

LAW OFFICES
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September 22, 2015

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: Application No. 19076 – 1544 9th Street NW
Prehearing Statement of the Applicant

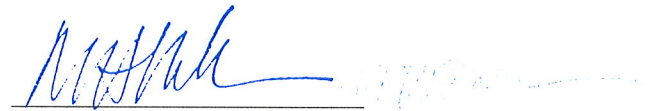
Chairperson Jordan and Honorable Members of the Board:

On behalf of Kelly Gorsuch, please find enclosed the Prehearing Statement for the above-referenced application. The application is scheduled to be heard before the Board of Zoning Adjustment on October 6, 2015.

Thank you for your attention to this matter.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS,
LLP



By: Meridith Moldenhauer

Enclosures:

Cc: Advisory Neighborhood Commission 6E
c/o Alex Pardo, Chair (via email)
Office of Planning (via email)

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

**APPLICATION OF
KELLY GORSUCH**

**1544 9th STREET NW
ANC 6E01**

PREHEARING STATEMENT OF THE APPLICANT

I. NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of Kelly Gorsuch (the “Applicant”), the owner of property located at 1544 9th Street NW, Lot 0813 in Square 0365 (the “Property”), in support of his application for variance relief, pursuant to 11 DCMR §3103.2, from §330.5 to convert a single family dwelling to a restaurant in the R-4 District at the Property. This Application has the unanimous support of ANC 6C.

II. EXHIBITS IN SUPPORT OF THE APPLICATION

Exhibit A:	Baist Map
Exhibit B:	Zoning Map
Exhibit C:	Photos of nearby commercial uses
Exhibit D:	Plans
Exhibit E:	Certificates of Occupancy
Exhibit F:	2004 Photograph of Property

III. BACKGROUND

A. Background Information Regarding the Property

The Property is a corner lot located at 9th and Q Street, NW. The aggregate land area is approximately 1,880 square feet. A copy of the Property’s Baist Map is attached as **Exhibit A**. Square 0365 is bounded by Q Street NW to the north, Rhode Island Ave. NW and 10th Street to the west, P Street NW to the east, 9th Street NE to the south. Between the Property line and Q Street, the Property is bordered by a narrow, public open space that is planted with shrubbery and small trees. The Property is located at the southwest corner of the Square, which has two Zoning Districts within its boundaries. Across Q Street to the north, the Property is confronted by a vacant, triangularly-shaped property that is used as a pedestrian respite for crossing Rhode Island Avenue along 9th Street.

The Property is located in the R-4 Zoning District, as shown on the Zoning Map attached as **Exhibit B**. The bottom lot on 9th Street is zoned C-2-A. The majority of the western portion of the Square is Seaton Elementary School. The southeast of the Square is Shiloh Baptist Church. The Property is located within the Shaw Historic District.

B. Description of the Improvements in the Surrounding Area

Square 0365 along 9th Street has historically been used for commercial uses. As shown on the photograph included as **Exhibit C**, a consecutive row of lots on the northwestern side of 9th are used for commercial purpose. The Property is next to the Carter G. Woodson Home and National Historic Site. Travelling east on 9th Street, the street is zoned C-2-A and includes, barber shops, cafes, restaurants, hotels, offices, apartments, and single family homes, as illustrated in **Exhibit C**.

C. Description of the Traffic Conditions and Mass Transit Options in the Surrounding Area

The Property is well serviced by a number of public transportation facilities and services including Metro, Metrobus routes, Capital Bikeshare, and Zipcars. The Property is located approximately 0.3 miles from the Shaw Metro station, which provides access to the Green and Yellow Lines, and less than a mile from the McPherson Square Metro station, which provides access to the Orange, Silver and Blue Lines. The Gallery Place Chinatown Metro station, which provides access to the Red Line is only 0.9 miles away the Property. In addition to rail lines, the Property is very accessible by bus. Metrobuses G8, G2, 70, 79, 63, and 64 all stop within a few blocks from the Property.

Also in close proximity to the Property are a number of the District's bikesharing and carsharing programs. There are approximately 10 Capital Bikeshare stations located within a little more than 0.5 miles of the Property. Also, there are 10 car sharing facilities within 0.5 miles of the Property. The closest, a Zipcar facility at 1525 12th Street NW, has two vehicles available for use and is only 0.2 miles away. Walkscore.com gives the Property a walk score of 94 and a bike score of 95, and designates the property as both a "walker's paradise" and "biker's paradise," the highest possible designations.

D. Description of the Proposed Development

As shown on the plans included at **Exhibit D**, the Applicant seeks to convert the Property to a restaurant, continuing a history of commercial uses on the Property. Indeed, the Property has continuously operated as a nonconforming commercial use since pre-1963. As shown on the certificates of occupancies, *see* Certificates of Occupancy at **Exhibit E**, the Property has been home to a grocery store, social service center, and, most recently, Philly Steak Pizza Factory. The Applicant purchased the property in 2010 with the intent of using it commercially. The Property was temporarily converted to a single family home for the Applicant's individual use while the restaurant's business plan, details and the surrounding area could develop. The Applicant proposes a restaurant named, "The Shaw Bijou", which is envisioned as an intimate restaurant that will provide a unique dining experience by limiting service to two dinner seatings per day with approximately 30 guests. The restaurant will not serve breakfast or lunch, and all seatings will be by reservation¹ only, limiting the amount of food waste and providing a more predictable projection of anticipated patron arrivals and departures. Parking will be provided by valet. The green space on the Q Street side of the building will be maintained, and may be farmed as a garden where herbs and vegetables for use in the restaurant's garden will be grown. No outside seating is anticipated.

IV. NATURE OF VARIANCE RELIEF SOUGHT AND STANDARD OF REVIEW

The Applicant requests variances from §330.5 to convert a single family dwelling to a restaurant, the Board is authorized to grant a use variance where it finds that three conditions exist:

- (1) The property is affected by exceptional size, shape or topography or other extraordinary or exceptional situation or condition;
- (2) The owner would encounter undue hardship if the zoning regulations were strictly applied; and

¹ Except one table will be left open each night for a local patron who does not have a reservation.

- (3) The variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

See French v. District of Columbia Bd. of Zoning Adjustment, 658 A.2d 1023, 1035 (D.C. 1995) (*quoting Roumel v. District of Columbia Bd. of Zoning Adjustment*, 417 A.2d 405, 408 (D.C. 1980)); *see also, Capitol Hill Restoration Society, Inc. v. District of Columbia Bd. of Zoning Adjustment*, 534 A.2d 939 (D.C. 1987).

Applicants for a use variance need to demonstrate that they will encounter undue hardship in the development of the property if the variance is not granted. As discussed below, and as will be further explained at the public hearing, all three prongs of the area variance test are met in this Application.

V. THE APPLICANT MEETS THE BURDEN OF PROOF FOR VARIANCE RELIEF

A. The Property is Unusual Because of its Size, Shape or Topography and is Affected by an Exception Situation or Condition

The phrase “exceptional situation or condition” in the above-quoted variance test may arise from a confluence of factors which affect a single property. *Gilmartin v. District of Columbia Bd. of Zoning Adjustment*, 579 A.2d 1164, 1168 (D.C. 1990). The Property is unusual and affected by an exceptional situation and condition as a result of a confluence of the following factors: (1) long commercial history of Property, (2) corner location, and (3) commercial nature of block.

1. Long Commercial History of Property

The Property has been a commercial use since at least 1963. The location has been home to grocery stores, office space, and a pizza factory. Most of the neighborhood remembers the Philly Steak Pizza Factory in operation at the location. *See*, 2004 Photograph of Property depicting Philly Steak Pizza

Factory at **Exhibit F**. The Philly Steak Pizza Factory was primarily a carry out restaurant and was not highly regarded in the community due to low health standards and lack of maintenance.

2. Corner Location

The Property is designed in a manner to facilitate commercial uses by providing two doors on 9th Street (to allow easy access into and out of a commercial establishment) and a rear door in the back (that would facilitate the disposal of commercial trash and refuse). Due to its location in the Historic District, those doors must remain on the Property, irrespective of use.

The unique corner location provides access not typical for a residential layout. The corner lot location has long been home to grocery stores, delicatessens and small neighborhood restaurants servicing the community. Further, as a corner lot, the structure has lines of sight along both 9th Street and Q Street across to Rhode Island Avenue. It is also more visible from those roadways than would be a row dwelling located elsewhere on the street. Also, it should be noted that the Zoning Regulations Review specifically permits small, retail/restaurant establishments on corner lots in the R-4 Zone under certain conditions in recognition of the unique nature of those properties.

3. Commercial Nature of Block

As illustrated in the photograph included at **Exhibit C**, the northwest side of 9th Street is predominantly commercial except for Shiloh Baptist Church. The buildings on 9th Street have commercial storefront show windows and commercial signage, making this area uniquely commercially-oriented.

B. Strict Application of Zoning Regulations Would Result in Undue Hardship to the Owner

Strict application of the zoning regulations would result in undue hardship to the Applicant. The Applicant purchased the property precisely for its commercial, corner location, based on its prior commercial uses and with every intent of utilizing the Property for commercial, restaurant purposes. Due

to the Property's long commercial history, unique commercial use of the majority of block of 9th Street, and the confusing split zoning of the square, the Applicant had no actual knowledge nor should he have known that the Property was located in an R-4 District or zoned for residential use. In hindsight, if advised by counsel of the potential negative zoning repercussions of doing so, the Applicant would not have converted the property temporarily to residential use but would have pursued a special exception to convert the non-conforming delicatessen/ retail use to a restaurant immediately following purchase.

However, in 2010, based on the status of the neighborhood at the time, the Applicant believed he was making the only commercially-reasonable decision by converting it to residential use so that he could reside there until such time as he could open this restaurant. Also, it is worth noting, that upon the conversion to residential use, the Applicant retained many of the room-by-room square footages that would be needed when the restaurant use could be reinstated when it was financially prudent to do.

In addition, the fact that the existing structure has three doors, with two exiting onto 9th Street causes an undue hardship for the Applicant. These doors are indicia of the prior commercial uses and history of the Property, and could not be removed from the structure if it was to be used as a residential dwelling due to the restrictions within the Shaw Historic District. Retaining these doors, as would need to occur, would result in an awkward residential structure that would be difficult to sell and/or rent, especially in light of the large supply of other, more traditionally designed dwellings in the neighborhood.

Moreover, based on the Applicant's reliance on what he understood to be the commercial uses permitted on the Property, he has made significant purchases of custom-fit commercial kitchen appliances and equipment including multiple kitchen-grade ranges, an expandable walk in cooler, and a high-grade combination oven, costing more than \$90,000, not including the additional expenses for customized works and deposits already expended. Much of this equipment was specifically designed to fit the unique space constraints of the kitchen area, and cannot be resold or returned to the seller. Further, he has spent significant funds designing and processing the plans necessary to obtain the building permits required to

create this unique dining experience. Like the significant funds spent on equipment, this money would be completely lost if the subject use permit is not approved.

Without the requested relief, the Applicant would not be able to use this Property as a high-quality, unique restaurant experience that has been determined to be an asset to the community and would suffer a significant financial loss that cannot be recouped. Also, it is important to note that if the use permit is not granted, the neighborhood would permanently lose the ability to have commercial uses on this Property, despite the fact that it had historically been used in that manner.

C. No Substantial Detriment to the Public Good Nor Substantial Impairment to the Intent, Purpose and Integrity of the Zoning Plan

There will be no substantial detriment to the public good and no substantial impairment to the intent, purpose, and integrity of the zone plan by approving the zoning relief. The proposed project allows restaurant use on the Property continuing a long history of commercial uses thereon. Indeed, the proposed development returns the Property to its prior, commercial use, and buffers properties to the east from Rhode Island Avenue cut-through traffic along Q Street by reinstating commercial uses on the corner lot. In addition, the proposed project adequately balances the zoning regulations' goals for providing a diverse and adequate mix of uses. Finally, this project is an appropriate link between Square 0365 along 9th Street, which has historically been used for commercial uses and all the other lots on northwestern side of 9th that are used for commercial purposes. For these reasons, approval of the zoning relief requested will not cause a detriment to the public good or zone plan.

VI. COMMUNITY OUTREACH

Following the submission of the Initial Application, the Applicant has done considerable community outreach. The Applicant presented before the ANC 6E's Development and Zoning Committee on August 25, 2015, which recommended approval. On September 1, 2015, the Applicant went before

the full ANC 6E. On that date, the ANC unanimously supported approval of the subject Application, concluding that the project would be an asset to the community.

In connection with the ANC's support, the Applicant agreed to the following conditions:

1. Trash and Recyclables, including waste oil, will be stored in the fenced in area at the west of the building, with all trash service being accomplished from that rear location. No trash or recyclables will be stored in public space on either 9th Street or Q Street, NW, regardless of whether said space is considered "parking" and maintained by the property owner under an easement.
2. Recyclables will not be placed in dumpsters after 9:00pm or before 9:00 am, in order to avoid associated noises from disturbing adjacent residential neighbors in the later evening or early morning hours. Likewise, collection of trash and recyclables by licensed haulers will not take place during these hours, for the same reason.
3. No vehicles associated with the property, the business or any parties, including owners and employees, shall be parked on public space on the 9th or Q Streets, NW sides of the property or in the vacant area on the west side of the building on the property at any time. It is understood and accepted that as part of the use of the property as a restaurant, no Residential Parking Permit(s) can be issued to any vehicle registered at the address 1544 9th Street, NW.
4. The Shaw Bijou will engage a valet parking service to provide parking for the restaurant's customers during all hours of operation. It is our intention to not cause any burden on our neighbors as a result of the operation of The Shaw Bijou.
5. It is understood that any alternations to the exterior of the building at 1544 9th Street, NW and any signage for the restaurant must be approved by the DC Office of Planning's Historic Preservation Office, as the property is located within the boundaries of the Shaw Historic District. As such, the Application will submit all requests to the appropriate agency for review and approval prior to any work commencing.
6. It is the intention of The Shaw Bijou that the green space or "parking" area on the Q Street side of the building at 1544 9th Street, NW will not be used for outdoor seating for the restaurant, but will instead be maintained as a green space, including a garden where herbs and vegetables for use in the restaurant's kitchen may be grown. If this green area is to be fenced, it is understood that permits must be applied for and approved by the DC Office of Planning's Historic Preservation Office, and that said fencing shall be of a character consistent with historic fencing found in Shaw Historic District.
7. The small curb cut on the Q Street side of the property will be eliminated and restored to its normal original condition, at the property owner's sole expense, including costs of permits and all construction necessary to accomplish this work.

VII. WITNESSES

The following witnesses will appear on behalf of the Applicant:

1. Kelly Gorsuch, on behalf of the Applicant
2. Any other witnesses necessary.

VIII. CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards for variance relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests that the Board grant the application.

Respectfully submitted

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP



Meridith H. Moldenhauer
1912 Sunderland Place, N.W.
Washington, D.C. 20036
(202) 429-9000

Exhibit A

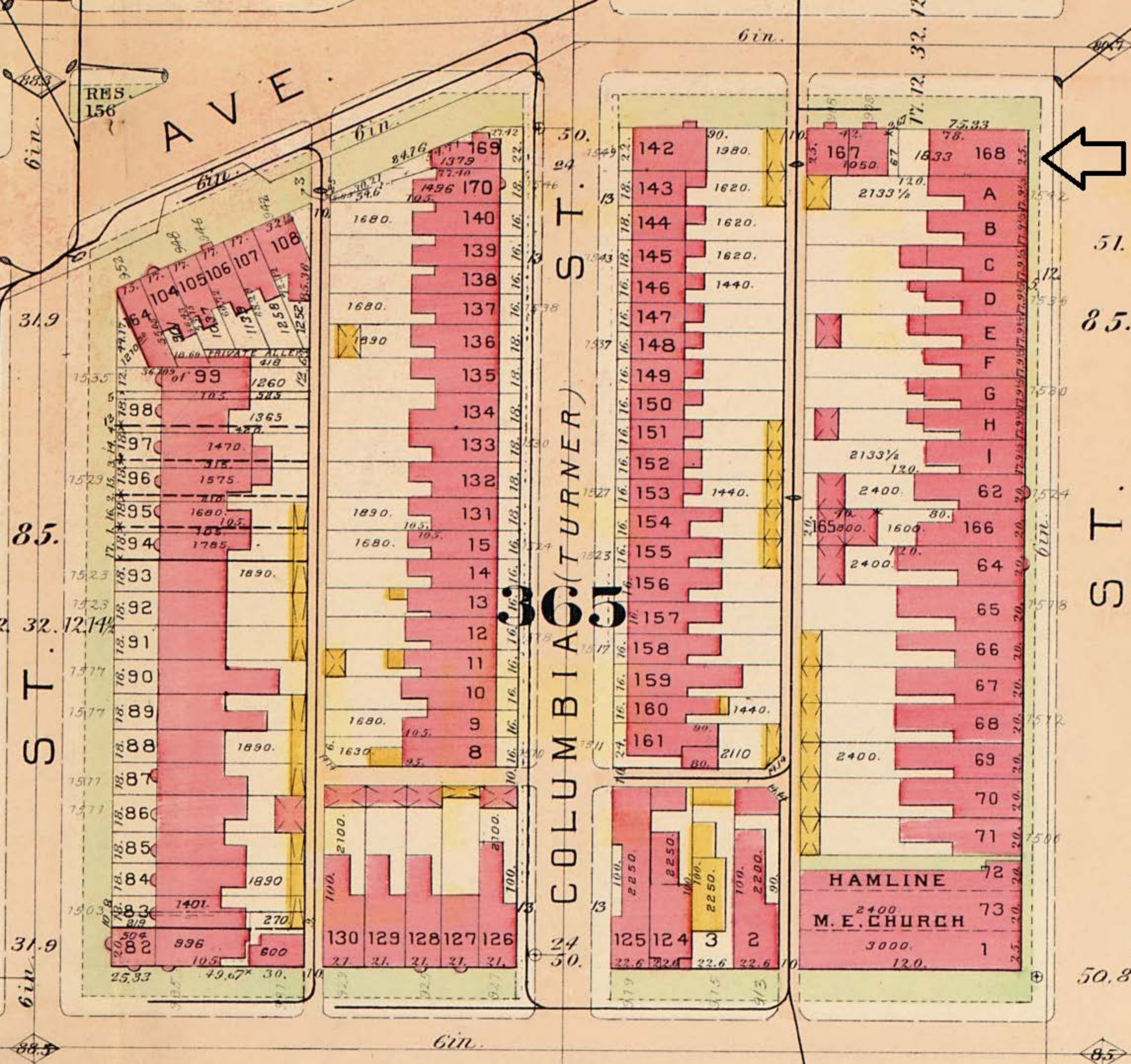


Exhibit B

Exhibit C

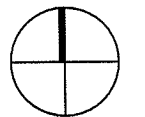
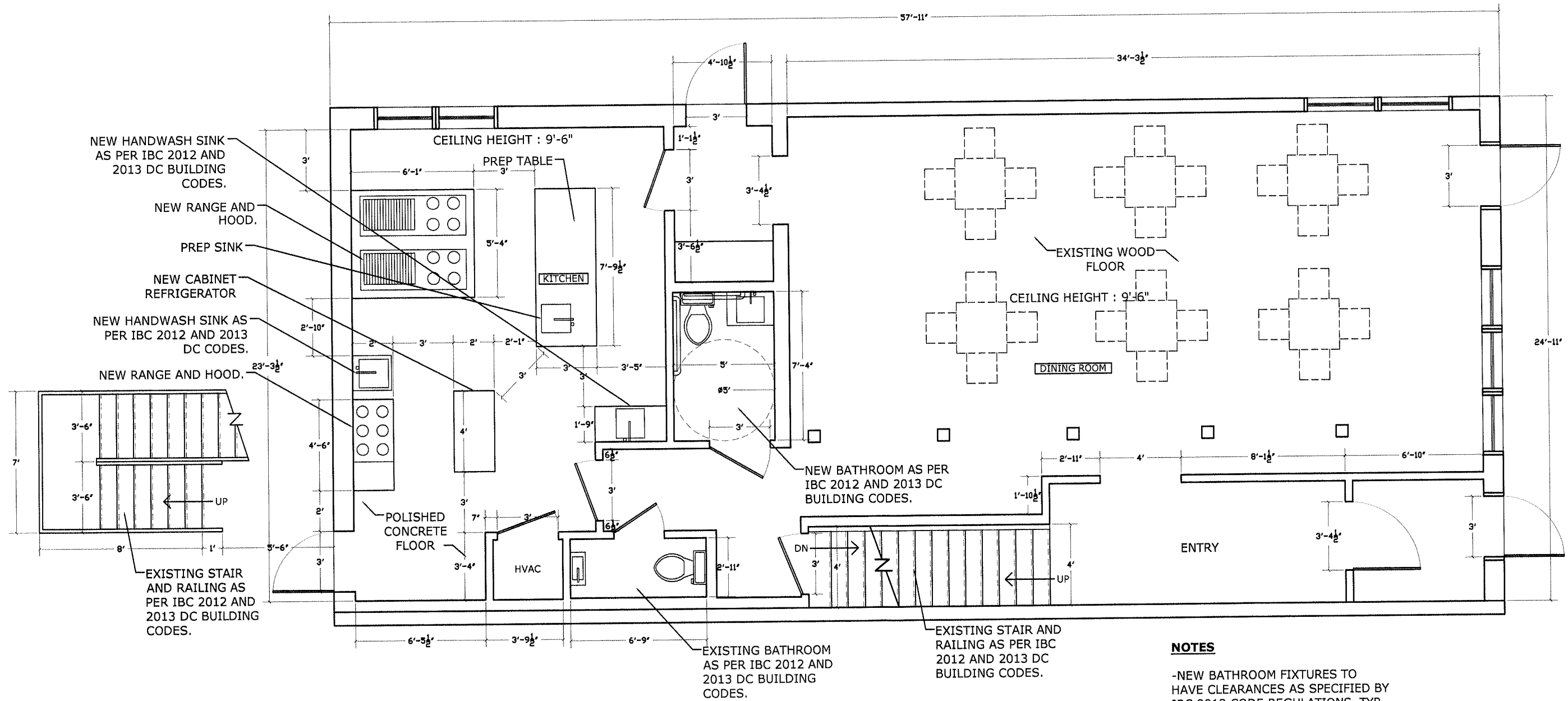


ELECTRICAL CONTRACTOR
SALES - SERVICE - INSTALLATIONS - CALL 204-8912

1530

DEAF
CHILD

Exhibit D



DRAWING TITLE:

PROPOSED FIRST
FLOOR PLAN

DATE:
JANUARY 9, 2015

SCALE : 3/16" = 1'-0"

SUBMISSION:

PERMIT

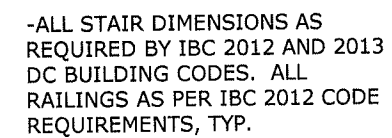


Exhibit E

Department of Consumer and Regulatory Affairs
 Building and Land Regulation Administration
 441 North Capitol Street N.E. room 2100
 Washington D.C. 20002
 Tel (202) 442-4470 Fax (202) 442-4862

Government
 of the District
 of Columbia
 D12A944

C of O

CERTIFICATE OF OCCUPANCY

PERMIT NO.

CO 31806

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

DATE : 4/3/02

ADDRESS : 1544 9TH ST NW		FLOOR(S): FIRST, FL.	PRCLID : (square) (lot)		WARD : ZONE :
PERMISSION IS HEREBY GRANTED TO: CORPORATION : DAREAM INC. ID No.: 952088			TRADING AS: PHILLY STEAK PIZZA FACTORY		
APPROVED USES : OTHER - SEE DESCRIPTION			PREVIOUS USES : OTHER - SEE DESCRIPTION		
TYPE : CHANGE OF OWNERSHIP	BZA NO. :	OCCUPIED SQ. FOOTAGE: 365	OCCUP. LOAD:	EXPIRATION DATE: NONE	
DESCRIPTION OF USE PREVIOUS USE= DELICATESSEN/RETAIL- PROPOSE USE= DELICATESSEN/RETAIL					FEE : \$57.00
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.					
David A. Clark DIRECTOR		PERMIT CLERK: THINGOC MACXOAN			

★ ★ ★
8LRA-17
(Rev. 11/91)

District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration Zoning Division
P.O. BOX 37200 — Washington, D.C. 20013-7200

No. B 172406

CERTIFICATE OF OCCUPANCY

July 25, 1995
(date)

Permission is hereby granted to Mariam, Inc.
to use suite(s) First on the First floor(s)
of the building located on lot(s) 813 square 365
known as premises 1544 9th Street, N.W. for the following
purpose(s) Delicatessen / Retail
Not Sexually Oriented

BZA #: _____ EXPIRATION DATE: _____

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES
AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY
for the premises, 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.

ZONE R-4 FEE \$ 32.80

Aubrey H. Edwards, Director

By _____

Designee

OFFICE COPY

SCANNED 2.23.96

C-73742

BLRA-17
(Rev. 6/85)

District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration Zoning Division
P.O. BOX 37200 — Washington, D.C. 20013-7200

No. B 162301

CERTIFICATE OF OCCUPANCY

February 11, 1992
(date)

Permission is hereby granted to Birikisu Salami & Olakunle Oluwo
to use suite(s) _____ on the first floor(s) _____
of the building located on lot(s) 813 square 365
known as premises 1544 - 9th Street, N.W. for the following
purpose(s) Retail Grocery Store/Delicatessen - no seating
Not sexually oriented

BZA #: _____ EXPIRATION DATE: _____ [su]

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES
AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY
for the premises, 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.

ZONE R-4 FEE \$ 27.00

Donald G. Murray, Director

By Don G. Murray
Designee

OFFICE COPY

86-P-3601 wd112

SCANNED 2.23.98

C-75342



District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration Zoning Division
P.O. BOX 37200 — Washington, D.C. 20013-7200

No. B 160510

CERTIFICATE OF OCCUPANCY

Feb. 27, 1991
(date)

Permission is hereby granted to ST. MARTHA'S GROCERY, INC.
to use suite(s) _____ on the basement, first & second floor(s)
of the building located on lot(s) 813 square 365
known as premises 1544 9th Street, N.W.
purpose(s) Delicatessen/Grocery - no seats for the following
Not sexually oriented.

BZA #: _____ EXPIRATION DATE: _____

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES
AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY
for the premises, 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.

ZONE R-4 FEE \$ 27.00

Donald G. Murray, Director

By

Designee

OFFICE COPY

86-P-3601 wd112

SCANNED 2.29.96
C-23742

Form LII-P-601
(Rev. 2/82)

CERTIFICATE OF OCCUPANCY

No. B145732

Washington, D.C., June 13, 19 86

Permission is hereby granted to ST. MARTHA'S GROCERY, INC.
to use the second floor(s) of the building located on Lot 813 Square 365
known as premises 1544 9th Street, N.W. for the following
purpose(s): Social Service Center
Not sexually oriented.

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES
AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated,
ONLY for the premises, 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.

ZONE R-4

FEE \$ 27.00

DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS GOV'T. OF DIST. OF COL.

LICENSE BRANCH COPY

By

Chief, Permit Branch

Permit Clerk

Form LII-P-601
(Rev. 2/82)

CERTIFICATE OF OCCUPANCY

No. B143375

Washington, D.C., Sept. 24, 19 85

Permission is hereby granted to ST. MARHA'S GROCERY, INC.

to use the first floor(s) of the building located on Lot 813 Square 365

known as premises 1544 9th St., N.W. for the following

purpose(s): Grocery

Not sexually oriented.

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, 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.

ZONE R-4

FEE \$ 27.00

DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS GOV'T. OF DIST. OF COL.

By [Signature] Chief, Permit Branch

Permit Clerk

OFFICE COPY

SCANNED 2.29.95

Form LII-P-601
(Rev. 2/82)

CERTIFICATE OF OCCUPANCY

No. B134326

Washington, D.C., 3/17/83, 19

Permission is hereby granted to ST. MARTHA'S U.B. CHURCH

to use the FIRST floor(s) of the building located on Lot 365 Square 813

known as premises 1544 9th St. N.W. for the following

purpose(s): GROCERY STORE (NOT SEXMALLY ORIENTED.)

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, 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.

DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS GOV'T. OF DIST. OF COL.
OFFICE COPY

ZONE

R4 CD1216

FEE \$ 27.80

Chief, Permit Branch

By

Permit Clerk

SCANNED 2.29.86

Form ED-P-601

CERTIFICATE OF OCCUPANCY

No. **B 89581**

Washington, D.C., **SEPT, 9**, 19 **74**

Permission is hereby granted to **COMMUNITIES REALITY PROJECT, INC.**

to use the **2ND** floor(s) of the building located on Lot **814** Square **365**

known as premises **1544 9TH STREET, N.W.** for the following

purpose(s): **SOCIAL SERVICE CENTER (CONTRACT NO. NS 1041-AA-NS-X-4-1A,**

PERMIT TO EXPIRE OCT. 31, 1974, DEPT. OF HUMAN RESOURCES)

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, 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.

DEPT. OF ECONOMIC DEVELOPMENT, GOVT. OF DIST. OF COL.

ZONE **R-4**

FEE \$ **16.00**

Chief, Permit Branch

By **WYATT CA STUBBS**
Permit Clerk

OFFICE COPY

Form ID: P-601

CERTIFICATE OF OCCUPANCY

No. **B 84998**Washington, D.C., **MARCH 12**, 19 **73**Permission is hereby granted to **MATTIE DAVIS**to use the **FIRST** floor(s) of the building located on lot **813** Square **365**known as premises **1544 9TH STREET, N.W.** for the followingpurpose(s): **GROCERY STORE**

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, 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.

DEPT. OF ECONOMIC DEVELOPMENT, GOV. OF DIST. OF COL.

ZONE
R-4FEE \$ **16.00**

Chief, Permit Branch

by **BARBARA ANN TANNER**

Permit Clerk

OFFICE COPY

☐		840533		7/25/95 5:34 PM	APP CERT OCCUP	1544 9TH ST	NW	B172406	PHILADELPHIA STEAK & PIZZA FACTORY
☐		840516		7/1/99 5:34 PM	APP CERT OCCUP	1544 9TH ST	NW	B143395	ST MARTHA'S GROCERY INC
☐		840524		7/1/99 5:34 PM	APP CERT OCCUP	1544 9TH ST	NW	NOT READ/AVAIL	ST. MARTHAS GROCERY INC.
☐		840526		7/1/99 5:34 PM	APP CERT OCCUP	1544 9TH ST	NW	NOT READ/AVAIL	ST. MARTHAS GROCERY INC.
☐		840525		7/1/99 5:34 PM	APP CERT OCCUP	1544 9TH ST	NW	NOT READ/AVAIL	ST. MARTHAS GROCERY INC.
☐		840527		7/1/99 5:34 PM	APP CERT OCCUP	1544 9TH ST	NW	NOT READ/AVAIL	ST. MARTHAS GROCERY INC.
☐		840528		7/1/99 5:34 PM	APP CERT OCCUP	1544 9TH ST	NW	NOT READ/AVAIL	ST. MARTHAS GROCERY INC.
☐		840529		7/1/99 5:34 PM	APP CERT OCCUP	1544 9TH ST	NW	NOT READ/AVAIL	ST. MARTHAS GROCERY INC.
☐		840530		7/1/99 5:34 PM	APP CERT OCCUP	1544 9TH ST	NW	NOT READ/AVAIL	ST. MARTHAS GROCERY INC.
☐		840531		7/1/99 5:34 PM	APP CERT OCCUP	1544 9TH ST	NW	NOT READ/AVAIL	ST. MARTHAS GROCERY INC.
☐		3341850		4/3/02 6:56 PM	APP CERT OCCUP	1544 9TH ST	NW	31806	DAREAM INC.
☒		2069231		11/21/63 12:57 PM	CERT OCCUP	1544 9TH ST	NW	B43883	DOROTHY POLIKOFF
☒		2069233		3/12/73 12:57 PM	CERT OCCUP	1544 9TH ST	NW	B84998	MATTIE DAVIS
☒		2069235		9/9/74 12:57 PM	CERT OCCUP	1544 9TH ST	NW	B89581	COMMUNITIES REALITY PROJECT INC
☒		840537		3/17/83 5:34 PM	CERT OCCUP	1544 9TH ST	NW	B134326	ST. MARTHA'S U.B, CHURCH
☐		840512		9/24/85 5:34 PM	CERT OCCUP	1544 9TH ST	NW	B143375	ST. MARTHA'S GROCERY, INC.
☐		840513		9/24/85 5:34 PM	CERT OCCUP	1544 9TH ST	NW	B143375	ST. MARTHA'S GROCERY, INC.
☒		840534		6/13/86 5:34 PM	CERT OCCUP	1544 9TH ST	NW	B145732	ST. MARTHA'S GROCERY, INC.
☒		840535		6/13/86 5:34 PM	CERT OCCUP	1544 9TH ST	NW	B145732	ST. MARTHA'S GROCERY, INC.
☒		840522		2/27/91 5:34 PM	CERT OCCUP	1544 9TH ST	NW	B160510	ST. MARTHA'S GROCERY, INC.
☒		840517		2/11/92 5:34 PM	CERT OCCUP	1544 9TH ST	NW	B162301	BIRIKISU SALAMI & OLAKUNLE OLUWO
☒		840532		7/25/95 5:34 PM	CERT OCCUP	1544 9TH ST	NW	B172406	MARIAM, INC
☒		3341854		4/3/02 6:56 PM	CERT OCCUP	1544 9TH ST	NW	31806	DAREAM INC.

Dhedgeman | Tuesday, August 25, 2015

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☐	 2069232 	11/19/63 12:57 PM	APP CERT OCCUP	1544 9TH ST	NW	B43883	DOROTHY POLIKOFF
☐	 2069234 	3/12/73 12:57 PM	APP CERT OCCUP	1544 9TH ST	NW	B84998	MATTIE DAVIS
☐	 840538 	3/17/83 5:34 PM	APP CERT OCCUP	1544 9TH ST	NW	B134326	ST. MARTHA'S VARIETY STORE
☐	 840536 	6/13/84 5:34 PM	APP CERT OCCUP	1544 9TH ST	NW	B145732	ST MARTHA'S GROCERY INC
☐	 840514 	9/24/85 5:34 PM	APP CERT OCCUP	1544 9TH ST	NW	NOT READ/AVAIL	ST MARTHA'S GROCERY INC
☐	 840515 	9/24/85 5:34 PM	APP CERT OCCUP	1544 9TH ST	NW	B143395	ST MARTHA'S GROCERY INC
☐	 840523 	7/10/90 5:34 PM	APP CERT OCCUP	1544 9TH ST	NW	B160510	ST. MARTHAS GROCERY INC.
☐	 840518 	2/5/92 5:34 PM	APP CERT OCCUP	1544 9TH ST	NW	B162301	DUNHAB INC T/A PHILADELPHIA STEAK PLUS
☐	 840519 	2/5/92 5:34 PM	APP CERT OCCUP	1544 9TH ST	NW	NOT READ/AVAIL	DUNHAB INC T/A PHILADELPHIA STEAK PLUS
☐	 840520 	2/5/92 5:34 PM	APP CERT OCCUP	1544 9TH ST	NW	NOT READ/AVAIL	NOT READ/AVAIL
☐	 840521 	2/5/92 5:34 PM	APP CERT OCCUP	1544 9TH ST	NW	NOT READ/AVAIL	DUNHAB INC T/A PHILADELPHIA STEAK PLUS

Form ST P-601

CERTIFICATE OF OCCUPANCY

No. B 43883

Washington, D.C., NOV. 21ST 1963

Permission is hereby granted to DOROTHY POLIKOFF

to use the FIRST floor(s) of the building located on Lot 813 Square 365

known as premises 1544 9TH STREET, N.W. for the following

purpose(s): GROCERY STORE

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, 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.

DEPT. OF LICENSING & INSPECTION, (MCHT. OF DIST. OF COA.

ZONE R-1

FEE \$ 10.00

Chief, Permit Branch

[Signature]
Permit Clerk

OFFICE COPY

SEE IMPORTANT NOTICE ON REVERSE SIDE HEREOF

Exhibit F



0365

0813

07/11/2004