

Statement of Existing and Intended Use – 1845 North Capitol Street, N.E.

The building (the “Building”) on the property located 1845 North Capitol Street, NE, was constructed prior to 1958. According to available public records, in 1951 the Building was used as a 4-unit apartment house. According to Certificate of Occupancy No. B142236, in 1985 the Building continued to be used as a 4-unit apartment house. According to Certificates of Occupancy No. B156761 (1989) and No. B172693 (1995), the Building appears to have been converted into a two-unit flat in 1989. The 1995 Certificate of Occupancy is the last C of O on record.

The Building was vacant when purchased by the Applicant in May, 2012. While it was most recently approved (1995) as two-unit flat, it appeared to be functioning as a rooming house at that point. The Applicant applied for and received approval from DCRA to renovate the Building as a 3-unit apartment house, according to Building Permit No. B1211243, issued July 26, 2012. After the approved construction was completed, the Applicant was informed by the Zoning Administrator’s office that it would not approve a certificate of occupancy for a 3-unit apartment house, and that variance relief from § 401.3 would be required.

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CASE NO. 18570

EXHIBIT NO. 4

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