



DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS

Government District of Columbia
Department of Consumer and Regulatory Affairs
Inspections and Compliance Administration
1100 4th St, SW; Suite E400; Washington, DC 20024

Inspection Report

Property Address & Unit Number	1023 East Capitol St SE – Sq. 967 Lot 4			
Customer				
Site Representative				
Inspector name	Keith Lambert, HP Inspector, 442-8837			
Initial inspection Date/Time	2-6-14 @ 1:01 pm			
Re-inspection Date/Time				
CAP id # / Permit #	CIC1400730			
Inspection type: (check below or list)	☐ Permit ☐ Complaint ☐ Emergency ☐ Observed			
☐ Proactive ☐ Vacant Property ☐ BBL ☐ Survey ☐ Other _____				
OCI #	Violation Description	Abate Time	Abated	Not Abated
	Staff requested photos re: complaint, merchant placing items in public space, e.g., planters. There are no permits on file for the signage, but it has been up since 2011 Google photographs and the complaint wasn't for the signage.			
DESIGNATE THIS PROPERTY AS BLIGHTED? ☐ YES ☐ NO				

This Inspection Summary Report was prepared in the regular course of business of DCRA and is maintained in the files of the Inspections and Compliance Administration. It accurately reflects the condition of the property on the date written above. The undersigned declares under penalty of perjury that the foregoing information is true to the best of my knowledge, information, and belief.

Inspector Signature: _____

Date: _____

https://www.taxpayerservicecenter.com/PropertyDetail.aspx Office of Tax and Revenue

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http://start.dc Maryland Judiciary Judge... PNS Application Virginia State Corporation... Suggested Sites Web Slice Gallery Free Hotmail

Office of Tax and Revenue

Search

dc.gov str.sfo.dc.gov

Home Services Individual Income Tax Business Tax Real Property Recorder of Deeds Tax Forms and Publications About

Property Detail

Address: 1023 EAST CAPITOL ST SE
SSL: 0967 0004

Record Details			
Neighborhood:	CAPITOL HILL	Sub-Neighborhood:	B
Use Code:	42 - Store-Misc	Class 3 Exception:	No
Tax Type:	TX - Taxable	Tax Class:	001 - Residential
Homestead Status:	** Not receiving the Homestead Deduction		
Assessor:	DELONTE HARRIS		
Gross Building Area:		Ward:	6
Land Area:	936	Triennial Group:	2

Owner and Sales Information		
Owner Name:	PARK CONCEPTS LLC	
Mailing Address:	1023 E CAPITOL ST SE, WASHINGTON DC 20003-3905	
Sale Price:	\$750,000	
Recordation Date:	02/05/2008	
Instrument No.:	13222	

Tax Year 2014 Preliminary Assessment Roll		
	Current Value (2013)	Proposed New Value (2014)
Land:	\$193,750	\$193,750
Improvements:	\$398,700	\$418,730
Total Value:	\$592,450	\$612,480
Taxable Assessment: *	\$592,450	\$612,480

* Taxable Assessment after Tax Assessment Credit and after \$69,100 Homestead Credit, if applicable. (Click here for more information).

** If you believe you should be receiving tax relief through the Homestead deduction program and if you are domiciled in the District and this property is your principal place of residence, you can access the link below, complete the form, and return it per the instructions. For additional information regarding the Homestead program, call (202)727-4TAX. Click here to download the Homestead Deduction and Senior Citizen Tax Relief application *

12:56 PM

Save Window Location

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<< Previous image in result set

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Close Window

**THIS DEED**

1063

Made this .29th day of January, 2008

By and between CJR PARTNERSHIP, a District of Columbia General Partnership, d/b/a CJR, L. L. C., party of the first part; and PARK CONCEPTS, LLC, party of the second part,

NOW, THEREFORE, that for and in consideration of the sum of Ten Dollars (\$10.00), receipt whereof is hereby acknowledged, the said party of the first part does grant unto the said party of the second part, in fee simple, the following described land and premises, situate in the District of Columbia:

Lot numbered 4 in Square numbered 967, in a subdivision made by Henry Spaulding and others, as per plat recorded in Liber 11 at folio 84 in the Office of the Surveyor for the District of Columbia.

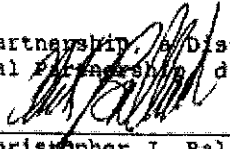
Together with all and singular the ways, easements, rights, privileges and appurtenances to the same belonging or in anywise appertaining, and all the estate, right, title, interest, and claim, either at law or in equity, or otherwise however, of the said party of the first part, of, in, to, or out of the said land and premises.

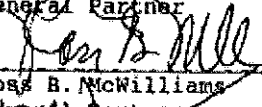
And the said party of the first part covenants that it will warrant specially the property hereby conveyed; and that it will execute such further assurances of said land as may be requisite.

Witness our hands and seals.



CJR Partnership, a District of Columbia
General Partnership, d/b/a CJR, L. L. C.

By:  (Seal)
Christopher J. Ballard
General Partner

BY:  (Seal)
Ross B. McWilliams
General Partner

110%

Mailed on June 16, 2009

6RA-25 (10/96)

File No: **L37076**

GOVERNMENT
OF THE
DISTRICT OF COLUMBIA

2-YEAR REPORT FOR FOREIGN AND DOMESTIC LIMITED LIABILITY COMPANIES (LLC)

Due by June 16th, 2009

Filing Fee \$	150.00
Penalty	
Interest	
Total	150.00

RETAIN A COPY FOR YOUR RECORDS
SEE REVERSE SIDE FOR FILING INFORMATION
MAKE CHECK PAYABLE TO D.C. TREASURER
MAIL REPORT TO :DEPT. OF CONSUMER AND REGULATORY AFFAIRS
BUSINESS & PROFESSIONAL LICENSING ADMINISTRATION
CORPORATIONS DIVISION
P.O. BOX 92300, WASHINGTON, D.C. 20090

Indicate if LLC is
(Check 1)

- ☒ Domestic
☐ Foreign
☐ For. Professional,
☐ Dom. Professional

1. Name of Limited Liability Company

PARK CONCEPTS, LLC

3. Name of registered agent and address of registered office in the District of Columbia (Do not make change of agent or address on this form)

**JOHN KUYKENDALL
1121 G STREET, N.E.
Washington DC 20002**

2. Organized under the laws of (insert District of Columbia, State or Country)

DISTRICT OF COLUMBIA

4. Address including street and number, if any, of the principal executive offices (maybe located in or outside of the District of Columbia).

**1023 East Capitol St. SE
Washington DC 20003**

5. The name(s) and address(es), including street and number of the manager(s)/Member(s)

NAME	ADDRESS
John Kuykendall	1121 G Street NE Wash DC 20002
Charles Hudman	1121 G Street NE Wash DC 20002

6. Name and address of authorized person executing this report.

NAME	ADDRESS
John Kuykendall	1121 G Street NE Wash DC 20002

By **John Kuykendall** (signature)

Authorized Person

FILING FEE:

Each Domestic and Foreign LLC pays a filing fee of \$150.00

PENALTY:

Each Domestic and Foreign LLC pays a penalty of \$75.00 if not filed by the above due date.

A fee of \$50.00 will be charged
for dishonored checks

6-26-09
By

**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION
APPLICATION FOR CERTIFICATE OF OCCUPANCY**

Date 10/31/2008

Receipt No. _____

Application Fee \$33.00 Non Refundable
Certificate Fee 1a Based on square footage

(00900296

Cashier-s No. _____

INFORMATION ON PROPOSED BUSINESS	1 Premise Address <u>1023 East Capitol Street, SE</u> Suite/Room No. _____	
	2 Business Telephone No. <u>(703) 869-7948</u> Fax No. _____ Lot <u>0004</u> Square <u>0967</u>	
	3 Trade Name of Business <u>P & C Market</u>	
	4 Is Business Incorporated? Y/N <u>Y</u> Partnership? Y/N _____ Sole Proprietor? Y/N _____ New/Existing _____	
	5 Corporate Name <u>P & C Market, LLC</u>	
	6 President <u>Chase Moore</u> Vice President <u>Pablo Espitia</u> Secretary <u>Pablo Espitia</u>	
	7 Sole Proprietor _____	
INFORMATION ON OCCUPANCY	8 Business Owner-s Mailing Address <u>2842 Belair Place, NE</u> phone # (daytime) <u>(703) 869-7948</u>	
	9 ☒ Ownership Change ☐ Partial Occupancy ☐ New Bldg. ☐ Use change ☐ Load Change ☐ B 2 A No _____	
	10 Proposed Use of Premises <u>Retail grocery store</u>	
	11 Prior Use of Premises <u>Retail grocery store</u>	
	12 Proposed Occupancy Load _____ Square Feet Occupied <u>900</u>	
	13 Floors to be Occupied <u>Basement</u> Basement? ☒ Yes ☐ No	
INFORMATION ON ENTIRE BUILDING	14 Is this Business Sexually Oriented according to the DC Zoning Regulations? ☐ Yes ☒ No	
	15 Building Owner <u>Charles Hudman/John KUYKENDALL</u> Telephone No. <u>202-546-2125</u> <u>202-329-7611</u>	
	16 Building Owner-s Address <u>1121 G Street, NE, WASHINGTON, DC 20002</u>	
ATTESTATION & SIGNATURE	17 Square feet <u>2,465</u> Numbers of floors <u>2</u> Basement <u>YES</u>	
	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.	
	18 Owner of Business <u>Pablo</u> Date <u>10/31/08</u> Signature _____	
	IF Authorized Agent for owner of Business (Attach Authorization)	
	19 Agent-s Name _____ Date _____ Print Clearly _____ Signature _____	
20 Agent-s Address <u>2842 Belair Place, NE</u>		

Visit our website www.dcap.org/permits for permit applications

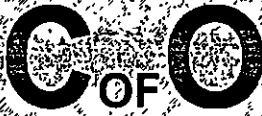
Department of Consumer and Regulatory Affairs

Permit Operations Division

941 North Capitol Street NE Room 2100

Washington DC 20002

Tel (202) 442-4589 Fax (202) 442-4862



CERTIFICATE OF OCCUPANCY

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK UNTIL WORK IS COMPLETED AND APPROVED

PERMIT NO. CO0900296

Date 12/01/2008

Address of Use 1023 EAST CAPITOL ST SE		Zipcode	Zone R-4	Ward 6	Square 0967	Suffix	Lot 0004
Description of Occupancy retail grocery store, deli							
Permission is Hereby Granted To P & C Market Llc		Trading As p & c market		Floor(s) Occupied basement		PERMIT FEE \$76.00	
Previous Use(s) Retail or Wholesale Store - M		Approved Use(1) Retail or Wholesale Store - M		Approved Use(2)			
Type of Occupancy Ownership Change	BZA Number	Occupied Sq. Footage 850		Occupant Load			
Conditions/Restrictions 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 premise at the above address or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHNAGE in the type of business, ownership of business, or part of premises used therefore, will render this Certificate VOID and a new Certificate must be obtained.							
Director Linda K. Argo		Permit Clerk Dion McCutcheon		Expiration Date			
TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639 FOR CONSTRUCTION INSPECTION INQUIRIES CALL (202) 442-9557 TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442-9557							

C029790

**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION
APPLICATION FOR CERTIFICATE OF OCCUPANCY**

Date _____

Receipt No. _____

Application Fee \$33.00 Non Refundable
Certificate Fee is Based on square footage

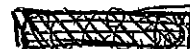
170275

Cashier's No. _____

INFORMATION ON PROPOSED BUSINESS	1	Premise Address	1023 Exet Capital B SE	Suite/Room No.	
	2	Business Telephone No.	202 546-2125	Fax No.	
	3	Trade Name of Business	Surroundings	Lot	0004
	4	Is Business Incorporated? Y/N	yes	Partnership? Y/N	no
	5	Corporate Name	Park Concepts, LLC	Sole Proprietor? Y/N	no
	6	President	Charles Hudman	Secretary	John Rykenda
	7	Sole Proprietor	no		
	8	Business Owner's Mailing Address	1121 G St N.E. Wash, DC 20002	phone # (daytime)	202 329-7611
INFORMATION ON OCCUPANCY	9	Ownership Change	☒ Partial Occupancy	☐ New Bldg.	☐ Use change
	10	Proposed Use of Premises	Two Family Flat	☐ Load Change	☐ B Z A No
	11	Prior Use of Premises	Two Family Flat		
	12	Proposed Occupancy Load	2	Square Feet Occupied	2,200
	13	Floors to be Occupied	1, 2	Basement?	☐ Yes ☒ No
INFORMATION ON ENTIRE BUILDING	14	Is this Business Sexually Oriented according to the DC Zoning Regulations?	☐ Yes ☒ No		
	15	Building Owner	Park Concepts, LLC	Telephone No.	202 546-2125
	16	Building Owner's Address	1121 G St N.E. Wash, DC 20002		
ATTESTATION & SIGNATURE	17	Square feet	2800	Numbers of floors	3
	18	Owner of Business	Charles Hudman	Signature	Date
	19	Agent's Name		Signature	Date
	20	Agent's Address			

Visit our website www.dcrva.org/permits for permit applications

00286021



Department of Consumer and Regulatory Affairs
Permit Center
941 North Capitol Street NE Room 2100
Washington DC 20002
Tel: (202) 442-4589

Division of
Permitting
and Construction
REGISTRATION

C of O

CERTIFICATE OF OCCUPANCY

PERMIT NO.

CO 170275

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

DATE : 7/16/2008

ADDRESS : 1023 EAST CAPITOL ST SE	FLOOR(S): 1ST,2ND FLR.	PRCLID : 0967 (square) WARD : 6	-0000- ZONE : R4	Q004 (lot)
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PERMISSION IS HEREBY GRANTED TO: CORPORATION : PARK CONCEPTS LLC ID No.: L37076	TRADING AS:
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APPROVED USES: TWO FAMILY FLAT	PREVIOUS USES: TWO FAMILY FLAT
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TYPE : CHANGE OF OWNERSHIP	BZA NO. :	OCCUPIED SQ. FOOTAGE: 2,200	OCCUP. LOAD: 2	EXPIRATION DATE: NONE
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DESCRIPTION OF USE: TWO FAMILY FLAT	FEE: \$75.00
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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 premise at the above address or part thereof, and for the purpose(s) indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

Director: Linda K. Argo	PERMIT CLERK: MAMADOU NDAW
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http://propertyquest.dc.gov/ dc.gov DC ROD Online Public Records

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Search a DC Address, SSL (Square, Suffix and Lot) or a Square

1023 east capitol st se Print Report Help

District of Columbia Office of Planning

Key Info:

Address	1023 EAST CAPITOL STREET SE
Address ID	75210
SSL (Square, Suffix & Lot)	0967 0004
Ward (unchanged)	6
Neighborhood cluster	26
ANIC (unchanged)	6B
SMD (unchanged)	6B05
Police Service Area	107
Police District	First District
Voting Precinct (2012)	88
Zoning	R-4
2010 Census Tract	67
2010 Census Block Group	3
2010 Census Block	3000

Historic Info

Capitol Hill Historic District

Map

Photo

Property Tax Data

Google Street View

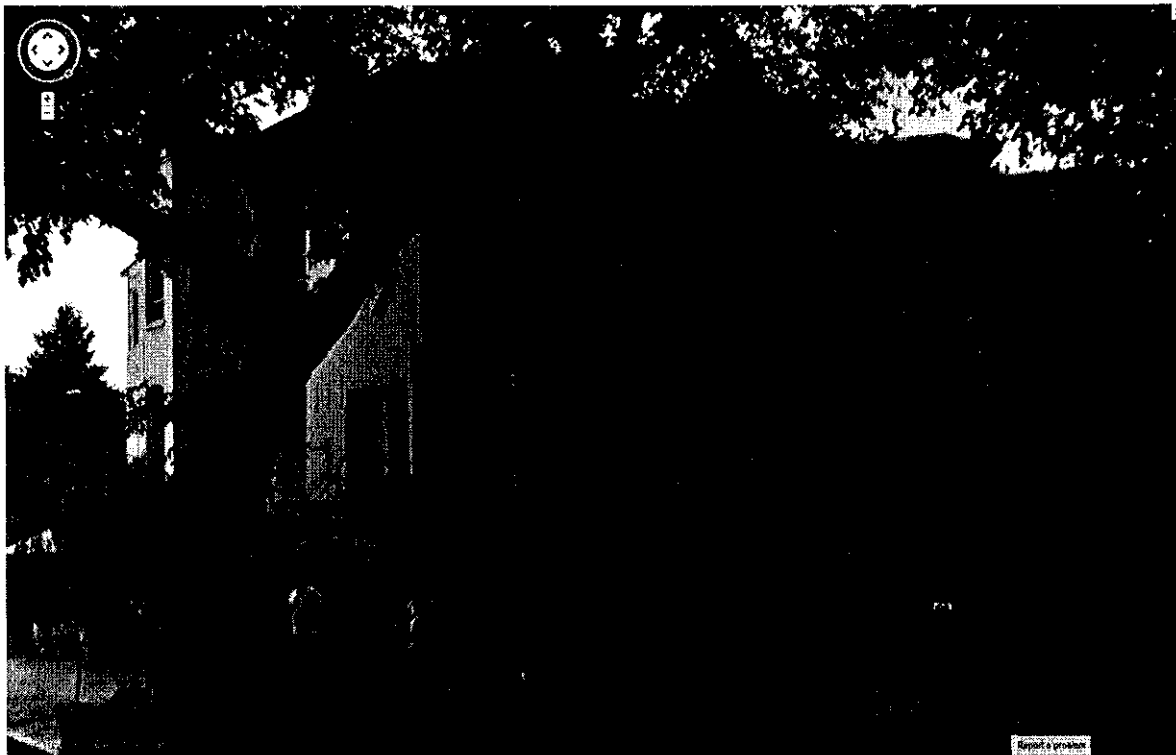
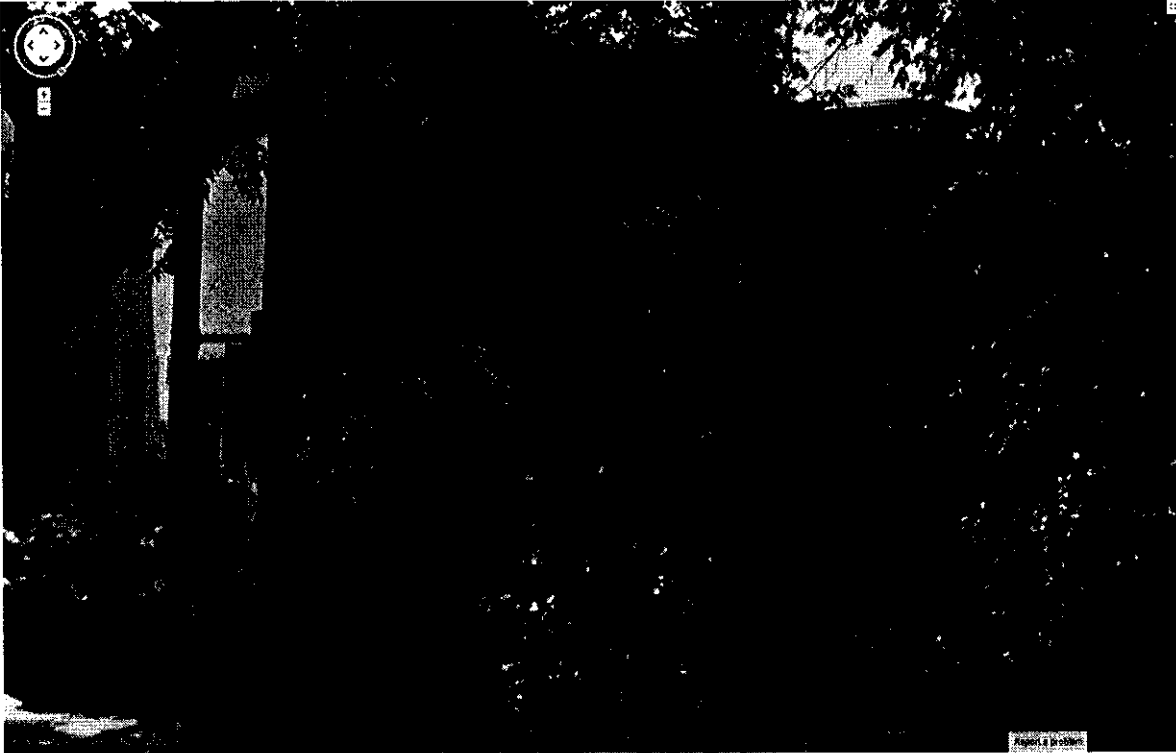
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0967 0004 10/18/2004

1023 East Capitol St SE - Sq. 967 Lot 4
DC Master Address Repository

Front of the property



1023 East Capitol St SE – Sq. 967 Lot 4
Google maps – August 2011

Front and 11th Street sides of the property



1023 East Capitol St SE – Sq. 967 Lot 4
Google maps – August 2011

11th Street side and rear of the property



1023 East Capitol St SE - Sq. 967 Lot 4
2-6-14 @ 1:01 pm
Keith Lambert, Inspector, Badge# 430

11th Street side of the property and front yard

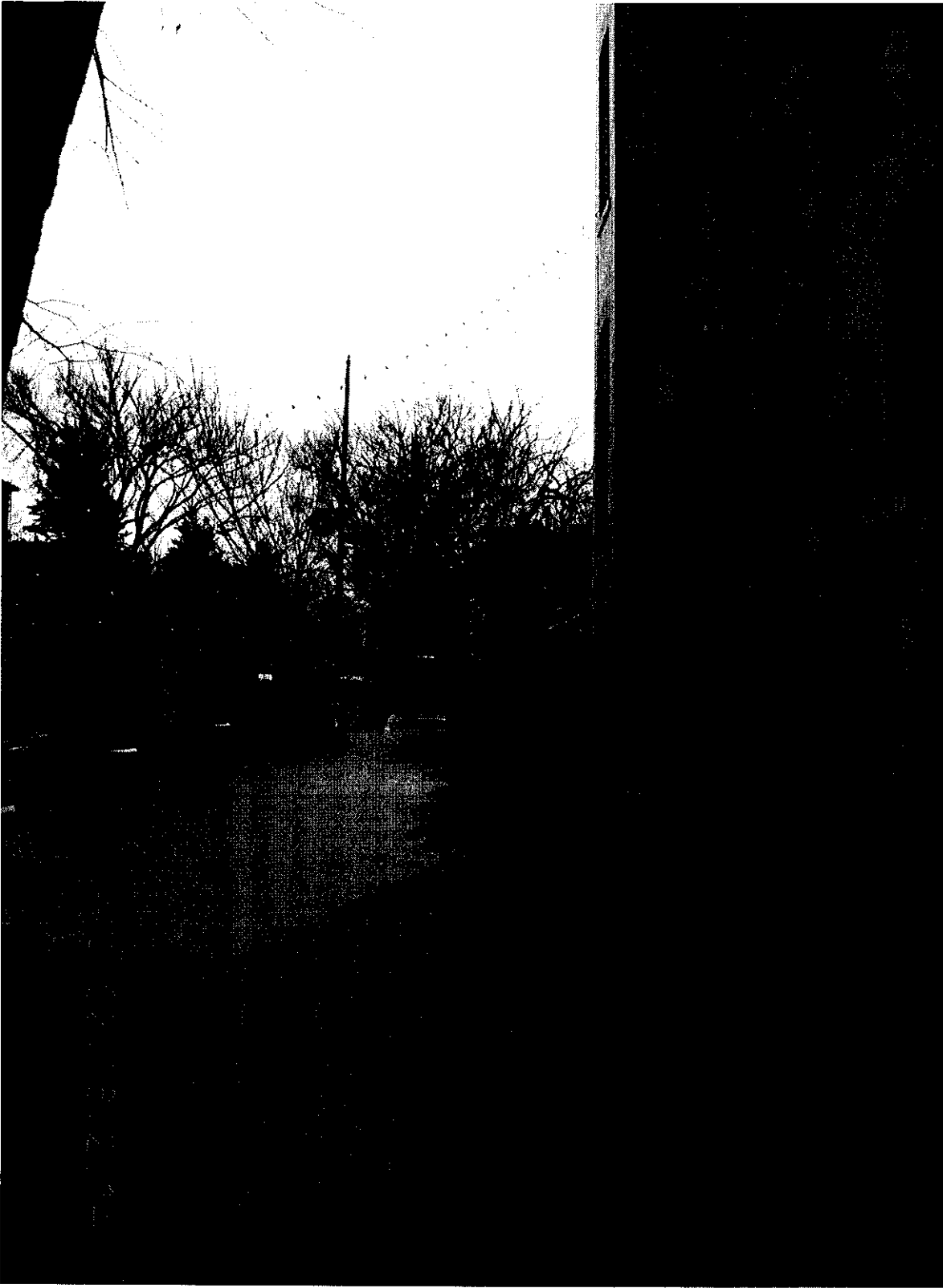


1023 East Capitol St SE - Sq. 967 Lot 4

2-6-14 @ 1:01 pm

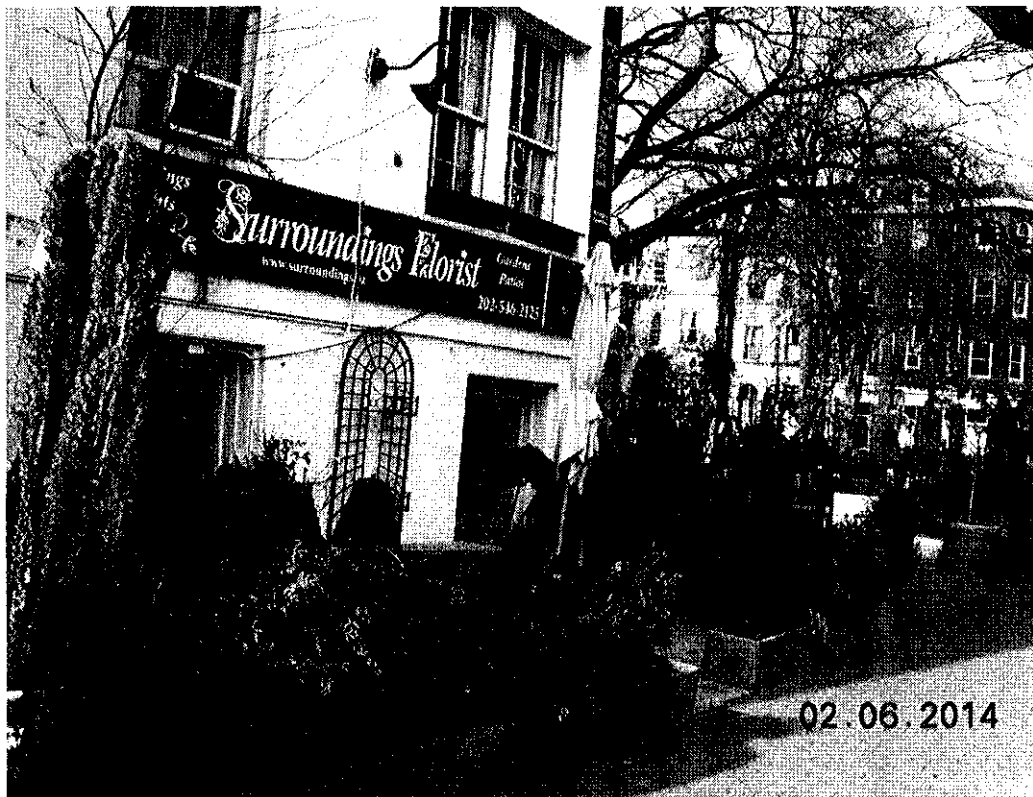
Keith Lambert, Inspector, Badge# 430

11th Street side entrance to the business



1023 East Capitol St SE – Sq. 967 Lot 4
2-6-14 @ 1:01 pm
Keith Lambert, Inspector, Badge# 430

11th Street side of the property



1023 East Capitol St SE – Sq. 967 Lot 4
2-6-14 @ 1:01 pm
Keith Lambert, Inspector, Badge# 430

11th Street side of the property



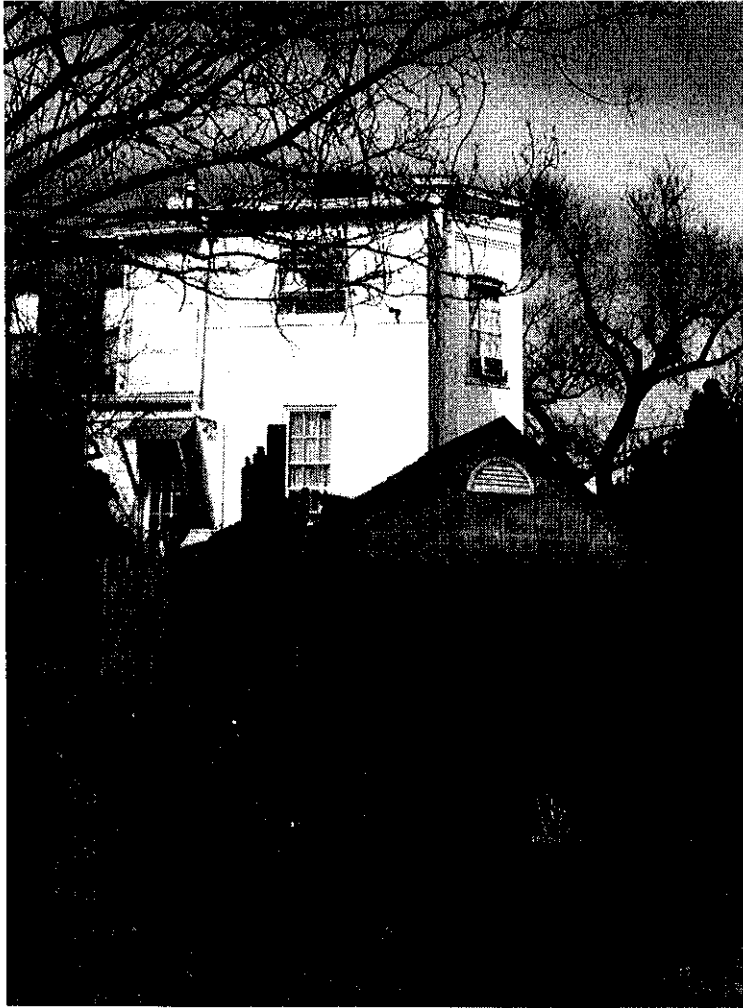
1023 East Capitol St SE - Sq. 967 Lot 4
2-6-14 @ 1:01 pm
Keith Lambert, Inspector, Badge# 430

11th Street side of the property



1023 East Capitol St SE – Sq. 967 Lot 4
2-6-14 @ 1:01 pm
Keith Lambert, Inspector, Badge# 430

Rear of the property front onto North Carolina Ave SE



1023 East Capitol St SE – Sq. 967 Lot 4
2-6-14 @ 1:01 pm
Keith Lambert, Inspector, Badge# 430

Rear of the property front onto North Carolina Ave SE