

Government of the District of Columbia  
Department of Consumer and Regulatory Affairs

1100 4th Street SW  
Washington DC 20024  
(202) 442 - 4400  
dcra.dc.gov



C<sub>oF</sub>O

CERTIFICATE OF OCCUPANCY

PERMIT NO. CO1500064

Issued Date: 10/08/2014

Address: <b>4842 16TH ST NW</b>		Zone: <b>R-1-B</b>	Ward: <b>4</b>	Square: <b>2654</b>	Suffix:	Lot: <b>0034</b>
Description of Occupancy: <b>SECONDARY PRIVATE SCHOOL (65 STUDENTS AND 12 STAFF) TEMPORARY CoFO FOR 90 DAYS PENDING APPROVAL OF BZA APPLICATION # 18850. CoFO TO EXPIRE ON JANUARY 8TH, 2015.</b>						
Permission Is Hereby Granted To: <b>PARKMONT SCHOOL, INC.</b>		Trading As: <b>NA</b>		Floor(s) Occupied <b>BSMT, 1ST, &amp; 2ND</b>		Occupant Load: <b>77</b> No. of Seats
Property Owner: <b>THE PARKMONT SCHOOL INC</b>		Address: <b>4842 16TH ST NW WASHINGTON, DC 20011-4333</b>		BZA/PUD Number:		Occupied Sq. Footage: <b>7971</b>
						PERMIT FEE: <b>\$96.67</b>
Building Permit Number (if applicable)		Type of Application: <b>Revised</b>	Approved Building Code Use <b>Private School - E (up to 12" grade):</b>  Approved Zoning Code Use: <b>School, private</b>			
Conditions/ Restrictions:  <b>THIS CERTIFICATE MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS MAIN ENTRANCE, EXCEPT PLACES OF RELIGIOUS ASSEMBLY. Use complies with DCMR Title 11 (Zoning) and Title 12 (Construction).</b> <b>As a condition precedent to the issuance of this Certificate, the owner agrees to conform with all conditions set forth herein, and to maintain the use 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 spaces whose use is authorized by this Certificate and to require any changes which may be necessary to ensure compliance with all the applicable regulations of the District of Columbia.</b>						
Director: Rabbiah A. Sabbakhan		Permit Clerk John McFarland		Expiration Date:		
10/8/2014 TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1839						



Board of Zoning Adjustment  
District of Columbia  
CASE NO.18850  
EXHIBIT NO.27

**Application for Certificate of Occupancy**Application Date: October 7, 2014C of O Number: C01500064

APPLICATION FEE IS NON-REFUNDABLE; CERTIFICATE FEE IS BASED ON SQUARE FOOTAGE

Erasing, Crossing Out, Whiting Out, or Otherwise Altering Any Entered Information Will Void This Application

**INFORMATION ON THE BUILDING/PROPERTY**

1. Property Address 4842 16th Street NW, Washington, DC 20011
2. Building/Property Owner's Name Parkmont School, Inc. / Ron McClain Head of School  
Phone # 202-726-0740 Email rmccclain@parkmont.org
3. Property Square 2654 Suffix  Lot 34
4. Number of Floors 3
5. Zone R-1-B District Overlay (if applicable) N/A

**APPLICANT INFORMATION**

6. Applicant's Name (see instructions) William Yavinsky / Parkmont School, Inc.
7. Trade name of business (if applicable) Hogan Lovells US LLP
8. Applicant's Mailing Address 555 13th Street NW, Washington, DC 20004
9. Applicant's Day Phone # 202-637-6540 Cell # 301-704-2165  
Email william.yavinsky@hoganlovells.com

**INFORMATION ON PREMISES/OCCUPANCY**

10. ☐ Ownership Change ☒ Use Change ☐ Load Change ☐ Revision ☐ New Bldg  
(choose one)
11. Proposed use of Premises Secondary School, including parking pursuant to variance and special exception (Application No. 17209, 9/29/04)
12. Prior use of Premises Same as above C of O # 88261
13. Proposed Occupancy Load 65 students and 12 staff
14. Area Occupied by Proposed Use 7971 sq. ft.
15. List Floors of a building to be Occupied by Proposed Use basement, first, second
16. Does your business sell or rent any goods or provide any services that could be described as sexually-oriented?  
☐ Yes ☒ No If yes, please fill out the supplemental form.
17. Is your business a Medical Marijuana Dispensary or Production Facility? ☐ Yes ☒ No
18. Was this use approved by an order of the BZA or ZC? ☒ Yes ☐ No  
If yes, provide order # and date of approval BZA Order #17209 (September 28, 2004); extension pending BZA Application #18850
19. Is there a building permit associated with this application? ☐ Yes ☒ No If yes, building permit #
20. What use was listed on the building permit? N/A
21. Were all inspections conducted and approved? ☒ Yes ☐ No
22. Is off-street parking on the property provided for this use? ☒ Yes ☐ No If yes, number of spaces 3

**ATTESTATION AND SIGNATURE**

I certify that all of the statements on this application are true to the best of my knowledge and belief. I agree to comply with all applicable laws and regulations of the District of Columbia.

Applicant or Agent's Signature [Signature] Date 10-7-14

\*If you are applying as an Agent on behalf of the Applicant, attach completed Authorization Form

Making a false statement on this application can result in the denial or revocation of your certificate of occupancy and criminal penalties, under D.C. Official Code § 22-2405, of a fine up to \$1000 and/or imprisonment up to 180 days.

For more information about C of Os, please visit [dcra.dc.gov](http://dcra.dc.gov) and click on Permits/Zoning



## OFFICIAL DCRA USE ONLY

C of O #

Premises Address

C01500064

4842 16th Street, NW

## PERMIT REVIEW COORDINATOR

Checked items #1-9 for completeness

Approved By

Jm

Date

10-7-14

## ZONING INFORMATION

BZA or ZC # (if applicable)

Prior C of O # (if applicable)

Prior Use on above C of O

C028261 / 23-05  
private schoolPending approval  
of BZA 18850

## ZONING REVIEWER

Continuation of Prior Use? ☐ Yes ☒ No

Zone

R-1-B

Use Allowed? ☐ Yes ☐ No Provide Zoning Code Use

Private school.

Cite Zoning Section #

Off-street Parking Required? ☐ Yes ☐ No If yes, number of spaces required. If no, was a waiver granted?

Parking credit? BZA relief obtained? Describe:

Is Zoning Inspection Required? ☐ Yes ☒ No If Yes, describe:

Approved By

Date

10/8/14

## ENGINEERING REVIEW AND APPROVAL

Prior Bldg Permit Applicable? ☐ Yes ☐ No Bldg. Permit #New Bldg Permit Required? ☐ Yes ☐ No

Construction Code Inspections for the Proposed Use:

Bldg  
(715)Elec  
(720)Plumb/Mech  
(730/725)Fire  
(750)

Approved By

Date

## INSPECTIONS

Zoning Inspection (745) Approved? ☐ Yes ☐ No N/AAll Construction Code Inspections Approved? ☐ Yes ☐ No N/A

Stormwater Inspection Verification? Yes No N/A DDOE Approval Date

Approved By Date

## APPROVAL

Issuance: By

Date



**Schaal, Daniel R.**

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**From:** Yavinsky, William W.  
**Sent:** Wednesday, October 08, 2014 11:58 AM  
**To:** Schaal, Daniel R.  
**Cc:** Hasenfratz, Justine C.  
**Subject:** FW: CO1402106 - CO-Parkmont School

**Importance:** High

Please see below.

**From:** Anderson, JeannetteB (DCRA) [mailto:jeannetteb.anderson@dc.gov]  
**Sent:** Wednesday, October 08, 2014 11:57 AM  
**To:** Yavinsky, William W.  
**Cc:** Anderson, JeannetteB (DCRA); Ndaw, Mamadou (DCRA); Warren, Ernesto (DCRA)  
**Subject:** FW: CO1402106 - CO-Parkmont School

Mamadou and Ernesto,

This email serves as my approval of the Temporary CO for 90-Days as you read below. Mr. Yavinsky will provide proof of the BZA filing.

Jeannette Anderson

**ProjectDox** is DCRA's new paperless, electronic plan submission/review program and is now required for 75,000+ square foot projects. Click [here](#) for more information.

October is National Disability Employment Awareness Month. To learn what you can do to foster a more inclusive workforce, visit [www.dol.gov/odep](http://www.dol.gov/odep) and [www.dds.dc.gov](http://www.dds.dc.gov).

**From:** Yavinsky, William W. [mailto:william.yavinsky@hoganlovells.com]  
**Sent:** Wednesday, September 24, 2014 6:26 PM  
**To:** Anderson, JeannetteB (DCRA)  
**Subject:** RE: CO1402106 - CO-Parkmont School

Jeannette,

Many thanks for your consideration and this confirmation. We will do just that.

Best regards,  
Will

**From:** Anderson, JeannetteB (DCRA) [mailto:jeannetteb.anderson@dc.gov]  
**Sent:** Wednesday, September 24, 2014 8:09 AM  
**To:** Yavinsky, William W.  
**Cc:** Anderson, JeannetteB (DCRA)  
**Subject:** CO1402106 - CO-Parkmont School



**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS**

***Certificate of Occupancy Authorization Form***

**Authorization Form to Act on Behalf of the Owner**

To the Director, Department of Consumer and Regulatory Affairs:

This is to certify that I, Parkmont School, Inc.

(Print Name of sole owner, general partner, or corporation officer)

am the true Owner of the Business described below:

(Proposed address of business you intend to occupy):

4842 16th Street NW, Washington, DC 20011

(Type of business you intend to operate):

Private School

**I FURTHER CERTIFY THAT THE PERSON(S) NAMED  
BELOW IS/ARE AUTHORIZED TO ACT ON MY BEHALF IN  
EXECUTING AND PROCESSING AN APPLICATION FOR  
DISTRICT OF COLUMBIA CERTIFICATE OF OCCUPANCY  
RELATING TO THE AFOREMENTIONED BUSINESS  
ESTABLISHMENT.**

Name of Person/s to act on behalf of owner:

William Yavinsky

Address/es of Person/s to act on behalf of owner:

Hogan Lovells US LLP - 555 13th Street NW, Washington, DC 20004

Rolli McClan

(Signature of Business Owner)

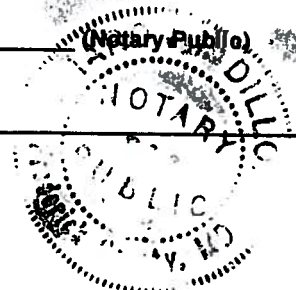
September 25, 2014

(Date)

Sworn to before me this 25 day of September, 2014

Sharon A. Diller

My Commission Expires: 6-12-15



Department of Consumer and Regulatory Affairs  
 Building and Land Regulation Administration  
 941 North Capitol Street, Room 2100  
 Washington, DC 20002  
 Tel: (202) 442-4470 Fax: (202) 442-4462

Department  
 of Consumer  
 Affairs  
 ALBA 941

# C of O

## CERTIFICATE OF OCCUPANCY

PERMIT NO.

CO 88261

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

DATE: 2/3/2005

ADDRESS 4842 16TH ST NW	FLOOR(S) BASEMENT 1ST & 2ND FL.	PRCLID: 2654 (square)	0000	0034 (sq)
		WARD 4	ZONE: R1B	

PERMISSION IS HEREBY GRANTED TO: CORPORATION: PARKMONT SCHOOL INC. ID NO: 818504	TRADING AS:
----------------------------------------------------------------------------------------	-------------

APPROVED USES PRIVATE SCHOOL	PREVIOUS USES PRIVATE SCHOOL
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TYPE: NEW C/O	PERMITS RENEWAL	TOTAL SQ. FOOTAGE 2,827	OCCUP. LOAD 65	EXPIRATION DATE NONE
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DESCRIPTION OF USE: SECONDARY SCHOOL, 65 STUDENTS, 12 FACULTY ON BAA APPROVAL 7/2005 FOR 10 YEARS CERTIFICATE WILL EXPIRE 10/15/2014	FEE \$87.00
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THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, VALID ONLY for the premises at this above address or part thereof, and for the purpose(s), indicated above, and is NOT TRANSFERABLE to another place or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of structure used therefor, will render this certificate void and a new certificate must be obtained.

David A. Clark DIRECTOR	PERMIT CLERK JOSEPH BEMIS
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GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Board of Zoning Adjustment



AUG 21 2014

William Yavinsky  
Hogan Lovells US LLP  
55 13<sup>th</sup> Street, N.W.  
Washington, D.C. 20004

Re: BZA Application No. 18850

Dear Mr. Yavinsky,

Your application has been accepted as complete. You are hereby notified to appear before the Board of Zoning Adjustment (Board) on Wednesday, November 5, 2014, at 441 4<sup>th</sup> Street, N.W., Suite 220 South, Washington, D.C., 20001 for a public hearing concerning the following application:

**Application of Parkmont School**, pursuant to 11 DCMR §§ 3104.1 and 3103.2, for a special exception to allow a private school (65 students and 12 Staff) under section 206, and a variance from the off-street parking provisions under subsection 2101.1, in the R-1-B District at 4842 16<sup>th</sup> Street, N.W. (Square 2654, Lot 34).

**NOTE: This case was filed electronically through the Interactive Zoning Information System ("IZIS") and all submission must be made via IZIS. You can access and file documents for this case through IZIS at <http://app.dcoz.dc.gov>.**

The property involved in this application is located within the boundaries of Advisory Neighborhood Commission 4C. This application will be heard at 9:30 a.m.

**PLEASE NOTE THAT A SIGN(S) MUST BE OBTAINED FROM THE OFFICE OF ZONING TO BE POSTED ON THE PROPERTY.** The Board's Rules of Practice and Procedure (11 DCMR §§ 3113.14 through 3113.20) provides that the notice sign must be posted at least 15 days prior to the hearing. The posted notice must also be checked at least once every five days, and replaced when necessary. An affidavit concerning the original posting of the sign must be filed with the Board at least 5 days prior to the hearing. The sign and the affidavit should be picked up from the Office of Zoning, Suite 200 South, 441 4<sup>th</sup> Street, N.W., Washington, D.C. 20001. Please call the Office of Zoning in advance to order your sign(s) to assure that the sign(s) will be ready when you come to pick them up.

You should be aware that letters and other documents may be submitted to the Board by other individuals, organizations and government agencies both in support of and in opposition to your application. At least one week prior to the public hearing, you should review the file in your application so that you are prepared to respond to any issues that may be raised regarding your case.

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441 4<sup>th</sup> Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: [dcoz@dc.gov](mailto:dcoz@dc.gov)

Web Site: [www.dcoz.dc.gov](http://www.dcoz.dc.gov)

**BZA APPLICATION NO. 18850**

Further, if you are not clear about what information you must present to the Board in support of your application, please contact the Office of Zoning as soon as possible. If you have any questions or require any additional information, please call the Office of Zoning at (202) 727-6311.

**SINCERELY,**

A handwritten signature in black ink, appearing to read "R. Nero, Jr.", with a stylized flourish at the end.

**RICHARD. S. NERO, JR.**  
**Deputy Director of Operations**  
**Office of Zoning**





Hogan Lovells US LLP  
Columbia Square  
555 Thirteenth Street, NW  
Washington, DC 20004  
T +1 202 637 5600  
F +1 202 637 5910  
www.hoganlovells.com

October 7, 2014

**By Hand Delivery**

Permit Center, Department of Consumer and Regulatory Affairs  
1100 4th Street, SW  
2nd Floor  
Washington, DC 20024

**Re: Temporary Certificate of Occupancy for Parkmont School, Inc.**

To Whom It May Concern:

As discussed with Ms. Jeannette Anderson, please find enclosed the materials listed below, in application for a 90-day Temporary Certificate of Occupancy to be issued to Parkmont School, Inc. (commencing October 16, 2014 and expiring January 13, 2015) with respect to the property located at Lot 34 in Square 2654, 4842 16<sup>th</sup> Street NW, Washington, DC 20011 (Basement, First, and Second floor), and zoned R-1-B.

- Correspondence between Jeannette Anderson and William Yavinsky regarding application
- Completed Application for Temporary Certificate of Occupation (note: information previously provided with application #CO-1402106 submitted in May 2014), and existing permit # CO 88261
- Completed Certificate of Occupancy Authorization Form
- Letter from Office of the Zoning Administrator regarding Certificate of Occupation application #CO-1402106, dated May 19, 2014
- Letter from Board of Zoning Adjustment regarding BZA Application #18850, dated August 21, 2014

As indicated in the enclosed correspondence with Ms. Anderson, we understand the requested Temporary Certificate of Occupancy will be issued on the basis of these materials.

Very truly yours,

William W. Yavinsky  
Associate  
william.yavinsky@hoganlovells.com  
D 202.637.6540

Enclosures

cc: Jeannette B. Anderson, CPE, Supervisory Zoning Technician, DCRA  
Ron McClain and Christy Halvorson Ross, Parkmont School

Hogan Lovells US LLP is a limited liability partnership registered in the District of Columbia. "Hogan Lovells" is an international legal practice that includes Hogan Lovells US LLP and Hogan Lovells International LLP, with offices in: : Alicante Amsterdam Baltimore Beijing Brussels Caracas Colorado Springs Denver Dubai Dusseldorf Frankfurt Hamburg Hanoi Ho Chi Minh City Hong Kong Houston Johannesburg London Los Angeles Luxembourg Madrid Mexico City Miami Milan Monterrey Moscow Munich New York Northern Virginia Paris Philadelphia Rio de Janeiro Rome San Francisco São Paulo Shanghai Silicon Valley Singapore Tokyo Ulaanbaatar Warsaw Washington DC Associated offices: Budapest Jakarta Jeddah Riyadh Zagreb. For more information see [www.hoganlovells.com](http://www.hoganlovells.com)

\\DC - 090334/008540 - 5891449 v1

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



May 19, 2014

**Katherine Brown/ Parkmont School, Inc.  
555 13<sup>th</sup> Street NW  
Washington, DC 20004**

**Re: Lot 34 in Square 2654  
4842 16<sup>th</sup> Street NW  
Washington, DC 20011  
(Basement, First, and Second floor)  
Zoned R-1-B**

Dear Ms. Brown:

Your certificate of occupancy application #CO-1402106 filed to use the subject premises as a "Private School with sixty-five (65) children, and twelve (12) staff" is disapproved due to the need for Board of Zoning Adjustment approval. BZA order #17209 included conditions limiting the Board's approval to ten (10) years from the date of order, until October 15, 2014. The applicant is seeking another approval from the board to continue to operate the school.

You will be required to obtain a special exception under the provisions of DCMR Title 11, Section 206 to establish your use in the **R-1-B Zone**.

The Board of Zoning Adjustment has authority to grant special exception under provisions of DCMR Title 11, Section 3104.1.

This letter must be presented to the Office of the Board of Zoning Adjustment, Room 210, 441 4th Street, N.W., when filing for the hearing. If your request is granted, a new certificate of occupancy application must be filed.

*Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date this memo.*

Best Regards,

  
Matt LeGrant  
Zoning Administrator



# Department of Consumer and Regulatory Affairs

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel. (202) 442 - 4589

Fax (202) 442 - 4862

Remittance Source Document

OFFICE OF FINANCE AND TREASURY

Date: 10/8/2014 2:08 PM

Office: DCRA Term: WFE02-9200

Batch: 30346 Batch Date 10/8/2014

Cashier: DFT18

Trans #: 34

DEPARTMENT OF CONSUMER & Regt: 01585394

Comment/Document: 001500064

Payment Total: \$96.67

Payment Distribution:

2106 (R0 (3013) 10001-ops50 \$96.67

CA Tendered: \$100.00

CA Tendered: (\$3.33)

Date: October 07, 2014

## INVOICE

Invoice Number: 1595426

Customer: THE PARKMONT SCHOOL INC

Mailing Address: 4842 16TH ST NW  
WASHINGTON, DC 20011-4333

Address of Work: 4842 16TH ST NW  
WASHINGTON, DC 20011

Permit: CO1500064

Type of Permit: Certificate of Occupancy

Acct Code:	Fees:	Description:
3013-3013-1000-2106	\$3.30	Enhanced Service Fee - Filing Fee
3013-3013-1000-2106	\$5.49	Enhanced Service Fee - C of O
3013-3013-1000-2106	\$33.00	Certificate of Occupancy Filing Fee
3013-3013-1000-2106	\$54.88	Certificate of Occupancy Permit Fee (Enter Sq. Footage)
Invoice Total:	<hr/> \$96.67	

John McFarland

William,

This is great information to see. With a completed CO application and attaching the two (2) attachments that you just provided, I can approve CO#1402106 for 90-Days. You can print this email to serve as validation of my approval when you come to DCRA, Permit Center at 1100 4<sup>th</sup> Street, NW, 2<sup>nd</sup> Floor.

Thanks,  
Jeannette

**From:** Yavinsky, William W. [<mailto:william.yavinsky@hoganlovells.com>]  
**Sent:** Tuesday, September 23, 2014 2:35 PM  
**To:** Anderson, JeannetteB (DCRA)  
**Subject:** RE: CO-Parkmont School

Thanks so much for your help with my questions about this CO application. It sounds like the process for the temporary CO is very similar to the steps we took in initially filing Parkmont School's application to the BZA, so I want to confirm we would not need to duplicate efforts based on the steps taken already. I tried your office line but did not reach you – is there a good we could speak on a brief call either later this afternoon or tomorrow?

Thank you,  
Will

**William Yavinsky**  
Associate

Hogan Lovells US LLP  
Columbia Square  
555 Thirteenth Street, NW  
Washington, DC 20004

Tel: +1 202 637 5600  
Direct: +1 202 637 6540  
Fax: +1 202 637 5910  
Email: [william.yavinsky@hoganlovells.com](mailto:william.yavinsky@hoganlovells.com)  
[www.hoganlovells.com](http://www.hoganlovells.com)

*Please consider the environment before printing this e-mail.*

**From:** Anderson, JeannetteB (DCRA) [<mailto:jeannetteb.anderson@dc.gov>]  
**Sent:** Tuesday, September 23, 2014 11:15 AM  
**To:** Yavinsky, William W.  
**Cc:** Anderson, JeannetteB (DCRA)  
**Subject:** RE: CO-Parkmont School

Mr. Yavinsky,

CO1402106 could be used in place for the temporary requested. There will not be an over-site inspection since we are using the same number of students/staff as per CO88261. Once you produce the completed application