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CARROLL ARCHITECTS

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



April 30, 2009

VIA CERTIFIED MAIL;  
U.S. FIRST CLASS MAIL

Koo Yuen, Owner  
4225 Connecticut Ave., N.W.  
Washington, D.C. 20008-1159

Leonard & Stephanie Carroll, Agents  
820 Kentucky Ave., S.E.  
Washington, D.C. 20019-5838

Dear Mr. Yuen:

**NOTICE OF INTENT TO REVOKE BUILDING PERMIT #B85608**

This is official notice from the Department of Consumer and Regulatory Affairs ("DCRA"), that Building Permit ("Permit") #B85608 for 5010 Benning Rd., S.E., Washington, D.C., 20019-5838, ("Property") is revoked ten (10) days after service of this notice. This action is taken pursuant to District of Columbia Municipal Regulations ("DCMR") Title 22, Chapter 1202, § 105.6.2, and D.C. Official Code Title 6, § 611.10, which authorize revocation of a Building Permit for failure to comply with D.C. laws.

On May 28, 1993, Certificate of Occupancy No. B165654 was issued to Koo Yuen ("Applicant") for the approved use of the property as a "coin operated laundromat". On March 12, 2008, the Permit was issued to the Applicant for the approved "renovation of an existing gas station building, a new footing where required, a new roof, a store front material, D.P.C. and installation of a new island with gas pumps." The Permit should not have been issued because new gasoline service stations require the Board of Zoning Adjustment to grant a special exception to the zoning regulations. Specifically, 11 DCMR § 706.1 provides that "a gasoline service station established or enlarged after May 12, 1958, shall be permitted in a C-1 District as a special exception if approved by the Board of Zoning Adjustment."

941 North Capitol Street, N.E., Suite 2000, Washington, D.C. 20002  
Phone: (202) 442-4576 Fax: (202) 442-4871

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 17988EXHIBIT NO. 4

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 17988  
EXHIBIT NO. 4

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CARROLL ANNOUNCEMENT

Here, the facts indicate that Certificate of Occupancy No. B165654 was issued for a coin operated laundromat at the Property. The record further revealed that no change in the original business operations has been noted since issuance of the Certificate of Occupancy. However, the building permit application reflected an "existing gas station building" implying that the authorized current and ongoing use of the Property was a gas station. The Permit was therefore issued in error as the Board of Zoning Adjustment had not granted a special exception for the change of use from a coin operated laundromat to a gas station. Consequently, the Permit should be revoked, as it was granted based on a misrepresentation of facts or a false statement in the application and plans on which the approval of the Permit was based in violation of 12A DCMR § 706.1.

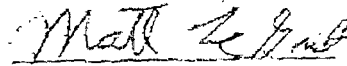
If you continue to engage in construction at the Property with the aforementioned Permit, you risk criminal and/or civil prosecution in accordance with the laws of this jurisdiction.

#### RIGHT TO APPEAL

You have the right to appeal this decision to the Board of Zoning Adjustment within sixty (60) days of receipt of this notice. 12A DCMR § 105.6.1.1. Complete filing instructions may be found at 11 DCMR § 3112. Filing an appeal of this revocation does not automatically stay the execution of the revocation.

Any questions about this Notice may be directed to the Office of the Zoning Administrator at (202) 442-4576.

Date: April 30, 2009

  
Matt LeGrant  
Zoning Administrator

Department of Consumer and Regulatory Affairs  
Permit Center

941 North Capitol St. NE Room 2100  
Washington DC 20002

Tel: (202) 442-4589

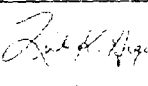
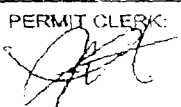
**B**

**Building Permit**

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

PERMIT NO. 85608

DATE: 3/12/2008

|                                                                                                                                                                                                                                                                                                                                                                           |              |                                                                                                   |                           |                               |         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------------------------------------------------------------------------------------|---------------------------|-------------------------------|---------|
| ADDRESS OF PROJECT:<br>5010 BENNING RD SE                                                                                                                                                                                                                                                                                                                                 |              | S S L:                                                                                            | SQ: 5340                  | SX:                           | LOT: 68 |
|                                                                                                                                                                                                                                                                                                                                                                           |              | WARD:                                                                                             | 7 ZONE C-1                |                               |         |
| DESCRIPTION OF WORK:<br>RENOVATION OF EXISTING GAS STATION BLDG. NEW FOOTING WHERE REQUIRED. NEW ROOF, STORE FRONT MATERIAL D.P.C. AND INSTALL NEW ISLAND W/GAS PUMPS.                                                                                                                                                                                                    |              |                                                                                                   |                           |                               |         |
| PERMIT TYPE:                                                                                                                                                                                                                                                                                                                                                              | PLANS (Y/N): | EXISTING USE:<br>BUSINESS                                                                         | PROPOSED USE:<br>Business |                               |         |
| PERMISSION IS HEREBY GRANTED TO<br>OWNER: KOO YUEN                                                                                                                                                                                                                                                                                                                        |              |                                                                                                   | PERMIT FEE:<br>\$2,567.50 |                               |         |
| AGENT NAME:<br>LEONARD CARROLL 202-546-1216                                                                                                                                                                                                                                                                                                                               |              |                                                                                                   |                           |                               |         |
| CONDITIONS / RESTRICTIONS:<br>ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT BUILDING CODES ; ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT ZONING REGULATIONS ; SEPARATE ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATION PERMITS ARE REQUIRED ;<br><br>TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1839: |              |                                                                                                   |                           |                               |         |
| Acting<br>DIRECTOR: <br>Linda K. Argo                                                                                                                                                                                                                                                  |              | PERMIT CLERK:  |                           | EXPIRATION DATE:<br>3/12/2009 |         |

CONDITIONS: As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all the work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under the Permit must start within one (1) year of the date appearing on this permit or this permit is automatically void. If work is not started, any application for partial refund must be made within six months of the date appearing on this permit.

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT ADDRESS OF WORK UNTIL WORK IS COMPLETED.

NOTIFY THE BUILDING INSPECTOR THE DAY THE WORK STARTS. PHONE (202) 442-9557 at 941 NORTH CAPITOL ST NE WASHINGTON DC 20002

Separate permits are required for all Plumbing, Refrigeration, Gas Fitting, and Electrical Work.