

**TIMELINE OF EVENTS
REGARDING CONSTRUCTION AND RENOVATION OF
136 D STREET SE**

DATE	EVENT
March 2008	• ACI-NA Executive Committee approved the proposal to search for a house that would be a physical/tangible benefit to their members while they were in the DC area. • ACI-NA hired a realtor to find a house.
March 21, 2008	• Realtor located the property at 136 D St. SE • An offer was made on the property during Easter weekend.
May 8, 2008	• Closing on the house occurred. • Neighbor Michael Wilson sent a fax to the ACI-NA as new owner of the property and the realtor representing the owner.
May 28, 2008	• ACI-NA President Greg Principato met with Mr. Wilson. Mr. Wilson voiced his disapproval with ACI-NA plans for the house.
August 29, 2008	• Letter sent to basement tenant advising of intent to inspect premises in anticipation of expiration of the lease
Sept. 2008	• Board meets, approves use of house for private social club, and adopts revised by-laws during annual membership meeting
October 2008	• Lease of tenant living in basement apartment expires. Lease not renewed.
December 2008	• During a visit to the house, Mr. McAllister and a colleague were met by Mr. Wilson who claimed that as owner, they were not following the requirements of their mortgage and his intent to notify the ACI-NA Board of same. • When Mr. McAllister told Mr. Wilson that they intended to follow zoning requirements, Mr. Wilson replied to Mr. McAllister that he (McAllister) had no idea what the zoning requirements were.
February 2009	• Bill Maiden of Maiden & Associates hired to oversee the design and permitting process associated with the demolition and renovation for use as a private club. • Mr. Maiden sent his associates to the house to take measurements. The associates were met by Mr. Wilson who indicated that they could not park where they had parked and that he intended to have

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	them ticketed. They called Mr. Maiden who informed them that they were within their legal rights and to finish work, which they did.
March 2009	• Mr. Maiden applied for demolition permits for use as a private club and learned from his expeditor that there was a “hold” placed on the property for “use as a private club”. • Matt LeGrant, Zoning Administrator, told Mr. Maiden’s expeditor to have every reference to “use as a private club” removed from the demolition application.
March 26, 2009	• Mr. Aguglia (our outside counsel) met with Mr. LeGrant regarding the property and the permitted use as “a private club” under the zoning regulations. Mr. Le Grant checked his computer and confirmed that there was a hold on this property for construction for a private club, but not for demolition.
April 9, 2009	• DCRA issues Demo Permit
April 29, 2009	• Based upon Mr. Aguglia’s legal memorandum of 3/27/2009, Mr. LeGrant sent out an e-mail which copied Reuben Pemberton (a DCRA official) indicating that he had lifted the hold that had been placed on the construction of the property because of the use as a private social club.
May 2009	• Demolition Permit Posted on English basement door in front of house.
June 1, 2009	• Mr. Maiden’s expeditor filed for a building permit indicating that the use would be for a private social club and renovations to basement apartment.
June 2009	• Status of building permit application and approvals from various departments becomes available on DCRA website. • Demolition under the demolition permit was completed.
Sept. 15, 2009	• Approvals from all departments were given and evident on the DCRA website and available to general public for review.
Sept. 16, 2009	• Building Permit issued by DCRA after payment of permit fee by ACI-NA. • Bill Maiden called his contractor Andrew Tuzzio and told him to post the permit so it could be seen from the street per DCRA requirements.

Sept. 28, 2009	Contractor Freddie Benavides picked up the building permit from ACI-NA during the week of September 21, 2009, and posted it at 136 D Street so that it was visible from the street by September 28, 2009.
October 14, 2009	Mr. Maiden in a visit to the construction site recalls seeing the building permit posted on the window of the property.
December 2009	Call placed to DCRA from an unknown source indicating that the construction at 136 D St. SE is not according to specifications and that the work being done is beyond the scope of the building permit.
Dec. 14, 2009	- DCRA sends inspector to the site to check for consistency with the permit. - DCRA inspector meets with contractor Andrew Tuzzio, reviews posted permits and indicates to Mr. Tuzzio that work is in within scope of the permit.
March 22, 2010	ANC 68 files appeal with the BZA regarding the property at 136 D St., SE
	SUMMARY
May 2008	Neighbor Mr. Wilson had knowledge of change in use of property.
Sept. 2008 - March 2009	The hold on construction for a private club was placed on the property before the owner, through its architect and expeditor, even applied for the demo permit which would indicate that neighbors had knowledge of the planned use of the property early on.
June - Sept. 2009	After the building permit was applied for, the status of the approvals for the permit were available to anyone who has access to the DCRA website from June to September of 2009, and was posted on the property in the front of the house.
Dec. 2009	A DCRA inspector visited the property and indicated that all was in compliance including the display of the building permit and ANC concedes knowledge of construction in early December 2009.