



Michael Cushman <michael.cushman@gmail.com>

20 14th Street NE - B1406901

Reid, Rohan (DCRA) <rohan.reid@dc.gov>

Mon, Jun 16, 2014 at 4:23 PM

To: "michael.cushman@gmail.com" <michael.cushman@gmail.com>

Cc: "Beeton, Kathleen A. (DCRA)" <kathleen.beeton@dc.gov>

Good afternoon Mr. Cushman,

My name is Rohan Reid and I am the Zoning Enforcement Officer for the Office of the Zoning Administrator. Kathleen Beeton has asked me to follow up with you regarding your concerns about the approval and issuance of building permit B1406901 for 20 14th Street NE. In your email to Ms. Beeton you expressed concerns about the use of the open space for parking and informed her that a building permit has been issued for the wrong lot and neither the current nor proposed use has been specified. Further, you pointed out that the permit identifies the only structure on the lot as "accessory garages" rather than "parking garages on an alley lot".

My initial research of our records show that the scope of work approved on building permit B1406901 is as follows:

Repair existing 7-accessory residential garage on alley lot by repainting exterior, replacing vehicle doors with steel roll-up doors, and repairing interior slab as necessary. Lay permeable pavers in area behind garage. Remove chain-link fence from rear and enclose area with six-foot-tall, vertical butted-plank pressure-treated fence and matching gates, preferably stained or painted (NOT stockade type of fence).

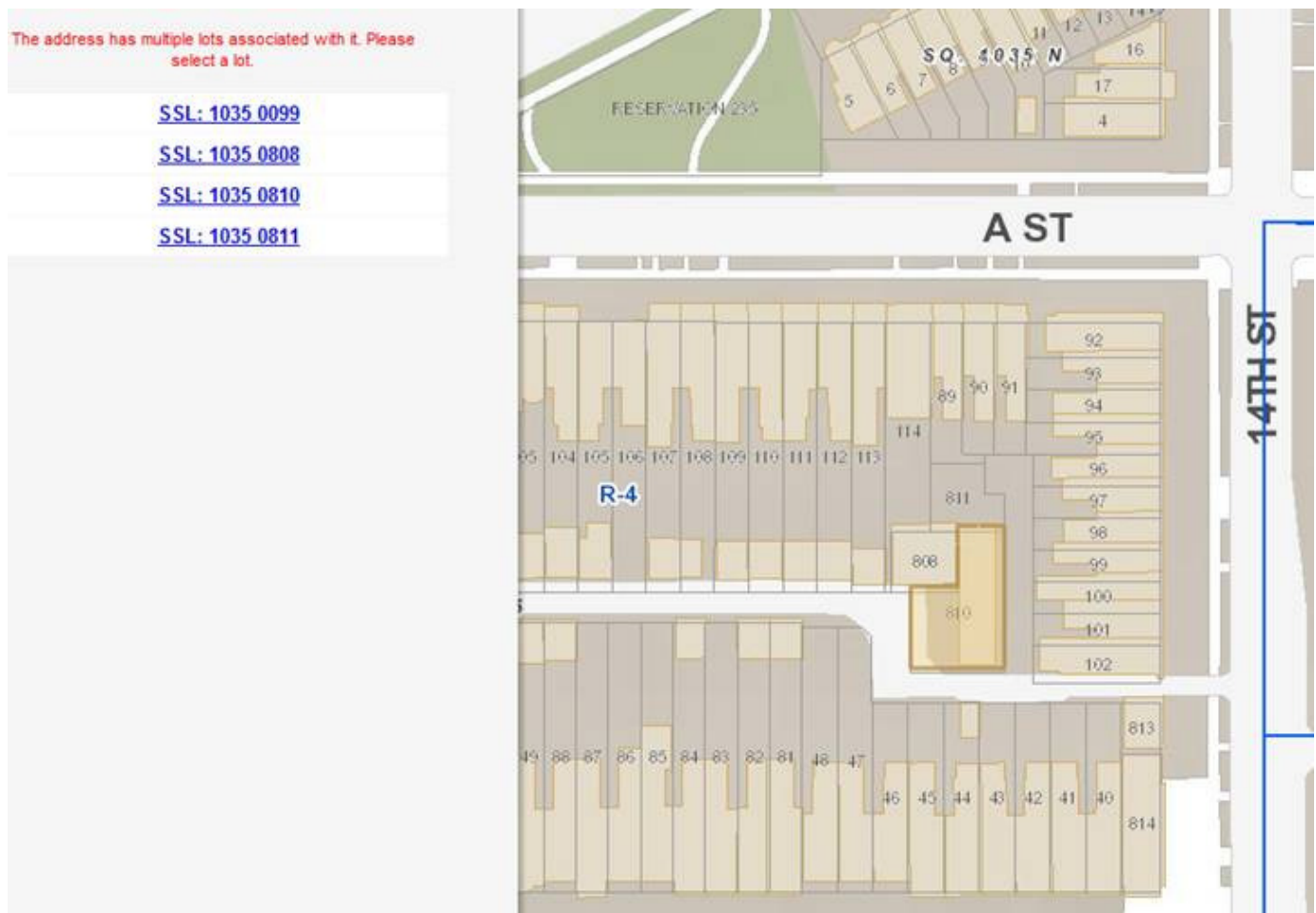
The specific zoning approval language is as follows:

Repair & replace exist[ing] 7-accessory garages & replace concrete pad on the exist. Open lot & replace fence w/ new one 6' high. All of them on 1 alley lot # 810 in the R-4 residential zone.

The attached and approved surveyor's plat and building plans show the proposed work that is consistent with the approved scope of work on the building permit application for lot 810. The documents do not show or reference parking on the open space and was not approved for parking lot use on the open space. A parking lot use in the R-4 zone would require relief from the Board of Zoning Adjustment. If at any time you become aware that the open space is being used as a parking lot, please feel free to contact me so that our office can begin enforcement procedures.

The attached image below shows lot 810 for which the subject building permit was issued as well as the surrounding lots. There are four lots associated with the address of 20 14th Street NE. Lot 0099, which appears on the building permit, is the primary lot that populates in our permitting system. This may have been an oversight during the permit review process. The description of work on the building permit does reference the work to be done on the alley lot. Please let me know which is the correct lot where the construction is occurring, if not 810. Based on the information that you will provide, and if we find the permit application did contain false or incorrect information, DCRA would have a basis to revoke the building permit.

Board of Zoning Adjustment
District of Columbia
CASE NO.19047
EXHIBIT NO.3



Lastly, you are correct in that the language of 'accessory garages' stated in the specific zoning approval of the building permit, was done in error. It should instead read 'parking garages on an alley lot'. Our office will work with the applicant to revise the zoning approval language and at the same time update the lot number; however, the overall scope of work will remain the same.

Thank you for taking the time to bring this matter to the attention of the Office of the Zoning Administrator. Please let me know if you have any additional questions or concerns.

Regards,

Rohan Reid

Program Analyst | Office of the Zoning Administrator

Department of Consumer and Regulatory Affairs

Government of the District of Columbia

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20 14th Street NE - plat and building plans.pdf

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