Department of Consumer and Regulatory Affairs
Building and Land Regulation Adminstration
941 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 BLRA 94A

C of O

CERTIFICATE OF OCCUPANCY

PERMIT NO.

CO 50899

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

DATE : 3/20/2003

ADDRESS	FLOOR(S)	PRCLID : 2536 (square) -0000- 0150 (lot)
2005 COLUMBIA RD NW	BASEMENT 1ST, 2ND 3RD & 4TH FLOORS	WARD : 1 ZONE : R5C

PERMISSION IS HEREBY GRANTED TO	TRADING AS:
SOLE PROPRIETOR : LUCIA & CLAUDIO ROSAN	

APPROVED USES	PREVIOUS USES
ROOMING HOUSE	ROOMING HOUSE

TYPE	BZA NO. :	OCCUPIED SQ. FOOTAGE:	OCCUP. LOAD:	EXPIRATION DATE:
CHANGE OF OWNERSHIP		5,377	8	NONE

DESCRIPTION OF USE:	FEE :
ROOMING HOUSE	$77.00

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

BZA
Case No. 17044
Exhibit No. 7

Board of Zoning Adjustment
District of Columbia
CASE NO. 17044
EXHIBIT NO. 7

Previous USE INFORMATION

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Consumer and Regulatory Affairs
Business Services Division
Business Regulation Administration
941 N. Capitol St. N.E. Room 100
Washington, D.C. 20002

LICENSE

LICENSE TYPE, ISSUED NAME AND ADDRESS

LICENSE 30000829

DATE ISSUED 2000/01/12

VALID FOR THE PERIOD
2000/02/01 - 2002/01/31

ROOMING HOUSE
304 54740

Units 15

It is a violation of the DC regulation 73-22 "Human Rights Law" to discriminate for any reason other than that of individual merit, including but not limited to discrimination by reason of race, color, religion, national origin, sex, age, marital status, personeal appearance, sexual orientation, family responsibilities, matriculation, political affiliation, physical handicap, source of income, and place of residence or business. Failure or refusal to comply with the above shall be a proper basis for the revocation or suspension of this license.

MAILING NAME AND ADDRESS

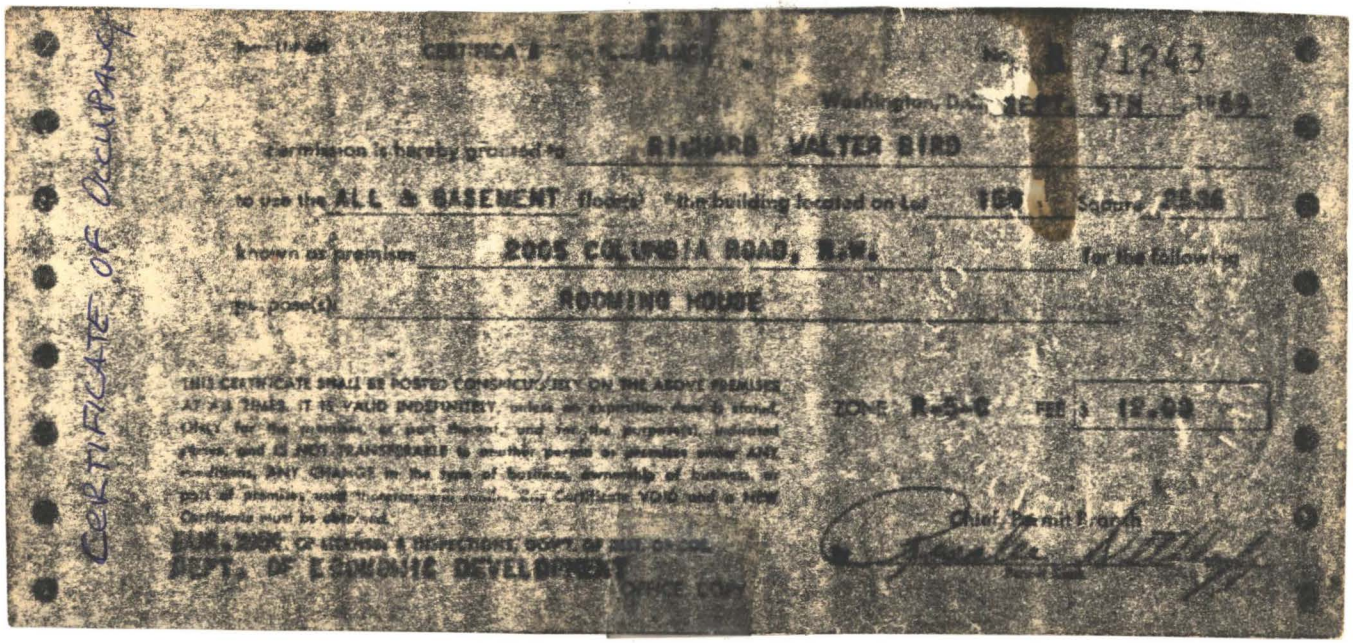
BIRD RICHARD WALTER
2005 COLUMBIA RD NW
WASHINGTON DC 20009

BIRD,RICHARD
2005 COLUMBIA RD NW
WASHINGTON DC 20009

Lloyd J. Jordan
DIRECTOR

THE LAW REQUIRES THIS LICENSE TO BE POSTED

Audit No. TTH 35620


CERTIFICATE OF OCCUPANCY

No. 71243

Washington, D.C. SEPT. 5TH 1969

Permission is hereby granted to RICHARD WALTER BIRD

to use the ALL & BASEMENT floors of the building located on Lot 168 Square 2536

known as premises 2005 COLUMBIA ROAD, N.W. for the following

purpose(s) ROOMING HOUSE

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated (May) for the premises, or part thereof, and for the purpose(s) indicated above, and IS NOT TRANSFERABLE to another person or another address. ANY CHANGE in the type of business, ownership of business, or part of premises would require a new Certificate. VOID and a NEW Certificate must be obtained.

ZONE R-5-B FEE $ 12.00

Chief, Permit Branch

DEPT. OF ECONOMIC DEVELOPMENT

OFFICE COPY

OF THE
DISTRICT OF COLUMBIA

Transient Rooms

Housing and Environmental Regulation Administration
Rental Accommodations and Conversion Division
614 H Street, N.W., 4th Floor, Washington, D.C. 20001

RENTAL ACCOMMODATIONS & CONVERSION DIVISION RECEIVED
Aug 14 2 39 PM '91

Registration/Claim Of Exemption Form

(PLEASE PRINT IN INK)

For Official Use Only

- ☐ New Registration
- ☐ Continuing Registration
- ☐ New Rent Ceiling Established
- ☐ Claim of Exemption

INTAKE REVIEW

- ☐ General Information
- ☐ Exemption Information
- ☐ Rate of Return Information
- ☐ Service and facilities Information
- ☐ Base Rent Information Challenge Date _____
- ☐ Notice of Correction Mailed
- ☐ Correction Received Date _____

Intake Reviewer

_____
Name

FINAL REVIEW AND APPROVAL

- ☐ Final Approval
- ☐ Mailing of Receipt Date _____

Intake Reviewer

_____
Initials

CUSTOMER NO:	AUDIT # EX5149B
CATEGORY NO:	0150 Lot # / 2536 Square #
FEE: $	

PLEASE READ INSTRUCTIONS FIRST

1. Name of Applicant (If Corporation or Partnership, Complete Box to Right): RICHARD W BIRD

2. Partnership or Incorporating Information — Check ☐ Partnership ☐ Corporation — List Partners or Officers

3. Trade Name of Business, If Any: SELF or "2005"

President or Partner

4. Billing Name: RICHARD W. BIRD

Vice President or Partner

5. Billing Address: Richard W. Bird, 2005 Columbia Rd NW. Zip: 20009

Secretary or Partner

6. Home Address of Applicant: 2005 Columbia Rd. NW

Treasurer or Partner

7. Corporation's and Non-D.C. Resident Applicant's Agent — Name: n/a — D.C. Address:

Other

8. Name of Person to Receive Notices: same as #1, Richard W Bird — 9. Telephone Number: 2280727

State of Incorporation — Year

10. Owner of Building — Name: same as Richard W. Bird — Address: 2005 Columbia Rd. NW

11. Address of Premises Applied For: 2005 Columbia Rd. NW

12. D.C. WARD #: 3

13. Certificate of Occupancy No.: B 71243

Rooming House / Apt.	No. of Apartments	No. Efficiencies	1-B.R.	2-B.R.	3-B.R.
15 beds	3 Residential rooms 4 transient rooms	1 room or less 6 or more	n/a	n/a	n/a

B ☐ Registered ☑ Exempt

C Name of the management agent or company: self

Name of the property manager: _____

Address of the management agent or company: _____

Telephone number of management agent or company: _____

CERTIFICATION: I, the undersigned owner or agent, certify that the information provided on this form is complete and accurate. If other than the owner, I certify that I have the authority from the owner to make such certification. In signing this form, I understand that the filing of false statements with the Rental Accommodations and Conversion Division is subject to a fine of up to $5,000, pursuant to the Rental Housing Act of 1985.

14. Signature of Owner/Agent	15. Date	16. Telephone No.
Richard W. Bird	31 July '91	(202) 3280727

Department of Consumer and Regulatory Affairs
Housing and Environmental Regulation Administration
Rental Accommodations and Conversion Division
614 H Street, N.W., 4th Floor, Washington, D.C. 20001

CERTIFICATE OF REGISTRATION/CLAIM OF EXEMPTION FOR: 2005 Columbia Rd. NW
Property Address

RACD Registration Number _____

RACD Claim of Exemption Number 5149B

88 – PD443 and 133

PART II CLAIM OF EXEMPTION FORM

If you indicated in Section B on page One that the property is exempt, please provide the following information. In accordance with provisions of Section 205 of the Rental Housing Act of 1985, this property is exempt for the following reason:

A. (✓) Unit(s) whose owner(s) hold and operate four (4) or fewer rental units. §205(a) (3) t Sc103, Pa33. also Sc 103, Pa 14, (excludes from it coverage any structure etc)
B. ( ) Unit(s) owned or subsidized by the District or the Federal Government. §205(a) (1).
C. ( ) Building constructed after December 31, 1975. §205(a) (1).
D. ( ) New units in existing building for which the initial Certificate of Occupancy was issued after January 1, 1980. §205(a) (2).
E. ( ) Building continuously vacant and not subject to rental agreement since January 1, 1985. §205(a) (4).
F. ( ) Building previously exempt under §206(a) (4) of the Rental Housing Act of 1980. (D.C. Law 3-131).
G. ( ) Rented cooperative unit(s) whose owner(s) hold and operate four (4) or fewer rental units. §205(a) (5) as amended.
H. ( ) Building for which a Distressed Property Improvement Plan has been executed under the Distressed Property Improvement Program of Title VIII of the Act. §205(a) (6).
I. ( ) Building for which a Building Improvement Plan has been executed under the Apartment Improvement Program or other DHCD multi-family assistance programs. §205(a) (7).

If you checked A or K above list the names of each natural persons having DIRECT or INDIRECT interest in the housing accommodation.

NAME	ADDRESS	TELEPHONE
Richard W. Bird	2005 Columbia Rd NW	202 3280727

DO THE ABOVE NAMED PERSONS HAVE AN INTEREST IN ANY OTHER RENTAL UNIT IN THE DISTRICT OF COLUMBIA? YES ( ) NO (✓)

PROVIDED A DESCRIPTION OF ALL OTHER RESIDENTIAL RENTAL PROPERTIES IN WHICH THE ABOVE NAMED PERSON(S) HAVE A DIRECT OR INDIRECT INTEREST.

PROPERTY ADDRESSES:	NUMBER OF UNITS;

SERVICES AND FACILITIES PROVIDED AS OF September 1, 1983

SERVICES AND FACILITIES PROVIDED AS PART OF RENT

CHECK IF PROVIDED:

Cooking Range	☐	Cooking Gas	☐
Dishwasher	☐	Hot Water	☑
Refrigerator	☐	Parking	☐
Garbage Disposal	☐	Exterminator	☐
Washing Machine in Unit	☐	Secretarial Service	☐
Dryer in Unit	☐	Security Guards	☐
Air Conditioning	☐	Laundry Room	☐
Elevator	☐	Washer, Coin Operated	☐
Water and Sewage	☑	Dryer, Coin Operated	☐
Electricity	☑	Storage Room	☐
Heat	☑	Intercom	☐
Other T.V. room		Other	

OPTIONAL SERVICES

CHECK IF PROVIDED:

		$ Monthly Cost
Washing Machine in Unit	☐	
Dryer in Unit	☐	
Air Conditioning	☐	
Furniture	☐	
TV Antenna	☐	
TV Cable	☐	
Parking	☐	
Community Room	☑	
Swimming Pool	☐	
Other		

CERTIFICATION OF COMPLIANCE

☑ I/We certify that this property is in compliance with the D.C. Housing Regulations and, to the best of my knowledge, has no outstanding substantial violations.

☐ I/We have attached a list of all substantial violations of the D.C. Housing Regulations which, to the best of my/our knowledge, exist at this property.

Richard W. Bird

Signature (owner, agent)

Richard W. Bird

Name (owner, agent)

GOVERNMENT OF THE DISTRICT OF COLUMBIA – DEPARTMENT OF FINANCE AND REVENUE

NOTICE OF PROPOSED REAL PROPERTY ASSESSMENT FOR TAX YEAR 1992

1992 REAL PROPERTY TAX YEAR IS JULY 1, 1991 TO JUNE 30, 1992

SQUARE	SUFFIX	LOT	NOTICE DATE
2536		0150	02/27/91

PROPERTY ADDRESS: 2005 COLUMBIA RD NW

LAND USE CODE: 29

PROPERTY: 037 INN

	ASSESSED VALUE TAX YR 1991	CHANGE IN VALUE AMOUNT	CHANGE IN VALUE PERCENT	PROPOSED ASSESSED VALUE* TAX YR 1992
LAND	143,550	0	.0	143,550
BUILDING	151,450	0	.0	151,450
TOTAL	295,000	0	.0	295,000

CHARLOTTE V & R W BIRD

2005 COLUMBIA RD NW
WASHINGTON DC 20009

CURRENT TAX CLASS: 3

*RESULTING FROM ANNUAL REVALUATION
IMPORTANT INFORMATION ON REVERSE SIDE
SEE ENCLOSED HANDBOOK FOR FURTHER INFORMATION

/90) THIS IS NOT A TAX BILL

District of Columbia

Department of Finance and Revenue

HOTEL OCCUPANCY TAX RETURNS

BIRD RICHARD
BIRD RICHARD W
2005 COLUMBIA ROAD NW
WASHINGTON DC 20009

1991

Tax ID#: 2536//0150 ** PUBLIC RECORD **

Tax ID#: 2536//0150 **County:** DC
PROPERTY ADDRESS: 2005 COLUMBIA RD, NW , WASHINGTON, DC 20009-1310
Incorporated City: WASHINGTON DC Legal Subdiv/Neighborhood: KALORAMA
OWNER: R W BIRD, Phone #: () Abs Owner: N
MAIL ADDRESS: 2005 COLUMBIA RD, NW , WASHINGTON, DC 20009-
LEGAL DESCRIPTION:

Mag/Dist #:	Lot: 0150	Block/Square: 2536	Tax Map: 2536	0150	
Elec Dist: 1	Legal Unit #:	Grid:	Map: 29-C		
Section:	Blk Suffix:	Subdiv Ph:	Addl Parcel Flag/#: /		
Map Suffix:	Suffix:	Parcel:	Sub-Parcel:		
TOTAL TAX BILL: $6,871	State/County Tax:		City Tax: $6,871	Tax Levy Yr: 2002	
Front Foot Fee:	Spec Tax Assmt:		Refuse:	Tax Rate: 1.85	
Tax Class: 2/T	Homestd/Exempt Status: 0		Exempt Class:	Mult. Class:	

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use	Taxable Assessment
2002	$371,400	$172,260	$199,140	$	State: $
Previous	$303,455	$172,260	$131,195	$	Municipal: $
Early	$303,455	$172,260	$131,195	$	City: $

DEED	Deed Liber:	Deed Folio:	Deed Type:
Transfer Date	Price	Grantor	Grantee

PROPERTY DESCRIPTION

Year Built: 1900	Zoning: R5C	Census Trct/Blck: 4001/2	Irregular Lot:
Square Feet: 1,914	Acreage: 0.04	Land Use: Commercial	
Property Class: 037	Plat Liber/Folio: /	Property Card:	
Zoning Desc: GEN RES-MEDIUM DENSITY		Quality/Grade: GOOD	
Prop Use: INN			

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction	Brick				
Story					
Area					

Ext Wall: Concrete Block		Roofing: Shingle - Composite	Foundation:	
Stories: 1	Units:	Style:		Year Remodeled: 0
Total Building Area: 5,377		Living Area:	Base Sq Ft:	
Roof Type: FLAT				
Rooms: 0	Bsmt Type: Not Specified	Fireplaces:		Garage Type:
Bedrooms: 0	Bsmt Tot Sq Ft: 1037	Fireplace Type:		Garage Sq Ft:
Full Baths: 0	Bsmt Fin Sq Ft:	Attic Type:		Gar Constr:
Half Baths: 0	Bsmt Unfin Sq Ft:	Attic Sq Ft:		Garage Spaces:
Baths: 0	Air Cond:			
Gas:	Heat:	Sewer:	Fuel:	
Electric:	Water:	Underground:	Walls:	

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Information is believed to be accurate, but
should not be relied upon without verification.

COPY

2005 Columbia Road NW
Washington, DC 20009
November 12 , 1985

Rent Administrator
Government of the District of Columbia
Department of Regulatory and Consumer Affairs
Washington, DC 20001

Re: 2005 Columbia Road, NW (Rooming House--Rental Part of Home)

Explanation--Part II

The above premises constitute part of my home which I rent out mostly to visiting transient students and youth hostelers. Basis the provisions of D.C. Law 6-10 please consider this a claim for exemption of the above premises. Specifically said law makes provisions for housing accommodations (rooms) for transients, i.e., guests staying less than 90 days, excluding such from its coverage. Section 103, Pa 14 of this law stipulates:

> "Housing accommodation" means any structure or building in the District containing 1 or more rental units and the land appurtenant thereto. The term "housing accommodation" does not include any hotel or inn with a valid certificate of occupancy or any structure, including any room in the structure, used primarily for transient occupancy, and in which at least 60% of the rooms devoted to living quarters for tenants were used for transient occupancy as of May 20, 1980. For the purpose of this act, a rental unit shall be deemed to be used for transient occupancy only if the landlord of the rental unit is subject to and pays the sales tax imposed by section 114(1)(3) of the District of Columbia Sales Tax Act, approved May 27, 1949 (63 Stat. 112; D.C. Code, sec. 47-2001(n)(1)(C)." (Underlining for emphasis only--not in original)

As the housing provider I have been registered since 1976 for, and have paid (and continue to pay) both the applicable sales & hotel occupancy taxes, including said date of May 20, 1980, retaining at least 60% of the commercial living quarters for transient occupancy. Thus, the Act expressly excludes the above premises from its coverage.

D.C. Law 6-10 further excludes the above premises from its coverage basis Pa 3, Section 205 which excludes:

> "Any rental unit in any housing accommodation of 4 or fewer rental units, provided:
> (A) The housing accommodation is owned by not more than 4 natural persons;
> (B) None of the housing providers has an interest, either directly or indirectly, in any other rental unit in the District of Columbia."

Section 103, Pa 33, stipulates that the term "rental unit" means "any part of a housing accommodation which is rented or offered for rent for residential occupancy and includes any apartment, efficiency apartment, room..." (underlining not in original). "Residential occupancy" in contrast to transient occupancy is, basis D.C. tax law, an occupancy over 90 days and I offer 3 such units only. The above premises constitute my sole residence and are not owned by more than 4 natural persons nor does the housing provider, i.e., myself, have any interest directly or indirectly in any other rental unit in the District of Columbia. Thus D.C. law 6-10 exempts the above premises basis Pa 3 of Section 205 and excludes it from its coverage basis Pa 14 of Section 103.

Sincerely,

Richard W. Bird
Housing Provider

COPY

2005 Columbia Rd., N.W.
Washington, D.C. 20009
April 5, 1976

Rental Accomodation Office
Munsey Building
1329 E Street, N.W.
Washington, D.C. 20004

Dear Sir:

This letter is in reference to my former communication of August 14, 1976 in which I requested the return of the 2nd copy of my registration forms I forwarded you and in which I informed you of certain planed changes including offering of rooms for primarily transient use.

Said changes have been completed making this housing accomodation one which in accordance with Pa (m), Sec 201 of the Rental Housing Act of 1985 is a transient housing accomodation and not a residential one, and therefore does not fall within the provisions of this act.

As of this date I have not received the requested second copy of my registration reflecting an assigned registration number. However, assuming the unit usage changes and statements meet with your approval and agreement such a number is no longer necessary.

Sincerely,

Richard W. Bird
Tel: 265-4365

ROOM RATES
(1986)

Inasmuch as this is not a hotel i.e., a rooming house build in 1900, people come here looking for bargains and as my main means of advertisement consists of referrals from former guests I cannot afford to disappoint them. Thus there in fact exists no set price for any room all prices are flexible and subject to negotiation. For this business year I anticipate an ask price of $13-16 for singles, $17-20 for doubles and $6 - 7 per person for suites*(these rates do not include 10% sales tax and $1 occupancy tax). Youth hostel members and foreign students with international student IDs will continue to be charged $7 for singles, $11 for doubles and $5 per person for suites. Singles will continue weekly between $55-65, doubles $75-85 and $95-115 for suites (excluding taxes). On those days of area hotel overflow such as on popular conventions, rates may be increased.

*generally 3-5 guests

Categories of Guests Residing at 2005 Columbia Rd., N.W.

1. Transient: Includes those guests sho stay up to 90 days. However generally transient guests stay between 1-3 days.

::

2. Permanent: Includes those guests who come to Washington on various occasions for business or other reasons and therefore maintain a unit on a monthly basis in order to assure themeselves of a place to stay while in D.C.

3. This building is operated like a hotel with no more than 40% of rental space being allocated for permanent residency i.e., guests who stay longer than 90 days.

Richard W. Bird
Owner/Mgr.