

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



April 19, 2013

VIA REGULAR MAIL

NOTICE TO REVOKE CERTIFICATE OF OCCUPANCY

To: Sameh Azzam
119 Pierce St., NW
Washington, DC 20001

Re: 34 Galveston Pl., SW

This is official notice from the Department of Consumer and Regulatory Affairs ("DCRA") that Certificate of Occupancy No. CO1301521 is hereby revoked, effective sixty (60) days of the date of service of this notice. The grounds for revocation are found under 12A DCMR § 110.5.3, which authorizes DCRA to revoke a certificate of occupancy when it has been issued in error.

Specifically, DCRA has determined that your certificate of occupancy was issued in error because it allowed for a use that is not permitted by the District of Columbia Zoning Regulations. Certificate of Occupancy No. CO1301521 was issued on April 5, 2013. This certificate of occupancy permitted a 3 unit apartment building at 34 Galveston Pl., SW ("the Property"). The certificate of occupancy that immediately preceded CO1301521 was Certificate of Occupancy No. CO68002, which was issued on December 30, 2003 and approved the Property for use as a 2 unit flat. The Property is located in an R-2 zone, which does not allow a 3 unit apartment as a matter of right. *See* 11 DCMR § 300.3. Since a 3 unit apartment building is not a matter of right use and CO1301521 did not continue the use established by CO68002, it should not have been issued.

Accordingly, DCRA is revoking Certificate of Occupancy No. CO1301521, effective sixty (60) days of the date of service of this notice.

RIGHT TO APPEAL

You have the right to appeal the revocation of your certificate of occupancy. To appeal, you must file a request for a hearing within sixty (60) days with the District of Columbia Board of Zoning Adjustment, 441 4th Street, NW, Suite 210 South, Washington, DC 20001 (<http://dcoz.dc.gov>).

Any questions about this Notice may be directed to the Office of the Zoning Administrator at (202) 442-4576 or via email at matt.legrant@dc.gov.

Date: _____

4/19/13

Matthew Le Grant

Matthew Le Grant
Zoning Administrator