GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

DATE: January 28, 2004

TO: District of Columbia Board of Zoning Adjustment

THROUGH: JLS for
Andrew Altman, Director OP
Ellen McCarthy, Deputy Director OP

FROM: David J. McGettigan, AICP

SUBJECT: Board of Zoning Adjustment Case No. 17071
Rooths and Dao
1312 13th Street, N.W.
Square 243 Lot 12

Summary

The applicants seek a special exception from the provisions of 2003.1 to allow a change from one nonconforming use (laundry) to another nonconforming use, office. The subject property lies in the R-5-C zone and the Greater 14th Street Historic District.

Recommendation:

The Office of Planning recommends denial of the special exception based on the following findings:

- The change from one nonconforming use to another assumes that there is existing nonconforming use of the site. Title 11 DCMR §2005.1 specifically addresses this issue. "Discontinuance for any reason of a nonconforming use of a structure or of land, except where governmental action impedes access to the premises, for a period of more than three (3) years, shall be construed as *prima facie* evidence of no intention to resume active operation as a nonconforming use. Any subsequent use shall conform to the regulations of the district in which the use is located." No evidence has been provided to document that a

BZA
Case No. 17071
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17071
EXHIBIT NO. 26

non-conforming use has actually been in operation on the property within the last three years

- Title 11 DCMR §2003.5 states "in Residence Districts, the proposed use shall be either a dwelling, flat, apartment house, or a neighborhood facility." The proposed office use is not a neighborhood facility and commercially zoned property is within one block of the subject property.
- The request would be more appropriately considered as a use variance. The information provided has not indicated that the tests for a use variance can be met.
- Given the above the applicant's proposal does not meet the intent and purposes of the Zoning Regulations.

Background

The applicants, Edward B. Rooths and Nancy N. Dao, own 1312 13th Street, NW (Square 243 Lot 12). The property lies in the R-5-C Zoning District and contains approximately 2,147 square feet of land. The lot is improved with a three- and one-half story brick and stucco row dwelling. The second and third floors are occupied as 4 residential dwelling units. The first floor and basement were issued a certificate of occupancy for "laundry service (laundry & office space)" on June 13, 2003; however, there is no evidence of its operation or a business license.

The neighborhood is characterized by residential rowhouses that have been converted to multi-family dwellings and some multi-family dwellings. The nearest commercial district is a block west on 14th Street. The lot, at the middle of the block between N Street, NW and Logan Circle does not abut a public alley but is surrounded on its west, north and south by adjoining multi-family residential buildings. No parking or loading spaces are provided on the site.

Project Description

The proposed use is for an accounting, consulting and tax service business, which has been in operation, according to the applicant's statement, within the last three years. The applicants "were previously unaware that the current office use is not a clearly-permitted nonconforming use, and they now seek to have the basement and first-floor use conclusively approved as a permitted nonconforming use." According to the applicant the application is strictly related to the use of the property and does not "involve any proposed buildings to be erected or altered, any changes in landscaping, or any other changes to the external appearance of the property.

Zoning

The proposed commercial use is not permitted in the R-5-C Zone District and the applicant is seeking relief under the non-conforming use provisions of Chapter 20. Specifically, §2003:

2003 CHANGING USES WITHIN STRUCTURES

2003.1 If approved by the Board of Zoning Adjustment, as authorized in §§ 3103 and 3104 for variances and special exceptions respectively, a nonconforming use may be changed to a use that is permitted as a matter of right in the most restrictive district in which the existing nonconforming use is permitted as a matter of right, subject to the conditions set forth in this section.

2003.2 The proposed use shall not adversely affect the present character or future development of the surrounding area in accordance with this title. The surrounding area shall be deemed to encompass the existing uses and structures within at least three hundred feet (300 ft.) in all directions from the nonconforming use.

2003.3 The proposed use shall not create any deleterious external effects, including but not limited to noise, traffic, parking and loading considerations, illumination, vibration, odor, and design and siting effects.

2003.4 When an existing nonconforming use has been changed to a conforming or more restrictive use, it shall not be changed back to a nonconforming use or less restrictive use.

2003.5 In Residence Districts, the proposed use shall be either a dwelling, flat, apartment house, or a neighborhood facility.

2003.6 For the purpose of this section, the districts established by this title are listed in the following order of decreased use restriction:
(a) R-1-A, R-1-B, R-2, R-3, R-5-A, R-4, R-5-B, R-5-C, R-5-D, and R-5-E;
(b) SP-1 and SP-2;
(c) C-1, C-2-A, C-2-B, C-2-C, C-3-A, C-3-B, C-3-C, C-4, and C-5 (PAD);
(d) W-1, W-2, and W-3;
(e) CR; and
(f) C-M-1, C-M-2, C-M-3, and M.

2003.7 The Board may require the provision of or direct changes, modifications, or amendments to any design, plan, screening, landscaping, type of lighting, nature of any sign, pedestrian or vehicular access, parking and loading, hours of operation, or any other restriction or safeguard it deems necessary to protect the value, utilization, or enjoyment of property in the neighborhood.

In addition, §2005.1 states that discontinuance of a nonconforming use for more than three years shall be construed as evidence of no intention to resume active operation and any subsequent use must conform to the regulations.

Analysis

The provisions of §2005.1 make it incumbent upon the applicant to show that the commercial use of the property has not been discontinued for more than three years. Nothing in the applicant's application establishes that this is the case. The applicant must either prove that the use has not been discontinued or request a use variance from this provision. Several neighbors have notified the Office of Planning of their intention to testify that a laundry has not operated on the site for well over 30 years. Below is a list of the Certificates of Occupancy on record for the subject property.

Number	Date Issued	Use	Floors
114676	08-20-1947	Barber-valet shop	Basement
116264	11-03-1947	Cleaning and dyeing agency	Basement

116318	11-05-1947	Barber shop	Basement
A 909	11-01-1949	Pressing establishment – not more than five persons employed	Basement
B 73932	10-05-1970	Apartment house (4 apts.)	All & Basement
B101582	06-03-1977	Apartment house (4 units)	All
B111487	03-27-1979	2 family flat, 1 unit basement, 1 unit 1st floor	Basement and 1st
B146419	08-20-1986	Apartment house (4 units)	2nd & 3rd
1890948	06-23-1989	Industrial Laundry Service <2500 SF (also shoe repair)	Basement
	04-14-2000	Apartment (4 units)	2nd & 3rd
CO 25923	12-19-2001	Laundry Service	Basement & 1st
CO 36543	06-28-2002	Laundry Service (laundry & consulting)	Basement & 1st
CO 37193	07-12-2002	Laundry Service (laundry & consulting)	Basement & 1st
CO 56426	06-13-2003	Laundry Service (laundry & office space)	Basement & 1st

From this record it appears that the non-conforming use of the basement was discontinued in 1970 for a residential use. As evidenced by the 1977 and 1979 certificates of occupancy, residential use of the basement was continued until 1989 when a certificate of occupancy was issued for the basement as a laundry. There are no records of a special exception or variance for the property, so it is unclear why the 1989 certificate was issued.

Even assuming the 1989 issuance of a certificate of occupancy for a laundry was not an error, in a letter to Commissioner Kramer of ANC 2F, the Business and Professional License Administration states that there is no record of a business license for the owners and businesses listed in the certificate of occupancies issued in the past three years. (see Attachment 5) Therefore, the applicant has not met the provisions of §2005.1.

Special Exception Provisions

Approval of a special exception under §2003.1 is subject to the conditions outlined in 2003.2 through 2003.7.

§2003.2 Adverse Effects

The applicant has provided little information on the number of employees, hours of operation, number of customers, projected vehicle trips, deliveries, trash collection, and signage aspects of the proposed use. The applicant does state that the business will generally consult with one client at a time, so in the applicant's opinion no increased traffic or parking concerns exist beyond what would normally occur when a guest visits any other resident of the neighborhood. Without some additional information the adverse effects, if any, cannot be determined, but a residential use is generally less intense than a

commercial use.

§2003.3 Deleterious External Effects
External effects such as noise, illumination, vibration, odor, and design and siting effects will not be created by the proposed use. As discussed above traffic, parking and loading impacts cannot be determined. No parking or loading is provided on the property and no evidence is presented to explain how any of the post-1958 certificates of occupancy were issued without adequate parking.

§2003.5 Residential Use Restrictions
In Residence Districts, the proposed use shall be either a dwelling, flat, apartment house, or a neighborhood facility. OP does not agree that a consulting and tax service qualifies as a neighborhood-serving use, therefore, this would more properly be a use variance and not special exception as listed in the application. Additionally, adequate commercially zoned property is located in close proximity to the property, so necessary neighborhood facilities that would require commercial zoning could be located in the neighborhood.

In addition, in accordance with §3104, the request must be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and not tend to affect adversely the use of neighboring properties. As discussed above, it cannot be determined from the evidence presented in the application if the proposed use will not tend to affect adversely the use of neighboring properties. However, the intent of the Zoning Regulations, particularly Chapter 20, is to phase out or reduce nonconforming uses and structures. In requiring relief from compliance with §2003.5 and §2005.1, the application is not in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

ANC Recommendation

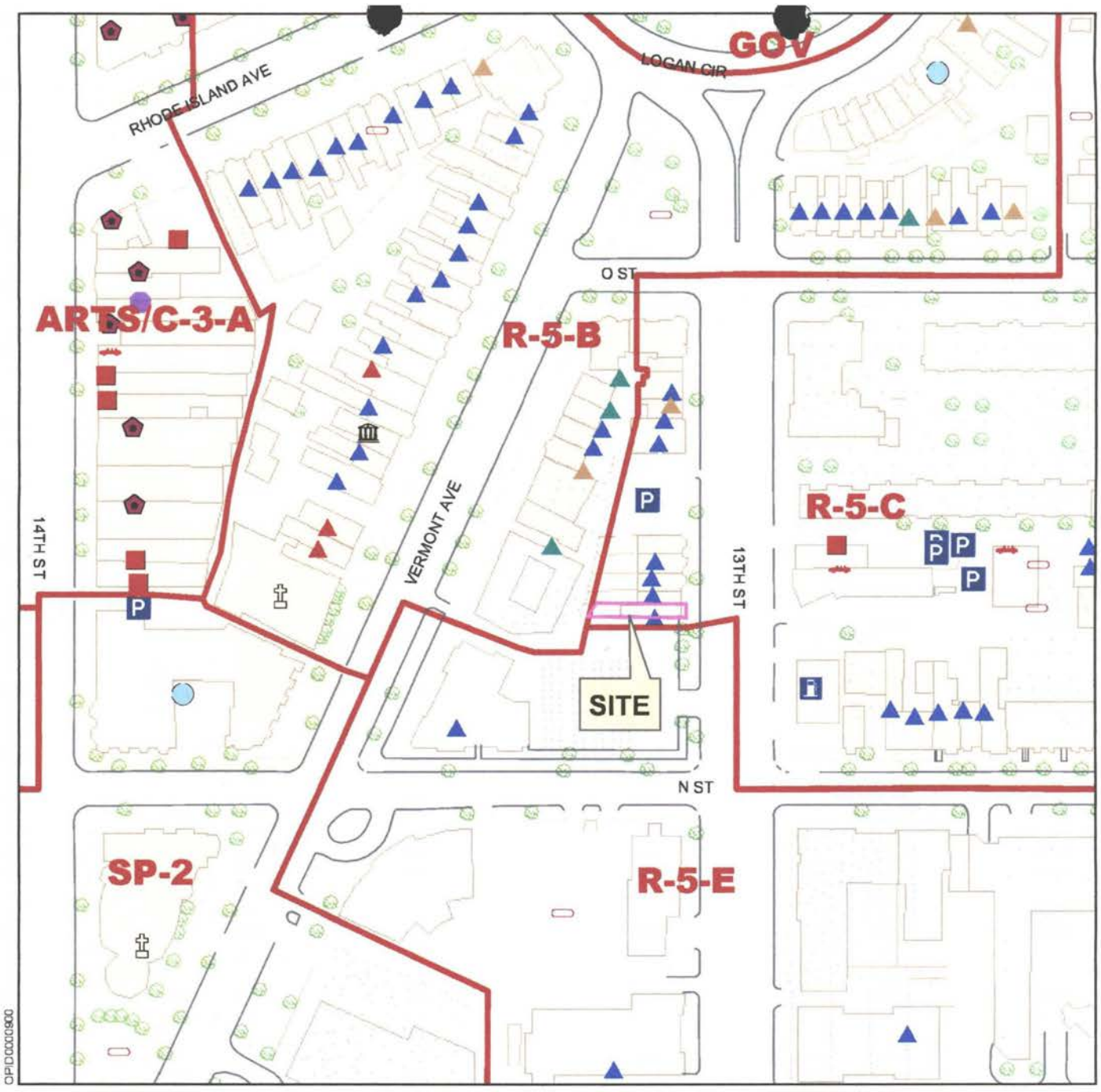
ANC 2F voted to oppose the application.

Recommendation

The applicant has not met the burden of proof for a special exception as outlined above and the applicant has not shown that the laundry use was not discontinued as required by §2005.1. The Office of Planning recommends the case be denied.

Attachments:
1. Zoning and Use Map
2. Comp Plan Map
3. Aerial Photo
4. Certificates of Occupancy

5. Business and Professional License Administration letter



Zoning and Land Use
BZA Application #17071

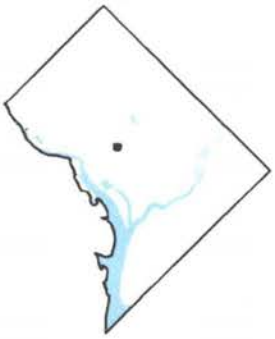
N

Feet

0 100 200

Land Use Legend

- SF Non-Conforming
- Row house
- Single-family Semi-detached
- Accessory Garage
- Flat
- Condominium
- Multi-family Dwelling
- Retail
- Office
- Vehicle Sales
- Parking Garage/Lot
- Warehouse
- Religious
- Educational
- Museum, Library, Gallery
- Sjpecial Purpose
- Vacant
- Service Station



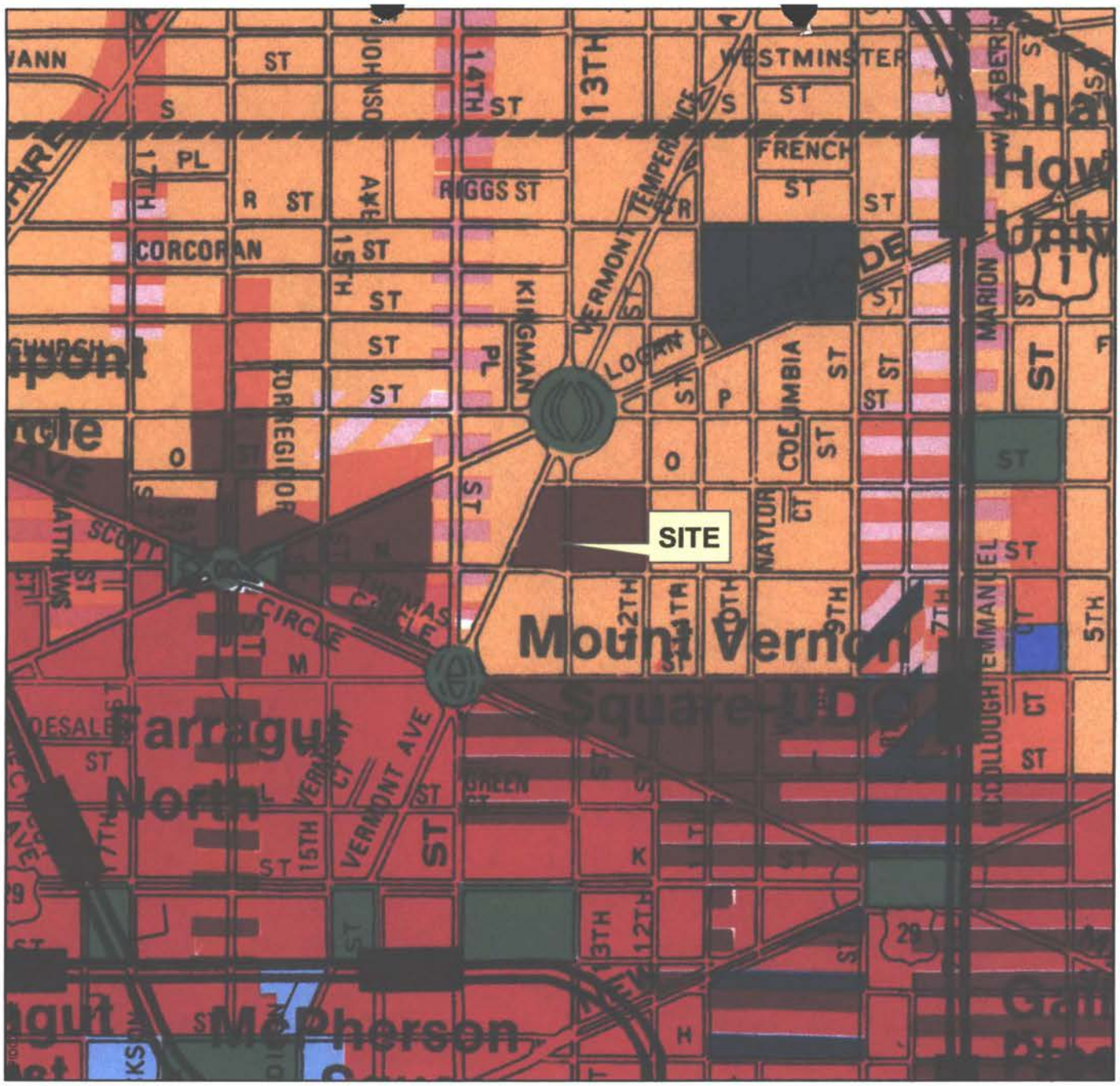
★ ★ ★ **Government of the District of Columbia**
Anthony A. Williams, Mayor

Office of Planning ~ October 2, 2003

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

Note: Land Use Info based on OTR records.

Attachment 1



Comprehensive Plan Map
BZA Application #17071

N

Feet

0 500 1,000

★ ★ ★ Government of the District of Columbia
Anthony A. Williams, Mayor

Office of Planning ~ December 11, 2003

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

Generalized Land Use Key

- Residential Low Density
- Residential Moderate Density
- Residential Medium Density
- Residential High Density
- Water
- Commercial Low Density
- Commercial Moderate Density
- Commercial Medium Density
- Commercial Med.-high Density
- Commercial High Density
- Federal
- Institutional
- Local Public
- Parks, Recreation and Open Space
- Production and Technical Employment



Attachment 2



N

Feet

0 50 100

Aerial Photo
BZA Application #17071

★ ★ ★ Government of the
District of Columbia
Anthony A. Williams, Mayor

Office of Planning ~ October 15, 2003

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



Attachment 3

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES

DEPARTMENT OF BUILDING INSPECTION
DISTRICT OF COLUMBIA

No. 114676

CERTIFICATE OF OCCUPANCY

WASHINGTON, D. C., 8-20-47, 19....

Permission is hereby granted to Horace Prillaman

the basement floor of the building located on Lot 12 Square 265

Premises 1512 - 15th St., N. W. for the following purposes:

Barber-valet shop

This certificate does not take the place of any license required by law, nor does it authorize the use of boilers, motors, or machinery. Any change in the use or occupancy of this building shall require a new certificate.

Paid 8-20-47

Zone 1st G Fee, $ 2.00

ROBERT H. DAVIS,
Director of Inspection

By C. A. Dillon
Permit Clerk.

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES

DEPARTMENT OF BUILDING INSPECTION
DISTRICT OF COLUMBIA

No. 116264

CERTIFICATE OF OCCUPANCY

WASHINGTON, D. C., 11-3-47, 19...

Permission is hereby granted to W. C. Prillman and R. Lacey

to use the basement floor of the building located on Lot 12 Square 245

Premises 1812 - 18th St., N. W.

for the following purposes:

Cleaning and dyeing agency

This certificate does not take the place of any license required by law, nor does it authorize the use of boilers, motors, or machinery. Any change in the use or occupancy of this building shall require a new certificate.

Zone 1st C 60 C Fee, $ 2.00

ROBERT H. DAVIS,
Director of Inspection

Paid Ref 11-3-47

By C. G. Miller
Permit Clerk.

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES

DEPARTMENT OF BUILDING INSPECTION
DISTRICT OF COLUMBIA

No 116318

CERTIFICATE OF OCCUPANCY

11-8-47

WASHINGTON, D. C., ... , 19 ..

Permission is hereby granted to Edward F. Jones and Philip Johnson

to use the basement floor of the building located on Lot 12 Square 248

Premises 1512 - 15th St., N. W. for the following purposes

Barber shop

This certificate does not take the place of any license required by law, nor does it authorise the use of boilers, motors, or machinery. Any change in the use or occupancy of this building shall require a new certificate.

Paid 11-8-47

Zone 1st C 60 C Fee, $ 2.00

ROBERT H. DAVIS,
Director of Inspection

By C. A. Nolan
Permit Clerk.

This permit shall not be construed to waive any regulations which may be enforced pursuant to the authority of the Alley Act of December 24, 1942.

Form 601 — CO

CERTIFICATE OF OCCUPANCY

No: A 909

Washington, D.C., [illegible], 1940

Permission is hereby granted to Louis Hamilton

to use the basement floor(s) of the building located on Lot 32 Square 248

known as premises 1512 - 15th St., N. W. for the following

purpose(s): Pressing establishment - Not more than five persons employed

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES.

"This Certificate of Occupancy need not be renewed unless there is a change in (1) the type of business, (2) address of business, (3) ownership of business, or (4) part of the building used for the business: BUT, should there be any change in one or more of the foregoing items a NEW Certificate of Occupancy must be obtained."

CENTRAL PERMIT BUREAU, GOVT. OF DIST. OF COL.

OFFICE COPY

ZONE 1st 1000 FEE $ 4.00

Superintendent of Permits, D.C.

By C. A. McLaughlin
Permit Clerk

Form 11-P-601

CERTIFICATE OF OCCUPANCY

No. B 73932

Washington, D.C., OCTOBER 5, 1970

Permission is hereby granted to HORACE L. PRILLAMAN

to use the ALL & BASEMENT floor(s) of the building located on Lot 12 Square 249

known as premises 1312 - 13TH STREET N.W. for the following

purpose(s): APARTMENT HOUSE (4 APTS.)

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-5-C FEE $ 12.00

Chief, Permit Branch

By [signature]
Permit Clerk

BUR. XXXX OF LICENSES & INSPECTIONS, GOVT. OF DIST. OF COL.
DEPT. OF ECONOMIC DEVELOPMENT

OFFICE COPY

Form ED-9-601 **CERTIFICATE OF OCCUPANCY** No. B101582

Washington, D.C., June 3, 1977

Permission is hereby granted to JOSEPH B. THORNTON, JR.

to use the ALL floor(s) of the building located on Lot 12 Square 243

known as premises 1312 13th St., N.W. for the following

purpose(s): APARTMENT HOUSE -- 4 Units

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.

DEP'T. OF ECONOMIC DEVELOPMENT, GOV'T. OF DIST. OF COL.

OFFICE COPY

ZONE R5C

FEE $ 20.00

Chief, Permit Branch

By Regina W Scott
Permit Clerk

Form ED-P-601 CERTIFICATE OF OCCUPANCY No. B111487

Washington, D.C., 3- 27 , 1979

Permission is hereby granted to Joseph Benjamin Thorton, jr.

to use the Basemen & 1st floor(s) of the building located on lot 12 Square 263

known as premises 1312 13thh StNW for the following

purpose(s): 2 family flat 1 units Basement, 1 unit on 1st filor

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.

DEP'T. OF ECONOMIC DEVELOPMENT, GOV'T. OF DIST. OF COL.

OFFICE COPY

ZONE

FEE $ 20.00

R5C

By Chief, Permit Branch

Permit Clerk

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

CERTIFICATE OF OCCUPANCY

No. B146419

Washington, D.C., August 20, 1986

Permission is hereby granted to HA OK KIM

to use the 2nd & 3rd floor(s) of the building located on Lot 823 Square 245

known as premises 1312 13th Street, N.W. for the following

purpose(s): Apartment House --- 4 units

Not sexually oriented.

SCANNED 03.07.96

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-5-C FEE $ 27.00

Chief, Permit Branch

By Albert Belanger
Permit Clerk

DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS GOVT. OF DIST. OF COL.

OFFICE COPY

GOVERNMENT
OF THE
DISTRICT OF COLUMBIA

BLRA-17
(Rev. 11/87)
8-4777

Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration
Zoning Division
614 H Street, N.W., Room 333
Washington, D.C., 20001

CERTIFICATE OF OCCUPANCY 1890948

ISSUED TO NAME, ADDRESS, SQUARE
HA OK KIM

ISSUE DATE 06/23/1989

1312 13TH ST NW
LOTS 0012

EXPIRATION DATE
SQUARE 243

TO USE: BASEMENT (ALSO SHOE REPAIR)
AS AN : INDUSTRIAL LAUNDRY SERVICE (2500 SQ FT
ZONE: R5C USE CODE: I721801F OCCUPANCY LOAD 1
BZA # SPECIAL USAGE:[YES] SEXUAL ORIENTED [N]

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED ON THE ABOVE PREMISE AT ALL TIMES. IT IS VALID INDEFINITELY, UNLESS AN expiration date is stated ONLY for the purpose(s) indicated above, and is not TRANSFERABLE to another person or premise under any conditions. ANY CHANGE in the type of business, ownership or part of premises used therefor, will render this CERTIFICATE void and a new CERTIFICATE must be obtained.

Designee

Donald G. Murray
DIRECTOR

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
BLRA94A

C of O

CERTIFICATE OF OCCUPANCY

PERMIT NO.
CO 25923

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

DATE : 12/19/01

ADDRESS	FLOOR(S)	PRCLID : 0243 (square) -0000- 0012 (lot)
1312 13TH ST NW	BASEMENT 1ST AND LOWER LEVEL	WARD : 2 ZONE : R5C

PERMISSION IS HEREBY GRANTED TO	TRADING AS:
SOLE PROPRIETOR : NANCY N. DAO	N&E SERVICES

APPROVED USES	PREVIOUS USES :
LAUNDRY	LAUNDRY

TYPE	BZA NO. :	OCCUPIED SQ. FOOTAGE:	OCCUP. LOAD:	EXPIRATION DATE:
CHANGE OF OWNERSHIP		2,500		NONE

DESCRIPTION OF USE	FEE :
LAUNDRY SERVICE	$57.00

DRAFT

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: ADEMOLA SHITTU

Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration
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
B1LRA94A

C of O

CERTIFICATE OF OCCUPANCY

PERMIT NO.
CO 36543

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

DATE : 6/28/02

ADDRESS :	FLOOR(S):	PRCLID : 0243 (square) -0000- 0012 (lot)
1312 13TH ST NW	BASEMENT FIRST, FL.	WARD : 2 ZONE : R5C

PERMISSION IS HEREBY GRANTED TO :	TRADING AS:
SOLE PROPRIETOR : NANCY N DAO & EDWARD B. ROOTHS	N & E SERVICES

APPROVED USES :	PREVIOUS USES :
LAUNDRY	LAUNDRY

TYPE :	BZA NO. :	OCCUPIED SQ. FOOTAGE:	OCCUP. LOAD:	EXPIRATION DATE:
CHANGE OF OWNERSHIP		2,500		NONE

DESCRIPTION OF USE	FEE :
LAUNDRY SERVICE. (LAUNDRY & CONSULTING)	$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

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

UNOFFICIAL DOCUMENT

★ ★ ★

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 9.4A

C of O

CERTIFICATE OF OCCUPANCY

PERMIT NO.
CO 37193

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

DATE : 7/12/02

ADDRESS	FLOOR(S):	PRCLID : 0243 (square) -0000- 0012 (lot)
1312 13TH ST NW	**BASEMENT FIRST, FL.**	WARD : **2** ZONE : **R5C**

PERMISSION IS HEREBY GRANTED TO	TRADING AS:
SOLE PROPRIETOR : NANCY N DAO & EDWARD B. ROOTHS	**BAR LEGAL SERVICES & CONSULTING**

APPROVED USES	PREVIOUS USES
LAUNDRY	**LAUNDRY**

TYPE	BZA NO. :	OCCUPIED SQ. FOOTAGE:	OCCUP LOAD:	EXPIRATION DATE
CHANGE OF OWNERSHIP		**2,500**		**NONE**

DESCRIPTION OF USE	FEE :
LAUNDRY SERVICE (LAUNDRY & CONSULTING)	**$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**

David A. Clark **DIRECTOR**	PERMIT CLERK **L. BARKSDALE**	EXPIRATION DATE **Jul - 11 - 2003**

Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration
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
DCRA

C of O

CERTIFICATE OF OCCUPANCY

PERMIT NO.
CO 56426

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

DATE : 6/13/2003

ADDRESS :	FLOOR(S):	PRCLID : 0243 (square) -0000- 0012 (lot)
1312 13TH ST NW	BASEMENT FIRST FLOOR	WARD : 2 ZONE : R5C

PERMISSION IS HEREBY GRANTED TO :	TRADING AS:
SOLE PROPRIETOR : NANCY N. DAO & EDWARD B. ROOTHS	BAR LEGAL SERVICES & CONSULTING

APPROVED USES :	PREVIOUS USES :
LAUNDRY	LAUNDRY

TYPE :	BZA NO. :	OCCUPIED SQ. FOOTAGE:	OCCUP. LOAD:	EXPIRATION DATE:
LOAD CHANGE		2,500		NONE

DESCRIPTION OF USE:	FEE :
LAUNDRY SERVICE (LAUNDRY & OFFICE SPACE)	$75.00

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

Department of Consumer & Regulatory Affairs
DCRA
District of Columbia Government

ORIGINAL

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
Business and Professional License Administration



Helen M. Kramer
P.O. Box 9348
Mid City Station
Washington, DC 20005

October 22, 2003

Dear Ms. Kramer:

I, Meredith R. Scott, first duly sworn on oath, depose and state as to my personal knowledge of the following facts:

(1) I am the custodian of the records of the Business Service Division, Business Regulation Administration, Department of Consumer and Regulatory Affairs.

(2) The Business Service Division maintains all business records for the District of Columbia.

(3) As part of my official duties, I conduct record(s) searches to determine whether businesses are, or are not, licensed in the District of Columbia.

(4) A search of the authentic business license record(s) of the Business Service Division revealed that:

No Business License, Master Business License, or Basic Business License with an endorsement for a Laundry (Power or Hand) has been issued to Bar Legal Services & Consulting, for the premise 1312 13th Street, NW, Washington, DC 20006 for the period January 1, 1999 to present.

No Business License, Master Business License, or Basic Business License with an endorsement for a Laundry (Power or Hand) has been issued to Nancy N. Dao, for the premise 1312 13th Street, NW, Washington, DC 20006 for the period January 1, 1999 to present.

No Business License, Master Business License, or Basic Business License with an endorsement for a Laundry (Power or Hand) has been issued to Edward B Rooths, for the premise 1312 13th Street, NW, Washington, DC 20006 for the period January 1, 1999 to present.

No Business License, Master Business License, or Basic Business License with an endorsement for a Laundry (Power or Hand) has been issued to N & E Services, for the premise 1312 13th Street, NW, Washington, DC 20006 for the period January 1, 1999 to present.

Signed and Sealed

Meredith R. Scott
Program Manager
Business Service Division