



District of Columbia Government
Advisory Neighborhood Commission 6A
Single Member District 6A04
Box 75115
Washington, DC 20013



January 29, 2007

Board of Zoning Adjustment
441 4th St. NW, Suite 210
Washington, DC 20001

Attention: Richard Nero

RE: BZA Appeal No. 17533 – Request for Postponement of January 30, 2007 Hearing

Dear Board Members,

I am writing to request a postponement of the January 30, 2007 hearing for the BZA Appeal No. 17533. The DC Zoning Administrator, Mr. Crews, has today provided information that indicates his intent to declare the permit in question invalid. Please see the attached letter from Mr. Crews to the owner of the property Mr. Hussain.

Mr. Crews has given the owner until February 5, 2007 to contest the invalidation of the permits. I ask that you postpone the appeal hearing, until such time as the Zoning Administrator has fully resolved the status of the permits in question. I am hopeful that this matter will be soon be resolved by the Zoning Administrator. If at that time the permits are declared invalid, I am prepared to withdraw the appeal.

Regards,

Nicholas Alberti
Commissioner, ANC 6A
301 763-4236 (office)
202 329-1193 (cell)

Cc: Mr. Bill Crews, Zoning Administrator

Attachment

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17533

EXHIBIT NO. 21

Board of Zoning Adjustment
District of Columbia
CASE NO. 17533
EXHIBIT NO. 21

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

★ ★ ★

[REDACTED]

[REDACTED]

**VIA PERSONAL SERVICE,
U.S. FIRST CLASS MAIL, and
U.S. FIRST CLASS CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Tariq Hussain
5606 Braddock Farms Way
Clifton, Va., 20121-1315

Re: 1405 North Carolina Avenue, N.E.
Square 1056 Lot 88
Invalid Building Permit #B98956

Dear Mr. Hussain,

On June 9, 2006, a zoning inspector from my office observed an invalid building permit (#B98956) posted on your property located at 1405 North Carolina Ave., N.E. The issuance date shown was May 1, 2006 for the alteration and repair of a 3 family flat. For reasons stated below, DCRA has no record of this permit ever having been issued by the agency and thus, absent, submission of evidence on your part documenting its legitimacy, we regard this permit as null and void and will act accordingly.

A review of our records indicates that a file job tracking number (#4442-E-6) for this property address exists within our application tracking system. However, we have been unable to find an application or plans for this property, and there is no record that an application associated with the tracking number was ever released from the technical plan review branch to the permit issuance desk, which would have been a prerequisite for issuance of a permit. Furthermore, our records show no permits having ever been issued for the subject property, nor is there any record of a permit being issued on May 1, 2006.

There are other irregularities in the permit indicating that it was not officially issued by the agency. These include the following. The subject property is located at 1405 North Carolina Ave., N.E. yet the displayed permit states the address as 1405 North "Caroline" Ave., N.E. The displayed permit indicates in the "Description of Work" that the work is for "Alteration/Repair to 3 family flat..." when, in fact, a flat means two units. Under zoning regulations, a three unit apartment building is not permitted in the zoning district for this property (R-4). Under "Permit Type" the reference is to a "New Addition," yet

1405 North Carolina Avenue, N.E.
Invalid Building Permit #B98956
Notice to Tariq Hussain

Page 2

no addition to the property has been made as the building already occupies 100% of the lot area. Under the "Conditions/Restrictions" section on the permit, "hours of operation" are missing.

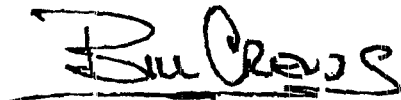
If you have any information or documentation evidencing the valid processing and issuance of the above-referenced permit #B98956, please provide such information and documentation to me on or before February 5, 2007.

The posted stop work order will remain in effect until you obtain proper building permits to cover the proposed work.

Should you have further inquiry please feel free to contact me at 202-442-4576.

I appreciate your prompt attention to this matter

Best regards,



Bill Crews
Zoning Administrator for the District of Columbia

Cc: Advisory Neighborhood Commission 6A
Jill Stern, General Counsel, DCRA

1405 North Carolina Avenue, N.E.
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Page 2

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Bill Crews
Zoning Administrator for the District of Columbia

Cc: Advisory Neighborhood Commission 6A
Jill Stern, General Counsel, DCRA

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MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
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<u>941 North Capitol Street NW</u>	
<u>Washington DC 20002-4265 #2000</u>	
One piece of ordinary mail addressed to:	
<u>Tariq Hussain</u>	
<u>Black-Brockmark Farm Rd</u>	
<u>Chillum, Maryland 20746-1515</u>	

PS Form 3817, January 2007

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Fax Cover Sheet

To: Beverly Bailey	From: Nick Alberti
Fax: 202 727 6072	Pages: 4 (including this page)
Date: Jan. 29, 2007	Re: Appeal # 17533

☐ Per our conversation☐ FOR REVIEW☐ Please Comment☐ Please Reply

• Comments:

Request for postponement of Jan 30 hearing
Re: 1405 N. Carolina Ave NE