections appear to have been performed by DCRA.

**What follows is a list of known deficiencies which are dangerous:**

1. The piers supporting the new addition are too far back from the outside edge. The cantilever is too severe to structurally support the weight of the addition. A third pier was added (out of sequence) alongside the other two after the structure was in place, without a footing inspection. Excavation of the rear yard has further compromised all three piers by eliminating a major amount of earth within their zone of influence.
2. Excavation of the rear yard has disturbed the zone of influence of the neighbor's (1314 Corbin) structural pier without proper underpinning. This work was performed without notification or approval by the neighbor.
3. The walls along the property line on each side are required to be rated construction per IRC. The current construction is not rated.



## OLD CITY DESIGN STUDIO

4. The neighbor's chimney at 1318 Corbin place was compromised by the removal of the rear brick façade. The deficiencies were then quickly covered over by wood stud wall construction along the property line.

**The following is a list of known deficiencies due to lack of oversight:**

1. The footprint of the house has been expanded beyond the allowable lot occupancy
2. The neighboring property owners were not informed of the construction at any point in time
3. Work has been performed along the property line without neighbor's consent or notification and without a boundary survey, or wall check inspection.
4. Hundreds of cubic yards of earth were removed from the rear yard without DDOE approval or oversight.

Construction had been ongoing for three months prior to the stop work order, often after hours, on holidays and on Sundays. Unapproved construction had been allowed to continue for months while we have been calling on a daily basis, as well as sending photos to the zoning officials. As neighbors and professionals we find this completely unacceptable. A response to our concerns would be appreciated.

Sincerely,

Melissa G Boyette, AIA  
Joseph Boyette, AIA  
1317 D Street, NE

Enclosure:  
8 page photo documentation with notes

cc:  
Gregory Petway, 1318 Corbin Place, NE  
Constance Wynn, 1316 Corbin Place, NE  
Andrew Hysell ([hysell6a06@gmail.com](mailto:hysell6a06@gmail.com)), ANC6a ED&Z committee co-chair  
Dan Golden ([dpgolden@gmail.com](mailto:dpgolden@gmail.com)), ANC6a ED&Z committee co-chair  
David Holmes ([holmes6a3@gmail.com](mailto:holmes6a3@gmail.com)), ANC6a03 Chair



addition was not permitted, exceeds original footprint of porch, boundary survey and wall check were not performed

walls on property lines are not rated construction.

cantilever exceeds acceptable length





walls on property  
line are not rated.

cantilever exceeds  
acceptable length



chimney of adjacent property (1318 Corbin) was compromised during demolition and covered up behind new construction.

entire back wall and all interior walls were completely demolished, well outside the scope of the permit and without informing the neighboring property owners.





brick piers  
supporting the  
addition were  
topped off after the  
addition was in  
place.





additional footing and pier was constructed (after the addition was in place) without a footing inspection





existing piers supporting the addition are sitting on the slab, which has been removed to the face of the pier. these piers have no foundation

excavation against all three piers seriously compromises the ability of the piers to support the weight of the addition

entire rear yard was excavated, outside the scope of the permit, and without DDOE oversight.

retaining wall was constructed without a footing. CMU was placed directly on the soil.





existing piers supporting the addition are sitting on the slab, which has been removed to the face of the pier. these piers have no foundation

excavation against all three piers seriously compromises the ability of the piers to support the weight of the addition

retaining wall was constructed without a footing. CMU was placed directly on the soil.

entire rear yard was excavated, outside the scope of the permit, and without DDOE oversight.



existing piers supporting the addition are sitting on the slab, which has been removed to the face of the pier. these piers have no foundation

excavation against all three piers seriously compromises the ability of the piers to support the weight of the addition

entire rear yard was excavated, outside the scope of the permit, and without DDOE oversight.

retaining wall was constructed without a footing. CMU was placed directly on the soil.



## Zoning Analysis

1316 Corbin Place, NE  
Washington, DC 20002

Zoning District: R-4

Square 1031

Lot 178

Lot Area: 1169 sq ft per DC Records

### Footprint before construction:

510 sf residence + 119 sf front porch + 53 sf rear porch = 682 sf total

### Footprint as built:

635 sf residence + 119 sf front porch = 762 sf total

### Footprint as planned (assumed)

635 sf residence + 119 sf front porch + 222 sf rear porch = 976 sf total

	R-4 Zoning Allowed	Subject Property before construction	Subject Property as built	Subject property as planned
Min. lot width (401.3)	18 ft	17'	17'	17'
Min. lot area (401.3)	1800 sf	1169 sf	1169 sf	1169 sf
Max. lot occupancy (403.2)	60%	58.3% *	65.2% *	83.5% ^
Min. Rear yard setback (404.1)	20 ft	15'-6" *	13'-0" *	0'-0" ^

\*estimate based on DCGIS & survey of the property from outside the property line.

^ estimate based on planned deck / garage 8 feet high alley to cover entire rear yard.

- 407.1 The Zoning Administrator is authorized to permit a deviation not to exceed two percent (2%) of the area requirements of §§ 401 and 403 (minimum lot dimensions and maximum percentage of lot occupancy); and a deviation not to exceed ten percent (10%) of the linear requirements of §§ 404 and 405 (minimum rear yard and minimum side yard requirements); and a deviation from the requirements of § 406 (minimum court dimensions), not to exceed either two percent (2%) of the area standard or ten percent (10%) of the width standard; provided, that:
- (a) A building shall be allowed to deviate from the requirements of no more than two (2) of the sections identified in this subsection; and
  - (b) The deviation or deviations shall be deemed by the Zoning Administrator not to impair the purpose of the otherwise applicable regulations.