Government of the District of Columbia

APPLICATION AND REFERRAL TO THE US COMMISSION OF FINE ARTS FOR OLD GEORGETOWN REVIEW

OG
HPA

In accordance with the Old Georgetown Act of 1950 (Public Law 808, 81st Congress) this application/transmittal is being transmitted to the US Commission of Fine Arts (CFA) for review and recommendation before a building permit can be issued. Work in Georgetown is also subject to a coordinated historic preservation review under the DC Historic Landmark and Historic District Protection Act of 1978. These reviews are initiated with the completion and submission of this form.

THIS IS A REQUEST FOR THE FOLLOWING REVIEW BY THE COMMISSION OF FINE ARTS:

☐ **CONCEPTUAL REVIEW** to receive guidance at the early stages of design

☒ **PERMIT REVIEW** to receive a recommendation on building permit application No. B22079B4 F2200612
I have submitted a permit application with the DC Department of Consumer and Regulatory Affairs

1. OWNER, APPLICANT, AND PROPERTY INFORMATION

Project Address: 3319 P St., NW Washington, D.C. 20007

Square: 1254 Lot: 0208 *(To find your square and lot, see www.propertyquest.dc.gov)*

Property Owner's Name: Peter Morreale

Owner Address *(if different from project address)*: _____

Owner Phone: 914-606-2051 Owner Email: morreale1561@verizon.net

Applicant's Name *(if different from owner)*: _____

Agent's Capacity: ☐ Tenant ☐ Architect ☐ Contractor ☐ Contract Purchaser ☐ Expediter ☐ Other

Agent Address *(if different from owner)*: _____

Agent Phone: _____ Agent Email: _____

☒ I am currently the owner of the property
☐ I am a homeowner currently receiving the DC homestead deduction for this property
☐ I am an authorized representative of the property owner
☐ I am or represent a potential purchaser of the property

2. SUBMISSION MATERIALS FOR THE COMMISSION OF FINE ARTS AND HISTORIC PRESERVATION REVIEW

All materials must be submitted electronically via email to historic.preservation@dc.gov.

The following digital materials are included with this application:

☒ Scaled drawings, including, as applicable, floor plans, elevations, details, and a site plan sufficient to illustrate the footprint, location, height, massing, design, and materials of the proposed work and its surrounding context; site plans should show the existing footprint of the property and adjacent buildings.

☒ Comprehensive exterior photographs of the property, showing area of proposed work, views from the street and the public alley (if applicable) and context photos (e.g., adjacent buildings, immediate surroundings, and the areas of proposed work)

For more information on submission requirements, see www.cfa.gov/project-review/old-georgetown or contact CFA staff at 202-504-2200

3. PROJECT DESCRIPTION (CHECK ALL THAT APPLY)

☐ Addition ☒ Exterior Alteration or Repair ☐ New Construction ☐ Subdivision ☐ Other

Briefly describe the nature of the project: Remove existing hedge and other plants in front and install fence w/gate, concrete slab for garbage cans and new plantings.

(over)

	Yes	No	Unsure
Is the proposed work visible from a public street or alley?	☒	☐	☐
Will there be work on the front of the building or in the front yard?	☒	☐	☐
Does the project include work in public space?	☐	☒	☐
Does the project include removal of roof or floor framing or bearing walls?	☐	☒	☐
Is this a Fair Housing Act request for "reasonable accommodation"?	☐	☒	☐

4. ADDITIONAL INFORMATION FOR LARGER PROJECTS

For renovation or new construction projects exceeding 20,000 square feet, attach a full narrative description indicating the general nature of the project, program of uses, estimated gross floor area by use, number of residential units, scope of preservation work, and any other pertinent features or benefits, including aspects of sustainability. *Homeowners proposing work on their own house do not need to provide this information.*

5. EASEMENTS

	Yes	No	Unsure
Is there a conservation easement on the property?	☐	☒	☐
If yes, have you discussed the project with the easement holder?	☐	☐	☐

6. COMMUNITY CONSULTATION

	Yes	No	Unsure
Have you shared project information with abutting neighbors?	☒	☐	☐
Have you contacted the affected Advisory Neighborhood Commission (ANC 2E)?	☐	☒	☐
Have you contacted any neighborhood community organizations?	☐	☒	☐

For more information about project review by ANC 2E, see www.anc2E.com or call the ANC at 202-338-7427

7. ZONING REGULATIONS AND CONSTRUCTION CODE

	Yes	No	Unsure
Will the project cause a change in building footprint or lot occupancy?	☐	☒	☐
Are any zoning variances or special exceptions required for the project?	☐	☒	☐
If yes, have you discussed the project with the Zoning Administrator?	☐	☐	☐
If yes, have you discussed the project with the Office of Planning?	☐	☐	☐
Is any building code relief required for the project?	☐	☒	☐

Briefly describe the nature of any zoning variances or code relief being sought: _____

8. CERTIFICATION

I hereby certify that the information given in this application is true and accurate. If applying as an agent of the owner, I certify that I have the owner's permission to make this application.

Signature: _____ Date: 9/28/22

When completed, submit this form with all plans, photographs, and other attachments to the Historic Preservation Office (HPO) via email to historic.preservation@dc.gov. Upon review of this submission, CFA or HPO staff may contact the owner or agent for consultation, and may request additional information if determined necessary to review the project.

Referral to CFA or the Historic Preservation Review Board, if required, may be deferred if information is not received within sufficient time to allow staff evaluation and preparation for review. All application materials are part of the public record and are made available to the public for inspection. For more information, see *www.cfa.gov* or *www.preservation.dc.gov*.

Historic Preservation Office
DC Office of Planning
(202) 442-8800
historic.preservation@dc.gov

District of Columbia
Office of Planning

[redacted]

[redacted]

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., December 7, 2020

Plat for Building Permit of :

SQUARE 1254 LOT 208

Scale: 1 inch = 20 feet

Recorded in Book 31 Page 9

Receipt No. 21-01352

Drawn by: A.S.

Furnished to: PETER MORREALE

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Anup Shrestha
for Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.
I also hereby certify that:
1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
3) I have/have not (*circle one*) filed a subdivision application with the Office of the Surveyor;
4) I have/have not (*circle one*) filed a subdivision application with the Office of Tax & Revenue; and
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: _____
Date: 6/9/22
Printed Name: Peter Morreale Relationship to Lot Owner: self

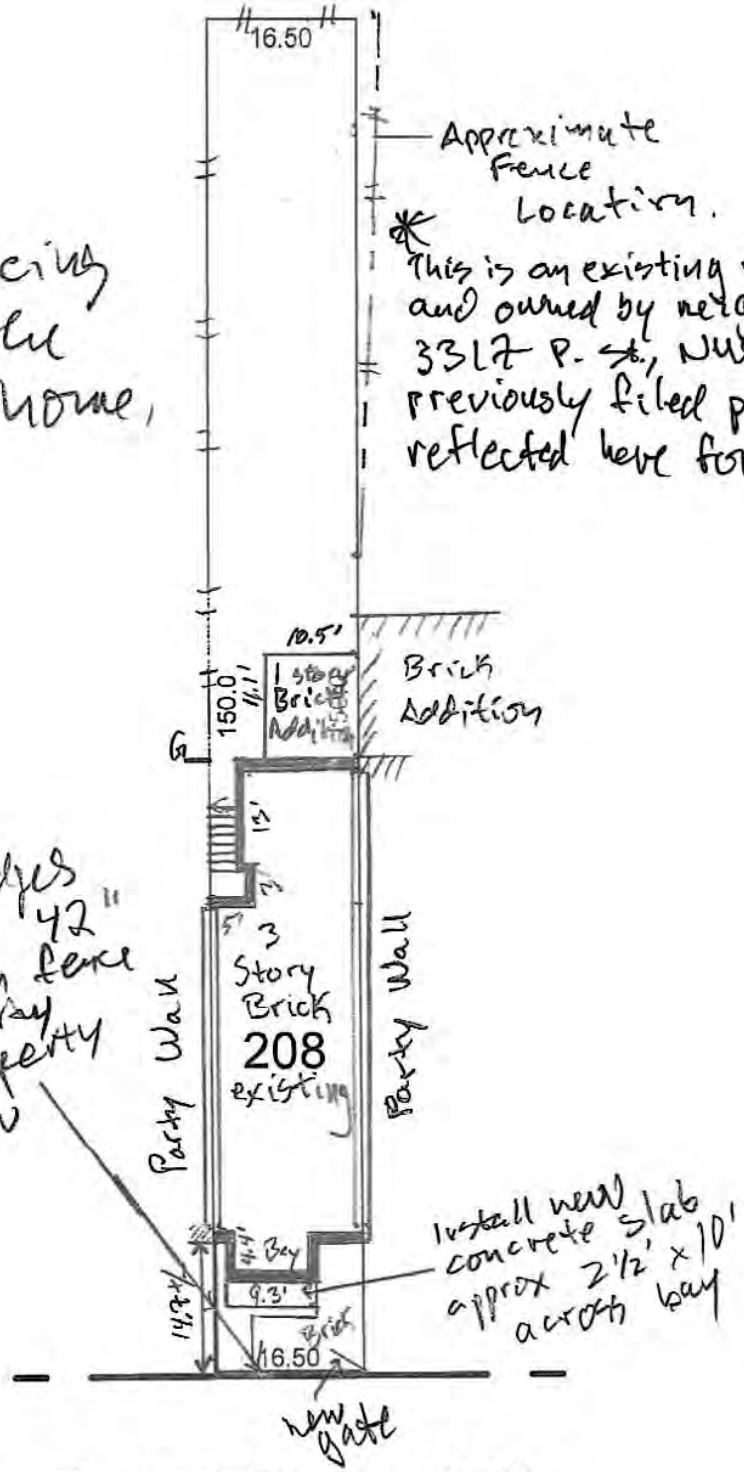
If a registered design professional, provide license number _____ and include stamp below.

0 10 30 60 100

SCALE: 1:20

SQUARE 1254

*
N.B. —
No work is being proposed in the rear of the home,

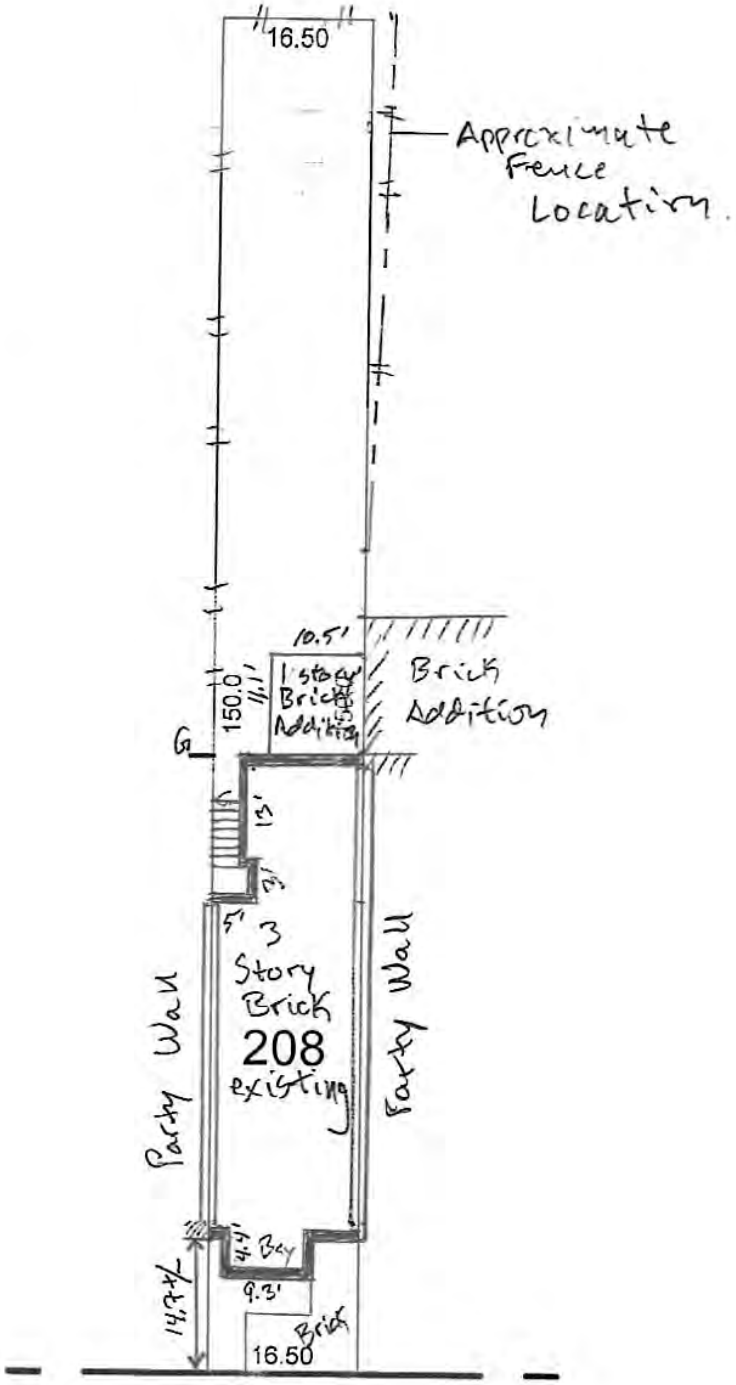


P STREET, N.W.

SR-21-01352(2020)

SHEET 2 OF 2

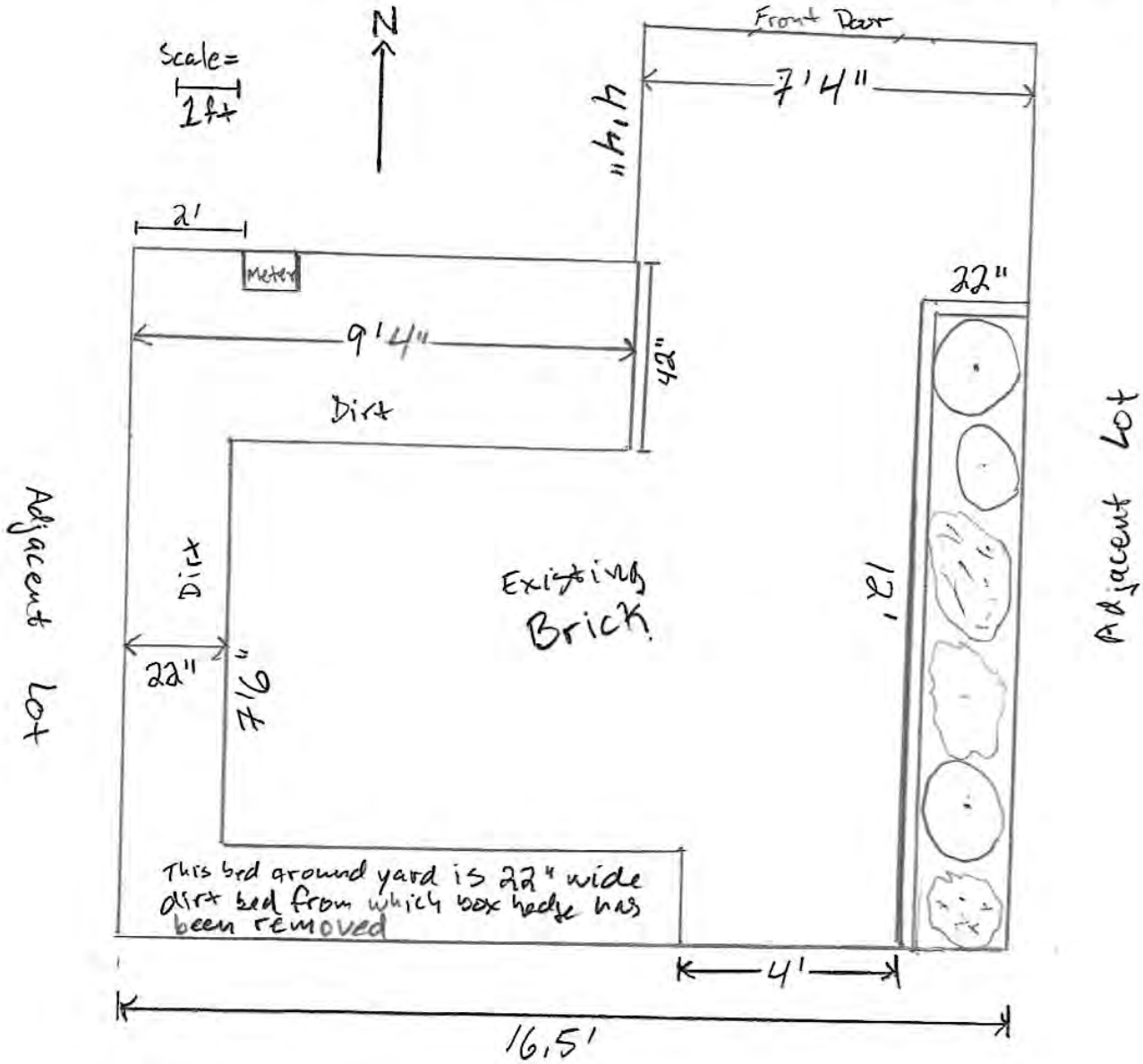
SQUARE 1254



P STREET, N.W.

SR-21-01352(2020)

Existing Plan of 3319 P St, NW

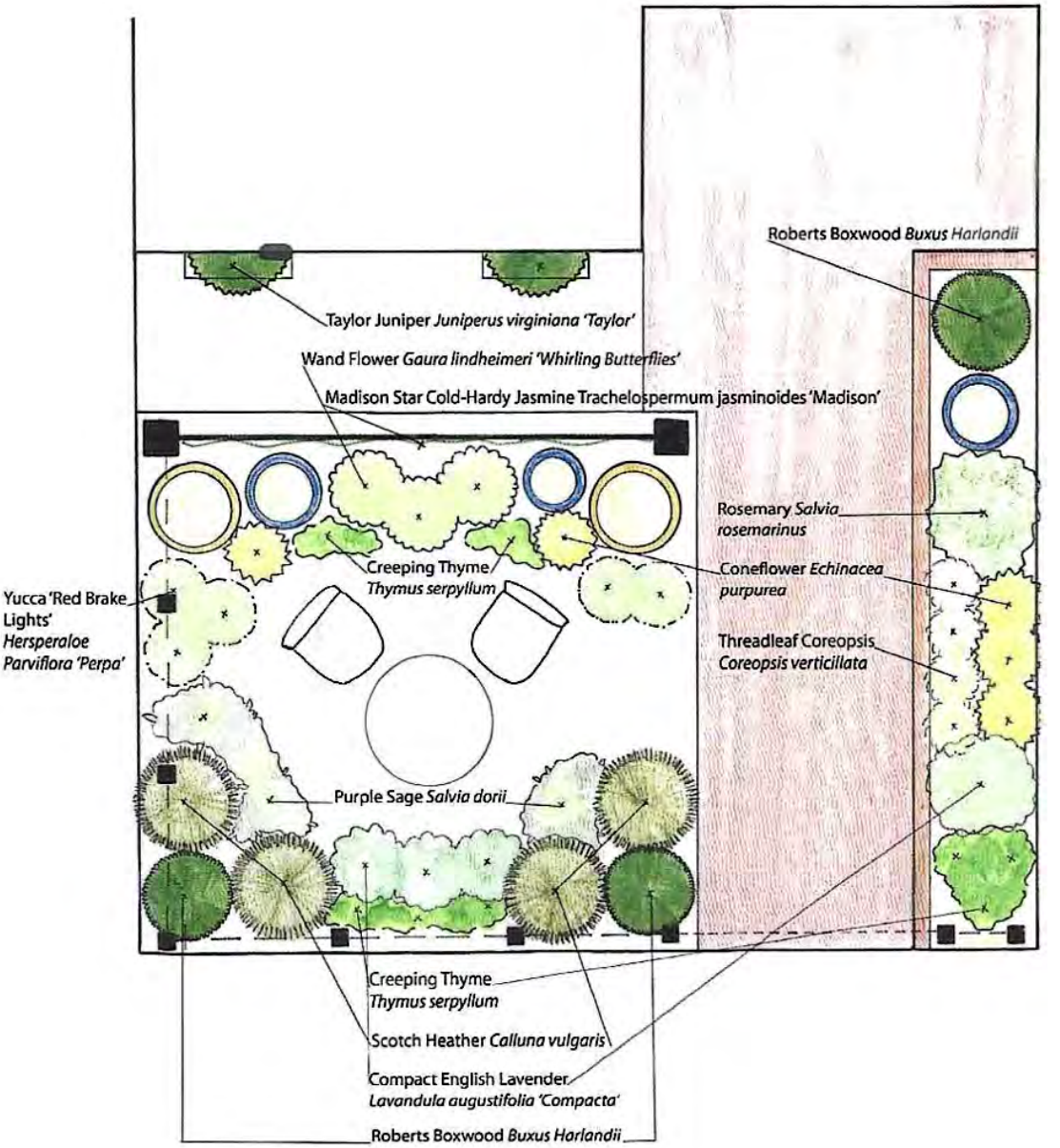


N.B. - No work is contemplated in the rear of the property at this time.

Sidewalk

Curb to front of yard is approximately 11'8"

P Street



MORREALE FRONT GARDEN

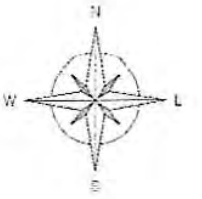
PLANTING PLAN

10/20/2022

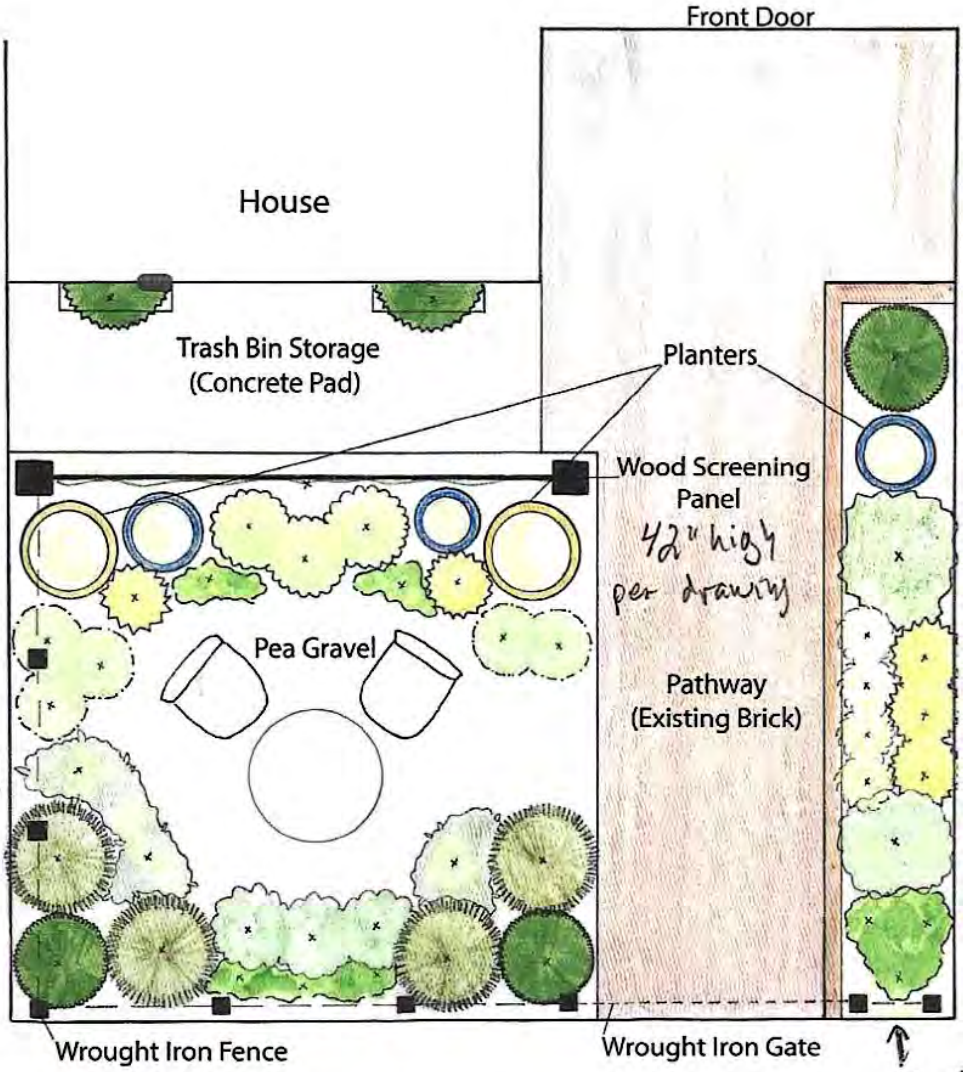
SCALE- 1/2 IN

2 SQ. FT.

1 IN. = 2 FT.



CLARA LAMBERT DESIGN



Except where planters are shown, plants will go in ground and pea gravel will be ground cover in place of existing brick.

This bed will remain as existing except for plantings as indicated

NB - the work to the left of the existing brick pathway will be in place of what is currently there.

MORREALE FRONT GARDEN

MASTER PLAN

10/20/2022

SCALE- 1/2 IN

2 SQ. FT.

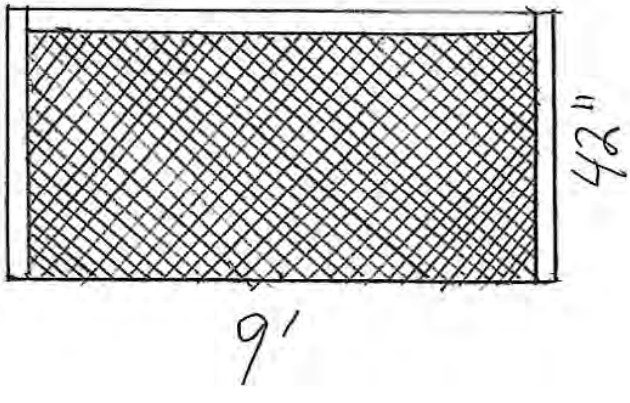
1 IN. = 2 FT.

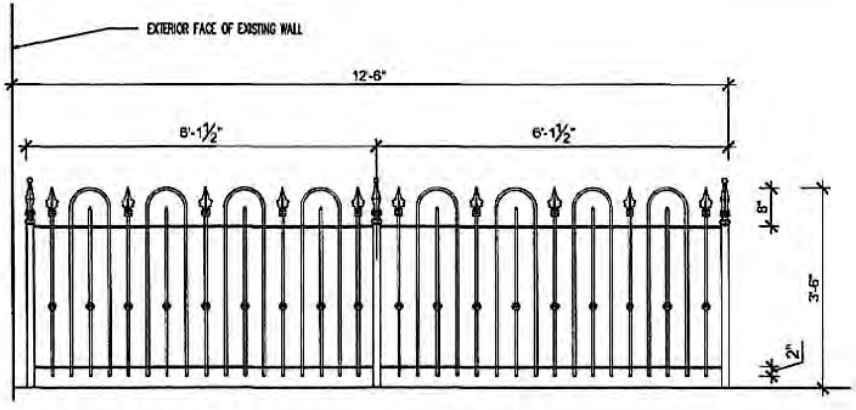
N
W
E
S

CLARA LAMBERT DESIGN

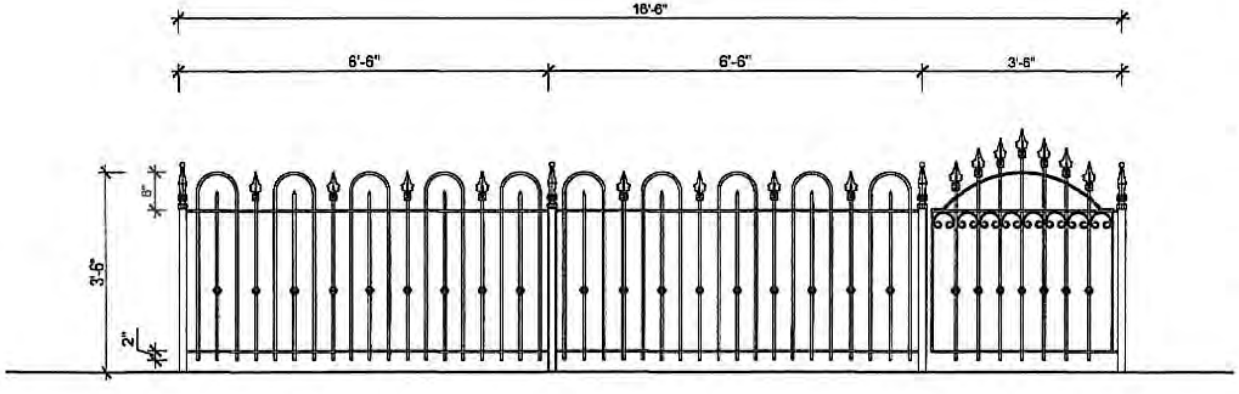
3319 P. St. NW

Proposed Wooden Screening Panel to conceal garbage cans.

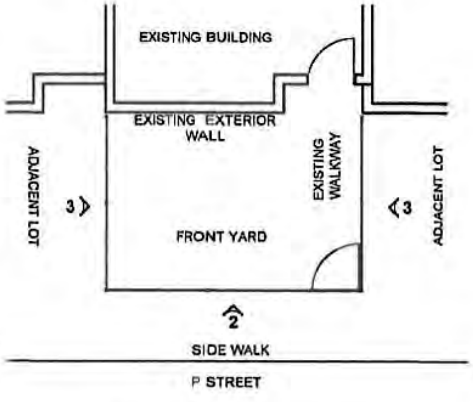




3/01 TYPICAL SIDE ELEVATION
SCALE: 1/2 " = 1'-0"



2/01 FRONT ELEVATION
SCALE: 1/2 " = 1'-0"



1/01 KEY PLAN
SCALE: 1/8 " = 1'-0"

PETER MORREALE
3319 P ST NW, WASHINGTON, DC 20007
PROPERTY INFORMATION:

PROPOSED FENCE & GATE
CAST IRON FENCE AT FRONT YARD ENTRY COURT. CAST IRON PICKETS, FINIALS, POSTS AND SWINGING GATE. PAINTED BLACK
PROJECT DESCRIPTION:
08 SEPT 22

CONCEPT DRAWINGS AND SCOPE OF NEW PROPOSED FENCE AND GATE BASED ON PROVIDED DIMENSIONS OF EXISTING CONDITIONS VERIFY DIMENSIONS IN FIELD.
NOTE:

SHEET 01

CRAFTSMAN IRON, INC.
P.O.BOX 90595
900 BRENTWOOD RD., N.E.
WASHINGTON, DC 20090-0595
202-258-7778 CELL
443-831-2368 VOICEMAIL
CRAFTSMANIRON@MSN.COM

PROPOSAL

Date:	9/12/22	
Bill to:	Peter Morreale	Morreale1561@verizon.net
	914-606-2051	
Location:	3319 P St., N.W.	

We hereby submit specifications and estimates for:

Fabricate and install fence using 1" solid posts 1/2" round bar with sections to be convex and historically correct finials and gate to match with gravity latch hardware. Primed and painted black.

There will be ~~8'~~ 3' x 9' of concrete placed in the front of the house by the left of the steps.
The concrete will be 4" in thickness.
Concrete will have wire net placed inside.
There will be plastic 6mm placed under the concrete.

Note:
Owner to supply parking pass.
Owner to supply electric and water.
We only paint black, if you would like another color please provide paint.

We propose hereby to furnish materials and labor complete in accordance with above specifications.
For the sum of $7,300.00
Seven Thousand Three Hundred Dollars

Payment to be made as follows:
1/2 down, Balance due on completion

Authorized signature *P.B. Campbell*
Note: this proposal may be withdrawn by us if not accepted within 10 days.
****

Acceptance of Proposal

Date:_____Signature_____
Please sign and email to craftsmaniron@msn.com

CRAFTSMAN IRON, INC.
P.O. BOX 90595
900 BRENTWOOD RD., N.E.
WASHINGTON, DC 20090-0595
202-258-7778 CELL
443-831-2368 VOICEMAIL
CRAFTSMANIRON@MSN.COM

INVOICE

Date:	9/12/22	
Invoice #:	20220117	
Bill to:	Peter Morreale	
	914-606-2051	Morreale1561@verizon.net
Location:	3319 P St., N.W.	

Supply architectural drawing.

Balance due $650.00

dcra

NEIGHBOR NOTIFICATION FORM AND EVIDENCE OF NOTIFICATION

SAFEGUARDS DURING CONSTRUCTION

DATE: 10/3/22 **PERMIT NUMBER:** B2207984/B2200612

ADDRESS OF PROPOSED WORK: 3319 P. St. NW, Washington, DC 20007

OWNER/PERMIT APPLICANT INFORMATION:		**ADJOINING OWNER INFORMATION:**	
NAME:	Peter Morreale	**NAME:**	Barbara Woodward
ADDRESS:	3319 P. St NW 20007	**ADDRESS:**	3321 P. St. NW 20007
PHONE:	9146062051	**PHONE:**	
EMAIL:	morreale1561@verizon.net	**EMAIL:**	

CONTRACTOR INFORMATION: Northeast Iron Works Inc.

NAME:	sub to Craftsman Iron Inc.	**PHONE:**	202-529-9440 202-258-7778
LICENSE NUMBER:	410512-000149	**EMAIL:**	craftsmaniron@msn.com neiw1213@msn.com

Section §3307.1 of the 2017 District of Columbia Building Code, 12-A DCMR (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: https://dcra.dc.gov/page/dc-construction-codes or through the International Code Council at: https://codes.iccsafe.org/content/IBC2015/chapter-33-safeguards-during-construction.

I am the owner of the property and/or the authorized agent of the owner identified above which adjoins your property. I am proposing to carry out work, as identified in the permit number above which requires all adjoining property owners to be notified and provided with applicable plans and permit documents. I have determined that the following specific measures need to be undertaken to protect the adjoining premises and the listed permit documents are developed and designed accordingly:

Please indicate whether access to the adjoining property is required and list the specific measure that are being proposed. You may find more details in Section §1062.18.4.

Access required for protection of adjoining properties: Yes No

Access required for protection of adjoining properties: Yes No

Note: If access is denied by the adjoining property owner, then the owner/permit applicant to provide instructions not to access the adjoining property in the drawings and permit documents.

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 the DC Code 17DCMRA Section §3307 of the Building Construction Code Compliance. With compliance of stated DC Code requirements, it 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.

ADDITIONAL TOOL FOR VIEWING PLANS AND PERMIT DOCUMENTS

With this notice of a permit application, adjoining property owners may view and download the plans and permit documents associated with the project. To increase access and reduce the time required for review, plans and construction documents will be available in eRecords, DCRA's online electronic records management system, the next business day after they are uploaded by the owner/permit applicant. eRecords is available at: https://dcra.dc.gov/node/1473011. Plans and permit documents submitted at the time of permit application will be available online for up to 60 days after permit issuance.

To view documents associated with a permit application in eRecords, visit https://dcra.dc.gov/node/1473011, and:

1. From the list of available searches, select "Neighbor Notification,"
2. Enter either the permit number from this Neighbor Notification Form, or the address of the property associated with the project; and
3. Select the available documents to download for review.

You may also visit dcra.dc.gov and select "View Permit Records Online (eRecords)" from the Resources section on the homepage.

EVIDENCE OF NOTIFICATION

As part of permit application process and as required by DC Code Section §106.2.18.3.1.1, I, the owner/permit applicant will provide evidence of notification, consisting of the following:

1. A Notice of Filing of a permit application shall be posted for a continuous period at least 30 calendar days from the date of evidence of posting notification, including the 30 days period prior to issuance of the permit. The notice will be posted in a Neighbor Notification Form provided by DCRA. The notice will be posted at the main entrance of the premises identified above. If the notice is destroyed, damaged, or removed during the posting period, it will be replaced promptly. Both the Neighbor Notification Form and Affidavit of Maintenance will be required to be uploaded in eRecords with the documents supporting the permit application.
2. Evidence of the delivery of written notice as prescribed in Section §106.2.18.3.1.2.
3. An Affidavit of Maintenance providing sworn.

As required, Neighbor Notification Forms, photographic evidence of posting, and Affidavits of Maintenance will be required to be uploaded with the documents supporting the permit application in ProjectDox, DCRA's permitting and plan review platform by the owner/permit applicant.

As the owner of premise for which a permit application has been submitted or for which I will be applying, I certify that all information submitted including that through eRecords is accurate for the above stated property address and/or permit application. If any technical objections are submitted by the adjoining property owners, I will be responsible to resolve it with the adjoining property owners and DCRA by submitting a detailed resolution report in one package prepared by the design professional with supporting documents like drawings, reports, design calculations, etc.

Signature: _____ Date: 10/3/22

Name of Owner: Peter Morreale

I here with certify that the work protection plans including drawings, details, sections, reports, and other applicable notes for above stated address and permit application based on the scope of work are prepared to comply with the District of Columbia Municipal Regulation 2017 DCMR 12A:

Name of Design Professional: _____

Signature of Design Professional: _____

Date: _____

Stamp of Design Professional

Note: Any change in construction documents and supporting documents after issuance of permit meeting the requirements of section §106.2.18, will require submission of a revised neighbor notification form for the new permit. It is required to provide all pages of neighbor notification form to the owner of adjoining premises with accurate information. It is requested to refer to Guideline -Neighbor Notification Program and guidelines for underpinning work and Construction Codes Administrative Bulletin CC2015-01.

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 the DC Code 17DCMRA Section §3307 of the Building Construction Code Compliance. With compliance of stated DC Code requirements, it 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.

RESPONSE FROM ADJOINING PROPERTY OWNER

INFORMATION TO THE OWNER OF ADJOINING PROPERTY

As the adjoining property owner, you will have 30 days from the date of receipt of Neighbor Notification Form and applicable plans, project drawings and supporting documents to submit technical objections as per applicable DC Code Section §3307 besides submission of technical objections during the permit review process and during construction. Owner/permit applicants will be responsible to resolve technical objections by providing a detailed response, if applicable, with the revised permit documents.

The objection shall include: 1) technical support for your conclusions that the work authorized by the permit will not protect your premises from structural damage, (2) any proposed changes to the work plan that you assert are necessary to protect your premises from structural damage, (3) reasons for not having protection to the properties based on the scope of work and types of permits, and (4) supporting documents like drawings, sections, elevation etc., for explanation of technical objections. Neighbors shall submit technical objections to the permit applicant with a copy sent to DCRA at the address and/or email address listed below:

Deputy Chief Building Official
Department of Regulatory and Consumer Affairs
1100 4th Street, SW, Third Floor
Washington, DC 20024

Email Address: technicalobjections-DCRA@dc.gov
(Please include in the subject line: address of property, permit number, and address of neighbor undertaking the project)

Any request for access to your property, in order to install any protective work, is governed by Section §106.2.18.4, except where a limited or temporary right of access to the adjoining premises is expressly granted in Sections §3307.2.2. or §3307.4.1 for the specific protective work required.

A limited access right under Section §3307.2.2 of the DC Code is expressly granted:

1. Where a party wall requires underpinning as a result of the proposed work;
2. Where the underpinning can be provided by the owner undertaking the work from said owner's premises, even if the footing extends onto the adjoining owner's premises to provide overall strength to the party wall;
3. Where extension of the footing is required to stabilize and support the adjoining owner's building or structure, and to avoid unreasonable delay in excavation and development of the permitted project; and
4. The owner undertaking the work has provided notice to the owner of the adjoining premises in accordance with Section §106.2.18 where required.
5. Protective work to adjoining properties.

I hereby confirm that I received plans and project documents from DCRA's eRecords online electronic records management system or received 2 (number of drawings) project drawings and 8 (number of documents) other supporting documents with this Neighbor Notification Form from the owner/permit applicant: Yes No

I do not have technical objections (please sign): B. Dawes
I will be submitting technical objections: Yes (No)

I hereby grant the access to evaluate the preexisting conditions before construction, to evaluate structural system of my house and to install necessary protective measures to my property: Yes No Yes with Conditions

Conditions/Other Notes: _____

If access is denied, I understand that I will be responsible for making my own property safe, without delay, so as not to impede or materially delay the proposed construction. If access is required for construction work on my property, then the owner/permit applicant shall discuss and explain in the impact on my property.

Signature of Adjoining Owner: Barbara B Dawes Date: 10-1-2022
Address of Adjoining Neighbor: 3921 P Street NW
Email Address: Otoohad@comcast.net Phone Number: 202-337-3373
Signature of Design Professional: _____ Date: _____

Note: It is required to provide all pages of this Neighbor Notification Form to the adjoining property owners with all accurate information. As per Administrative bulletin CC2015-02, a notification letter will be provided by the applicant to adjoining property owners prior to start of construction work. Permit applicant shall not fill any information on the Response From Adjoining Property Owner form.

dcra 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 the DC Code 17DCMRA Section §3307 of the Building Construction Code Compliance. With compliance of stated DC Code requirements, it 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.

dcra

NEIGHBOR NOTIFICATION FORM AND EVIDENCE OF NOTIFICATION

SAFEGUARDS DURING CONSTRUCTION

DATE:	10/3/22	**PERMIT NUMBER:**	B2207984/B2200612
ADDRESS OF PROPOSED WORK:	3319 P. St. NW, Washington, DC 20007		

OWNER/PERMIT APPLICANT INFORMATION:		**ADJOINING OWNER INFORMATION:**	
NAME:	Peter Morreale	**NAME:**	Jeremy Kirsch/Lindsay Smithen
ADDRESS:	3319 P. St. NW DC 20007	**ADDRESS:**	3317 P. St NW Wash DC 20007
PHONE:	914-606-2051	**PHONE:**	917-981-8840
EMAIL:	morreale1561@verizon.net	**EMAIL:**	LSmithen@gmail.com

CONTRACTOR INFORMATION:			
NAME:	Craftsman Iron Inc.	**PHONE:**	202-258-7778
LICENSE NUMBER:		**EMAIL:**	Craftsmaniron@msn.com

Section §3307.1 of the 2017 District of Columbia Building Code, 12-A DCMR (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: https://dcra.dc.gov/page/dc-construction-codes or through the International Code Council at: https://codes.iccsafe.org/content/IBC2015/chapter-33-safeguards-during-construction.

I am the owner of the property and/or the authorized agent of the owner identified above which adjoins your property. I am proposing to carry out work, as identified in the permit number above which requires all adjoining property owners to be notified and provided with applicable plans and permit documents. I have determined that the following specific measures need to be undertaken to protect the adjoining premises and the listed permit documents are developed and designed accordingly:

Please indicate whether access to the adjoining property is required and list the specific measure that are being proposed. You may find more details in Section §1062.18.4.

Access required for protection of adjoining properties: Yes No

Access required for protection of adjoining properties: Yes No

Note: If access is denied by the adjoining property owner, then the owner/permit applicant to provide instructions not to access the adjoining property in the drawings and permit documents.

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 the DC Code 17DCMRA Section §3307 of the Building Construction Code Compliance. With compliance of stated DC Code requirements, it 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.

ADDITIONAL TOOL FOR VIEWING PLANS AND PERMIT DOCUMENTS

With this notice of a permit application, adjoining property owners may view and download the plans and permit documents associated with the project. To increase access and reduce the time required for review, plans and construction documents will be available in eRecords, DCRA's online electronic records management system, the next business day after they are uploaded by the owner/permit applicant. eRecords is available at: https://dcra.dc.gov/node/1473011. Plans and permit documents submitted at the time of permit application will be available online for up to 60 days after permit issuance.

To view documents associated with a permit application in eRecords, visit https://dcra.dc.gov/node/1473011, and:

1. From the list of available searches, select "Neighbor Notification,"
2. Enter either the permit number from this Neighbor Notification Form, or the address of the property associated with the project; and
3. Select the available documents to download for review.

You may also visit dcra.dc.gov and select "View Permit Records Online (eRecords)" from the Resources section on the homepage.

EVIDENCE OF NOTIFICATION

As part of permit application process and as required by DC Code Section §106.2.18.3.1.1, I, the owner/permit applicant will provide evidence of notification, consisting of the following:

1. A Notice of Filing of a permit application shall be posted for a continuous period at least 30 calendar days from the date of evidence of posting notification, including the 30 days period prior to issuance of the permit. The notice will be posted in a Neighbor Notification Form provided by DCRA. The notice will be posted at the main entrance of the premises identified above. If the notice is destroyed, damaged, or removed during the posting period, it will be replaced promptly. Both the Neighbor Notification Form and Affidavit of Maintenance will be required to be uploaded in eRecords with the documents supporting the permit application.
2. Evidence of the delivery of written notice as prescribed in Section §106.2.18.3.1.2.
3. An Affidavit of Maintenance providing sworn.

As required, Neighbor Notification Forms, photographic evidence of posting, and Affidavits of Maintenance will be required to be uploaded with the documents supporting the permit application in ProjectDox, DCRA's permitting and plan review platform by the owner/permit applicant.

As the owner of premise for which a permit application has been submitted or for which I will be applying, I certify that all information submitted including that through eRecords is accurate for the above stated property address and/or permit application. If any technical objections are submitted by the adjoining property owners, I will be responsible to resolve it with the adjoining property owners and DCRA by submitting a detailed resolution report in one package prepared by the design professional with supporting documents like drawings, reports, design calculations, etc.

Signature: _____ Date: 10/3/22

Name of Owner: Peter Morreale

I here with certify that the work protection plans including drawings, details, sections, reports, and other applicable notes for above stated address and permit application based on the scope of work are prepared to comply with the District of Columbia Municipal Regulation 2017 DCMR 12A:

Name of Design Professional: _____

Signature of Design Professional: _____

Date: _____

Stamp of Design Professional

Note: Any change in construction documents and supporting documents after issuance of permit meeting the requirements of section §106.2.18, will require submission of a revised neighbor notification form for the new permit. It is required to provide all pages of neighbor notification form to the owner of adjoining premises with accurate information. It is requested to refer to Guideline -Neighbor Notification Program and guidelines for underpinning work and Construction Codes Administrative Bulletin CC2015-01.

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RESPONSE FROM ADJOINING PROPERTY OWNER

INFORMATION TO THE OWNER OF ADJOINING PROPERTY

As the adjoining property owner, you will have 30 days from the date of receipt of Neighbor Notification Form and applicable plans, project drawings and supporting documents to submit technical objections as per applicable DC Code Section §3307 besides submission of technical objections during the permit review process and during construction. Owner/permit applicants will be responsible to resolve technical objections by providing a detailed response, if applicable, with the revised permit documents.

The objection shall include: 1) technical support for your conclusions that the work authorized by the permit will not protect your premises from structural damage, (2) any proposed changes to the work plan that you assert are necessary to protect your premises from structural damage, (3) reasons for not having protection to the properties based on the scope of work and types of permits, and (4) supporting documents like drawings, sections, elevation etc., for explanation of technical objections. Neighbors shall submit technical objections to the permit applicant with a copy sent to DCRA at the address and/or email address listed below:

Deputy Chief Building Official
Department of Regulatory and Consumer Affairs
1100 4th Street, SW, Third Floor
Washington, DC 20024

Email Address: technicalobjections-DCRA@dc.gov
(Please include in the subject line: address of property, permit number, and address of neighbor undertaking the project)

Any request for access to your property, in order to install any protective work, is governed by Section §106.2.18.4, except where a limited or temporary right of access to the adjoining premises is expressly granted in Sections §3307.2.2. or §3307.4.1 for the specific protective work required.

A limited access right under Section §3307.2.2 of the DC Code is expressly granted:

1. Where a party wall requires underpinning as a result of the proposed work;
2. Where the underpinning can be provided by the owner undertaking the work from said owner's premises, even if the footing extends onto the adjoining owner's premises to provide overall strength to the party wall;
3. Where extension of the footing is required to stabilize and support the adjoining owner's building or structure, and to avoid unreasonable delay in excavation and development of the permitted project; and
4. The owner undertaking the work has provided notice to the owner of the adjoining premises in accordance with Section §106.2.18 where required.
5. Protective work to adjoining properties.

I hereby confirm that I received plans and project documents from DCRA's eRecords online electronic records management system or received 1 (number of drawings) project drawings and 9 (number of documents) other supporting documents with this Neighbor Notification Form from the owner/permit applicant: (Yes) No

I do not have technical objections (please sign): _____
I will be submitting technical objections: Yes No

I hereby grant the access to evaluate the preexisting conditions before construction, to evaluate structural system of my house and to install necessary protective measures to my property: (Yes) No Yes with Conditions

Conditions/Other Notes: _____

If access is denied, I understand that I will be responsible for making my own property safe, without delay, so as not to impede or materially delay the proposed construction. If access is required for construction work on my property, then the owner/permit applicant shall discuss and explain in the impact on my property.

Signature of Adjoining Owner: _____ Date: 10/4/22
Address of Adjoining Neighbor: 3317 P St NW, Washington DC 20007
Email Address: lsmithen@gmail.com Phone Number: (917) 981-8840
Signature of Design Professional: _____ Date: _____

Note: It is required to provide all pages of this Neighbor Notification Form to the adjoining property owners with all accurate information. As per Administrative bulletin CC2015-02, a notification letter will be provided by the applicant to adjoining property owners prior to start of construction work. Permit applicant shall not fill any information on the Response From Adjoining Property Owner form.

dcra GOVERNMENT OF THE DISTRICT OF COLUMBIA
DC MURIEL BOWSER, MAYOR

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