**BEFORE THE BOARD OF ZONING ADJUSTMENT**

**OF THE DISTRICT OF COLUMBIA**

Appeal of
Rodut Associates of DC, LP

BZA Appeal No. 17430
Public Hearing: March 21, 2006
ANC 2F

## APPELLANT'S PREHEARING STATEMENT

The Appellant, Rodut Associates of DC, LP, by and through undersigned counsel, respectfully submits this Prehearing Statement in support of its appeal of the Department of Consumer and Regulatory Affairs and/or Zoning Administrator's decision on July 5, 2005 to issue a new Certificate of Occupancy No. 100692 for a "Condominium 121 Units and Parking Garage" to 1150 Investors Inc., see Exhibit A, ("1150 K Owner")[1] at 1150 K Street, N.W. (Square 317, Lots 834, 836 (Part of Record Lot 25)) ("1150 K Property") in violation of the Zoning Regulations, 11 DCMR 3202.3 (February 2003).

**Background:**

The Appellant is the owner of 1108 K Street, N.W. (Square 317, Lot 835 (Part of Record Lot 25) ("1108 K Property"), a three-story commercial building constructed in 1916. The 1108 K Property and 1150 K Property are part of a Single Lot Development of the underlying Record Lot 25 which requires an above-grade connection between the two buildings to create a "single building" in order to comply with the applicable Zoning Regulations.

Development of the 1150 K Property was based on a Subdivision Plat recorded in the Office of the D.C. Surveyor on February 28, 2001 which consolidated Lots 834, 835 and 836 into a single Record Lot designated as Lot 25 in Square 317. See Lot 25 Subdivision Plat, Exhibit B.

[1] Based on the Appellant's records, the property is owned by 1108 K Street, LLC, although the Certificate of Occupancy authorizes 1150 Investors Inc. to occupy the property.



BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17430
EXHIBIT NO. 20

Board of Zoning Adjustment
District of Columbia
CASE NO. 17430
EXHIBIT NO. 20

On June 26, 2003, DCRA issued Building Permit No. B452618 to allow construction of the 1150 K Property on Record Lot 25 with an above-grade connection with the 1108 K Street Property. See Building Permit, Exhibit C.

On January 24, 2005, the 1150 K Owner recorded a new Subdivision Plat creating Lot 26 which excluded Lot 835 (shown as "OF-25"). See Lot 26 Subdivision Plat, Exhibit D. The 1150 K Owner created Lot 26 without the knowledge and/or authorization of the 1108 K Owner. On May 26, 2005, the 1150 K Owner recorded a third new Subdivision Plat creating Lot 27. See Lot 27 Subdivision Plat, Exhibit E. Again, Lot 27 excluded Lot 835 and was done without the knowledge and/or authorization of the 1108 K Owner.

On June 30, 2005, the 1150 K Owner submitted a Certificate of Occupancy Application ("Application") for the 1150 K Property for 121 condominium units based on Record Lot 25 which no longer existed. See Application, Exhibit F. On July 5, 2005, based on the Application, DCRA issued Certificate of Occupancy No. 100692 authorizing occupancy of the 1150 K Property for 121 Condominium Units and Parking Garage. See Certificate of Occupancy, Exhibit A.

**Zoning Violation(s):**

The Zoning Regulations, 11 DCMR 3202.3, require that only one (1) principal structure be located on each separate lot of Record. In this case, §3202.3 requires that the buildings on the 1108 K Property and 1150 K Property be established as a single building with an above-grade connection. In order to obtain the required building permit, the 1150 K Owner submitted constructions plans (which were approved) showing the proposed construction of an above-grade and operational connection between the two buildings. However, the building construction has been completed, a Certificate of Occupancy issued to Lot 25 and the condominium units sold and occupied, but the required above-grade connection has not been constructed and/or established.

Accordingly, the building constructed on the 1150 K Property constitutes a second, separate principal structure on a single underlying Record Lot 25 in clear and knowing violation of the Building Permit, Certificate of Occupancy and Zoning Regulations.

As a practical matter, the 1150 K Owner cannot rely on the existence and compliance of Lot 25, while actually proceeding unilaterally and without authorization based on Lot 26 and/or Lot 27, depending on which is most advantageous or convenient.

It is undisputed that the 1150 K Owner knowingly:

1. Submitted a false Certificate of Occupancy Application for Lot 25 which at all times the 1150 K Owner had actual knowledge did not exist; and

2. Received and benefited from a falsely obtained and invalid Certificate of Occupancy for Lot 25 which at all times the 1150 K Owner had actual knowledge did not exist.

Finally, DCRA and/or the Zoning Administrator, reasonably relying on the knowingly false representations of the 1150 K Owner, incorrectly and in violation of the Zoning Regulations, issued the Certificate of Occupancy to Lot 25 which no longer existed.

For the foregoing reasons, the Certificate of Occupancy was issued in violation of the Zoning Regulations and in error and should be REVOKED.

Respectfully submitted,

GREENSTEIN DELORME & LUCHS, P.C.

John Patrick Brown, Jr., Esquire

Stephanie A. Baldwin, Esquire

1620 L Street, N.W., Suite 900
Washington, D.C. 20036-5605

March 7, 2006
284144v1

**CERTIFICATE OF SERVICE**

I hereby certify that on this 7th day of March, 2006, the foregoing Appellant's Prehearing Statement mailed first-class, postage prepaid, to:

Mr. Bill Crews
Zoning Administrator
Department of Consumer and Regulatory Affairs
941 North Capitol Street, N.W.
Room 2000
Washington, D.C. 20002

1150 Investors, Inc.
a/k/a 1108 K Street, LLC
c/o Ronald Walton, Agent
The Walton Companies
2020 K Street, N.W., Suite 800
Washington, D.C. 20006

Mr. Charles Reed, Chair
Advisory Neighborhood Commission 2F
5 Thomas Circle, N.W.
Washington, D.C. 20005

Mr. Michael Nelson
Advisory Neighborhood Commission 2F 06
5 Thomas Circle, N.W.
Washington, D.C. 20005

Individual Condominium Owners:

Robert J. Duffy
1150 K Street, N.W., #202
Washington, D.C. 20005-4010 C040

Richard A. & Valerie Hutchinson
1150 K Street, N.W., #203
Washington, D.C. 20005-4010 C040

Gaddi H. & Elaine G. Vasquez
1150 K Street, N.W., #207
Washington, D.C. 20005-4010 C040

Esmir & Inas H. Ganic
1150 K Street, N.W., #208
Washington, D.C. 20005-4010 C040

Mark B. Williamson
Jessica L. Taylor
1150 K Street, N.W., #209
Washington, D.C. 20005-4010 C040

Frank J. Scaturro
637 22nd Street, S.
Arlington, VA 22202-2737 C018

Steven M. Brancato
David M. Shott
1444 Church Street, N.W., Apt. 506
Washington, D.C. 20005-1978 C023

Brian G. & Jennifer M. Luce
6105 Henry House Court
Fairfax, VA 22039-1328 R078

Edward F. Jr. & Carole H. Kaminski
1150 K Street, N.W., Apt. 405
Washington, D.C. 20005-4010 C040

Katherine E. Lewis
1218 N. Carolina Avenue, N.E.
Washington, D.C. 20002-6232 C031

Mojdeh & Massoud Eskandari
Mojdeh Eskandari
22571 Ivy Ridge
Mission Viejo, CA 92692-4527 C028

Paul G. Balynsky
1150 K Street, N.W., #410G
Washington, D.C. 20005-4010 C040

Michael L. Lazarus
1150 K Street, N.W., #503
Washington, D.C. 20005-4010 C040

Zhanmin Chen
Millan Straka
402 Carl Street
Rockville, MD 20851-1141 C010

Richard W. Valachovic
Mary C. Leonard
35 Channel Center Street, Unit 140
Boston, MA 02210-3412 C0540

Jack W. Hsin
1150 K Street, N.W., #509
Washington, D.C. 20005-4010 C040

Mansour & Maimouna S. Kane
402 Autumn Wind Way
Rockville, MD 20850-2857 C031

Karen M. Walsh
1150 K Street, N.W., #602D
Washington, D.C. 20005-4010 C040

Amal Zaari
1150 K Street, N.W., #607
Washington, D.C. 20005-4010 C040

Michael F. & Oanh T N Brown Trust
9102 Quarter Court
Vienna, VA 22182-2062 R080

Michael W. Alvis
Ryan E. Alvis
2135 Deer Run Court
Huntingtown, MD 20639-4103 H011

Daniyal Syed
1150 K Street, N.W., #611
Washington, D.C. 20005-4010 C040

Jane S. Terrell
1150 K Street, N.W., #702
Washington, D.C. 20005-4010 C040

Souri Rokhvand
1150 K Street, N.W., #703
Washington, D.C. 20005-4010 C040

Alvin L. & Eva B. Vinson
1150 K Street, N.W., #706-L
Washington, D.C. 20005-4010 C040

Chester M. Howell
4700 Susan Drive, Apt. 306
San Bruno, CA 94066-1172 C035

Mary Khani
1150 K Street, N.W., #708
Washington, D.C. 20005-4010 C040

Lucas R. Shuler
1150 K Street, N.W., #710
Washington, D.C. 20005-4010 C040

Caitlin B. Carroll
1150 K Street, N.W., #803
Washington, D.C. 20005-4010 C040

David S. & Alice L. Huang
3512 Harrison Street
Wichita Falls, TX 76308-2324 C011

Kayhan Garmestani
Mahzad Mehrinfar
11208 Hurdle Hill Drive
Potomac, MD 20854-2529 C012

Pravat K. & Sonjoy S. Choudhury
Sumitra Choudhury
1150 K Street, N.W., #810
Washington, D.C. 20005-4010 C040

Bruce L. R. & Elise Smith
1150 K Street, N.W., #903
Washington, D.C. 20005-4010 C040

Malek Javan
Zary Mostashari
1150 K Street, N.W., #907
Washington, D.C. 20005-4010 C040

Peter M. Barbera
1150 K Street, N.W., #908J
Washington, D.C. 20005-4010 C040

Tarun Harit
Shelja Purohit
1150 K Street, N.W., #909
Washington, D.C. 20005-4010 C040

Sandra S. Marks
1150 K Street, N.W., #1002D
Washington, D.C. 20005-4010 C040

Maria A. Villarreal
1150 K Street, N.W., #903
Washington, D.C. 20005-4010 C040
Alfred S. Dominick III

Aimee S. Harper
1150 K Street, N.W., #1009H
Washington, D.C. 20005-4010 C040

Salem M. & Aram J. Itani
10419 Grey Fox Road
Potomac, MD 20854-1905 C074

Dhruv & Shimareet Kumar
1150 K Street, N.W., #1104
Washington, D.C. 20005-4010 C040

Belinda K. Moore
5744 Oak Bend Lane, Unit 305
Oak Park, CA 91377-5655 C018

Faranak A. Zafarnia
1150 K Street, N.W., #1107
Washington, D.C. 20005-4010 C040

Matthew P. & Betsy F. Kohut
2201 Wilson Blvd., Apt. 511
Arlington, VA 22201-3376 C026

J.N. & Laura Hill
1150 K Street, N.W., #1111
Washington, D.C. 20005-4010 C040

Gong T. & Jye C. Shyu
1150 K Street, N.W., #1202
Washington, D.C. 20005-4010 C040

Heng Meas
Ngan T. Le
1150 K Street, N.W., #1205
Washington, D.C. 20005-4010 C040

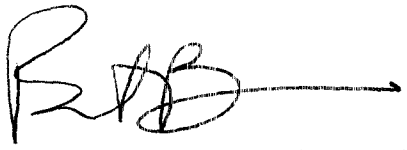
Mustafa M. Barzani
1150 K Street, N.W., #1210G
Washington, D.C. 20005-4010 C040

Yush C. Hu
1150 K Street, N.W., #1302D
Washington, D.C. 20005-4010 C040

Alberto P. & Clara I. Rodriguez
2365 Jawed Place
Vienna, VA 22027-1160 R014

Thavarajah Family LP
1150 K Street, N.W., #1409
Washington, D.C. 20005-4010 C040

Muksi M. Barzani
1150 K Street, N.W., #1410
Washington, D.C. 20005-4010 C040



Stephanie A. Baldwin, Esq.

284144v1

Department of Consumer and Regulatory Affairs
Building and Land Regulation Adminstration
941 North Capitol Street N.E. room 2100
Washington D.C. 20002
Tel. (202) 442 - 4470 Fax (202) 442 - 4862

# C of O

# CERTIFICATE OF OCCUPANCY

**PERMIT NO.**
**CO 100692**

THIS PERMIT IS VALID ONLY FOR THE PREMISES OF THE PROJECT ADDRESS

DATE : 7-5-2005

| ADDRESS : | FLOOR(S): | PRCLID : |
|---|---|---|
| **1150 K ST NW L** | **BASEMENT**<br>**2ND.THRU 14TH FL.,P1-P4** | (square) (lot)<br>WARD : ZONE |

| PERMISSION IS HEREBY GRANTED TO : | TRADING AS: |
|---|---|
| **CORPORATION : 1150 INVESTORS INC.**<br>**ID No.: 242807** | **1150 K STREET CONDOMINIUM** |

| APPROVED USES : | PREVIOUS USES : |
|---|---|
| **APARTMENT BUILDING** | **OTHER - SEE DESCRIPTION** |

| TYPE : | BZA NO. : | OCCUPIED SQ. FOOTAGE: | OCCUP. LOAD: | EXPIRATION DATE: |
|---|---|---|---|---|
| **NEW C/O** | | **166,675** | **121** | **NONE** |

DESCRIPTION OF USE:
**CONDOMINIUM 121 UNITS AND PARKING GARAGE**

**FEE :**

**FEE :**

**$33.00**

**THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated. VALID ONLY** premise at the above address or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

| | |
|---|---|
| **David A. Clark**<br>**DIRECTOR** | PERMIT CLERK:<br>**THINGOC MACXOAN** |

ORIGINAL

D 01486

# SUBDIVISION
## SQUARE 317

The undersigned certify that they are owners in fee simple of the property to be subdivided and are in peaceful occupation thereof; that there are no pending suits or actions that affect title to the property; that parties to any deeds of trust have hereon indicated their assent; and that there are no interests or claims affecting title to the property other than such deeds of trust. The undersigned hereby subdivide original Lots 1 thru 3, Lots A, B and remainder of 4 (Book OHB Page 66), Lots 15 thru 17 and remainder of Lots 5 and 6 (Book WBM Page 228), Lots 18, 19 and remainder of Lot 14 (Book 16 Page 170), Lot 20 (Book 30 Page 66), Lot 26 (Book 199 Page 22), all in Square 317 and Public Alleys closed by Act of Corporation of Washington by Liber JAB106 Page 243 and Book 199 Page 16, into one Lot and Square 317 and request that this subdivision be recorded in the Office of the Surveyor of the District of Columbia.

WITNESSES

OWNERS

1101 NEW YORK HOLDINGS, LLC

DAVID SHEPHERD, VICE-PRESIDENT

1150 INVESTORS, INC.

RONALD E. WALTON, PRESIDENT

GEORGE C. STAMOULES TRUST

GEORGE STAMOULIS, TRUSTEE

Subscribed and sworn before me this 14th day of February 2005

Notary Public

My Commission Expires September 30, 2008

NUMBER OF TRUSTS: 3

ASSENT BY TRUSTEES:

SURVEYOR'S OFFICE, D.C.

Made for: HOLLAND & KNIGHT

Drawn by: L.E.S. Checked by: F.S

Record and computations by: F. SLEEM

Recorded at: 2:20 P.M. MAY 6, 2005

Recorded in Book 199 Page 95 S.O. 16837

Scale: 1 inch = 30 feet File No. 05-204

OFFICE OF TAX AND REVENUE

5/2, 2005

I certify that the following statements relating to this subdivision are correct.

1. Ownership agrees with our records: 5/3/05 MB
2. Real estate taxes are paid to: 9/30/05 MB
3. There are no unpaid assessments: 5/3/05 MB

Chief Assessor, Assessment Division

I acknowledge for the owners that this is not a tax certificate as intended by D.C. Code Section 47-486.

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

5-2, 2005

I certify that this subdivision complies with all applicable provisions of DCMR11, Zoning Regulation of the District of Columbia.

Zoning District: DD/ C-3-C

Zoning Administrator

4/26, 2005

HISTORIC PRESERVATION

OFFICE OF THE SURVEYOR

May 6, 2005

I certify that this plat is correct and is hereby recorded.

Surveyor, D.C.

K STREET, N.W.

12th STREET, N.W.

11th STREET, N.W.

I STREET, N.W.

EAST 100.04

SOUTH 100.0

EAST 0.04

14.58'

PUBLIC ALLEY (CLOSED)

SOUTH 100.00

14.58'

EAST 100.04

NORTH 315.16

27

47,308 SF

157.99 SOUTH

D 01648

200.16 WEST

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Form BLRA-15
(Rev. 9/30/91

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

# BUILDING PERMIT

PERMIT NO. B452618

PERMIT

Date 6/26/03 (Type) NEW BLDG.

Address of work 1150 "K" STREET N.W. Lot 25 Square 317

Permission is hereby granted to
J J R RESIDENTIAL, LLC. (Owner)
who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit.
Authorized work and conditions of performance thereof:

TOTAL PERMIT FEE $
FILING FEE $
NO. DATE
FEE PAYABLE $55,859.38
FOR INSPECTIONS CALL 727-7687 442-4641

TO BUILD A 14 STORY APARTMENT BUILDING AS PER PLANS.
NO PROJECTION ON THIS PERMIT.
SEPARATE ELEC., PLUMB., & MECH. INSTALLATION PERMITS ARE REQUIRED.

Builder
Value $ No. of Bldgs.
Width of Bldgs. Length Height No. of Stories FOURTEEN (14)
Zone To be occupied as APARTMENT BLDG.
Height of terrace above grade Projections
Address of owner 6732 OLD McLEAN VIL. DR.
Deposit No. Amount $
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Chief, Permit Issuance Branch

By K. DYER
Permit Clerk

D. CLARK 32301
(INSPECTOR)

THIS PERMIT IS REVOCABLE AT ANYTIME AT THE DISCRETION OF THE TRANSPORTATION DEPARTMENT OR D.C. POLICE DEPARTMENT, TRAFFIC, NIMO.

P

D.C. GOVERNMENT
OTR/DCRA CASHIER OFFICE
941 N. CAPITOL ST. NE
WASHINGTON, DC 20002
202-727-1000

Store # 0001 Receipt # 014079
Reg. # 0 06/26/03 at 16:15
Cash In Clk# 11 Sale Clk# 11

EB22001215 BUILD.STRUCTURE & EQUIP
0 1 @ $ 55,859.38 $ 55,859.38

Sub-Total $ 55,859.38
Tax $ 0.00
Total Sale $ 55,859.38

Check Amount $ 55,859.38
Change Due $ 0.00

THANK YOU AND HAVE A NICE DAY

D 01479

# SUBDIVISION
## SQUARE 317

The undersigned certify that they are are in fee simple of the property to be subdivided and are in peac... occupation thereof; that there are no pending suits or actions that affect title to the property; that parties to any deeds of trust have hereon indicated their assent; and that there are no interests or claims affecting title to the property other than such deeds of trust. The undersigned hereby combines Lots 23 and the remainder of Lot 9 in Square 317 (Book 169 Page 40), Lot 24 in Square 317 (Book 177 Page 29) and the remainder of Lot 7 in Square 317 (Book 30 Page 66) into one Lot and requests that this subdivision be recorded in the Office of the Surveyor of the District of Columbia.

WITNESSES OWNERS

1108 K STREET LIMITED LIABILITY COMPANY

JOHN J. POHANKA, PRESIDENT

POHANKA VIRGINIA PROPERTIES L.L.C.

JOHN J. POHANKA - MANAGING MEMBER

Subscribed and sworn before me this 20th day of DECEMBER 20 00

Notary Public

9/13/04
My Commission Expires

ROBERT MITCHELL NOTARY PUBLIC MY COMMISSION EXPIRES 8/13/04 MONTGOMERY COUNTY, MD

NUMBER OF TRUSTS: One

ASSENT BY TRUSTEES:

Gerald P. Grossberg Linton W. Hengerer

SURVEYOR'S OFFICE, D.C.

Made for: WILKES, ARTIS, HEDRICK & LANE

Drawn by: L.E.S. Checked by: EG

Record and computations by: F. SLEEM

Recorded at: 9:50 A.M. February 28, 2001

Recorded in Book 194 Page 104 S.O. 9839

Scale: 1 inch = 20 feet File No.

DEPARTMENT OF FINANCE AND REVENUE

2/8/2001

I certify that the following statements relating to this subdivision are correct.

1. Ownership agrees with our records: 2/8/2001 KR
2. Real estate taxes are paid to: 3/31/2001 KR
3. There are no unpaid assessments: 2/8/2001 KR

Associate Director, Office of Real Property Tax

I acknowledge for the owners that this is not a tax certificate as intended by D.C. Code Section 47-405.

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

2/13, 2001

I certify that this subdivision complies with all applicable provisions of DCMR11, Zoning Regulation of the District of Columbia.

Zoning District: DD/C-3C

Zoning Administrator

2/16, 2001

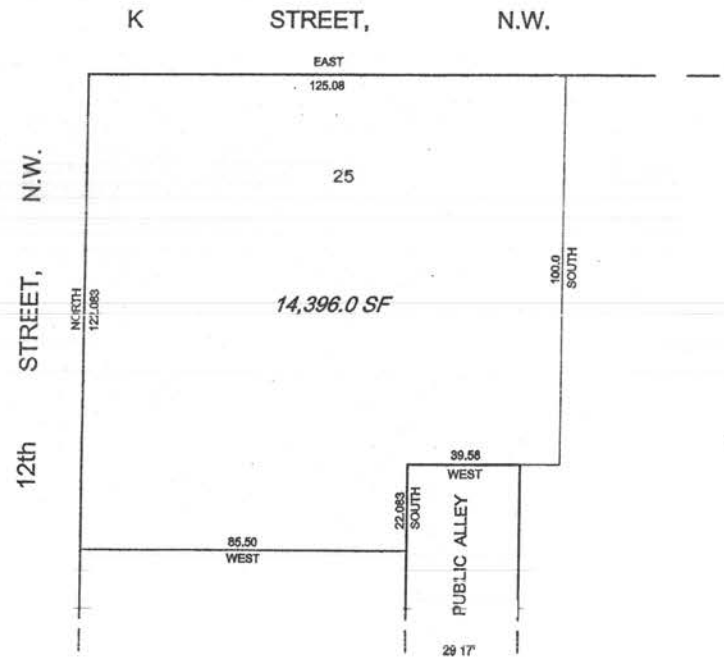
HISTORIC PRESERVATION

OFFICE OF THE SURVEYOR

February 22, 2001

I certify that this plat is correct and is hereby recorded.

Surveyor, D.C.



# SUBDIVISION
## SQUARE 317

The undersigned certify that they are owners in fee simple of the property to be subdivided and are in peaceful occupation thereof; that there are no pending suits or actions that affect title to the property; that parties to any deeds of trust have hereon indicated their assent; and that there are no interests or claims affecting title to the property other than such deeds of trust. The undersigned hereby subdivide Lot 25, Square 317 (Book 194 Page 104) and part of Public Alley closed (Book 199 Page 15) into one Lot and request that this subdivision be recorded in the Office of the Surveyor of the District of Columbia.

WITNESSES

Sandra E. Potter

OWNERS

1108 K STREET LIMITED LIABILITY COMPANY

RONALD E. WALTON, AUTHORIZED AGENT

Sandra E. Potter

JJR RESIDENTIAL, L.L.C.

RONALD E. WALTON, MANAGING MEMBER

Subscribed and sworn before me this 14th day of January 2005

Notary Public

My Commission Expires May 31, 2008

NUMBER OF TRUSTS: 0

ASSENT BY TRUSTEES:

SURVEYOR'S OFFICE, D.C.

Made for: MADDOX ENGINEERING

Drawn by: L.E.S. Checked by: RD

Record and computations by: F. SLEEM

Recorded at: 3:50PM JANUARY 24, 2005

Recorded in Book 199 Page 22 S.O. 15802

Scale: 1 inch = 20 feet File No. 04-14166

OFFICE OF TAX AND REVENUE

1/24/ 2005

I certify that the following statements relating to this subdivision are correct:

1. Ownership agrees with our records 1/24/05 RB

2. Real estate taxes are paid to 3/31/05 RB

3. There are no unpaid assessments 1/24/05 RB

Chief Assessor, Assessment Division

I acknowledge for the owners that this is not a tax certificate as intended by D.C. Code Section 47-405.

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

1/27, 205

I certify that this subdivision complies with all applicable provisions of DCMR1 Zoning Regulation of the District of Columbia.

Zoning District: DD/C3C

Zoning Administrator

Jan. 18, 25

HISTORIC PRESERVATION

OFFICE OF THE SURVEYOR

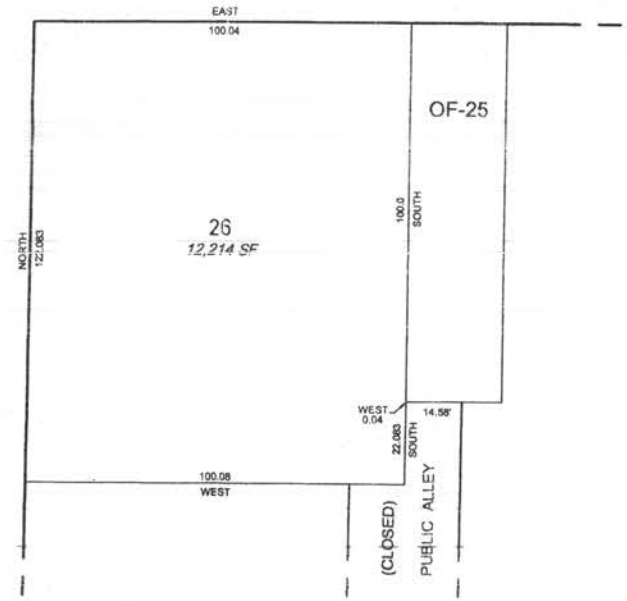
January 24, 20

I certify that this plat is correct and is hereby recorded.

Surveyor, D.C.

K STREET, N.W.

12th STREET, N.W.




D 01545

21300 max proposed

# DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
## BUILDING AND LAND REGULATION ADMINISTRATION
## APPLICATION FOR CERTIFICATE OF OCCUPANCY

Date 7/5/05

False statements or misrepresentation of facts on a permit application and/or plans is subject to criminal penalties pursuant to DC law 22-2405.

Receipt No

Application Fee $33.00 Non Refundable
Certificate Fee is Based on square footage

100892

Cashier's No.

**INFORMATION ON PROPOSED BUSINESS**

1. Premise Address 1150 K Street NW Suite/Room No.
2. Business Telephone No 202 974 0408 Fax No 202 974 0409 Lot 25 Square 317
3. Trade Name of Business 1150 K Street Condominiums
4. Is Business Incorporated? Y/N yes Partnership? Y/N Sole Proprietor? Y/N New/Existing
5. Corporate Name 1150 INVESTORS INC
6. President Ronald E Wilton Vice President Jennifer Wilton Secretary
7. Sole Proprietor
8. Business Owner's Mailing Address 2020 K Street NW phone # (daytime) 202-974-0407
WASH DC suite 800

242307

**INFORMATION ON OCCUPANCY**

9. ☐ Ownership Change ☐ Partial Occupancy ☑ New Bldg. ☐ Use change ☐ Load Change ☐ BZA No.
10. Proposed Use of Premises Condominium parking
11. Prior Use of Premises VACANT
12. Proposed Occupancy Lwr 1 2 Square Feet Occupied 16,675
13. Floors to be Occupied 2nd thru 14th floor Basement? ☐ Yes. ☐ No
14. Is this Business Sexually Oriented according to the DC Zoning Regulations? ☐ Yes ☑ No

App # 45183

**INFORMATION ON ENTIRE BUILDING**

15. Building Owner 1150 INVESTORS INC Telephone No. 202-974-0409
16. Building Owner's Address 2020 K Street NW
17. Square feet Numbers of floors 14 Basement 4

**ATTESTATION & SIGNATURE**

I certify that all of the statements on this application are true to the best of my knowledge and belief. I agree to comply with all applicable laws and regulations of the District of Columbia.

18. Owner of Business Signature Date 6/30/05
(If Authorized Agent for owner of Business (Attach Authorization))
19. Agent's Name CARLOS FAJAS Print Clearly Signature Date 6-30-05
20. Agent's Address 3606 Horton Pl NW
WASHINGTON DC 20016

Visit our website www.dcra.org/footprints for permit applications