

Mandy Smallwood

From: Reid, Rohan (DCRA) <rohan.reid@dc.gov>
Sent: Tuesday, November 28, 2017 5:09 PM
To: Mandy Smallwood
Cc: LeGrant, Matt (DCRA); Tondro, Maximilian (DCRA); Spence, Craigton (DCRA)
Subject: RE: 3652 Park Place NW

Good afternoon Ms. Smallwood,

Thanks again for providing the affidavit. The Zoning Administrator completed his review; however, he is unable to grant approval allowing further processing of building permit B1801942 for 'Interior alteration of ground level including two new bedrooms and bathroom. Pour concrete over existing concrete pad at rear of property, No disturbance of the earth.' In order to move forward, he is asking for you to amend the affidavit to include the following:

1. A disclosure statement to perspective buyers that the authorized use of the property is a flat (two units) and the lowest level cannot be used as a separate dwelling unit with approval from the Board of Zoning Adjustment (BZA). Additionally, the lowest level must maintain its internal connection to the floor above and is considered a floor on that unit and there can be no installation of a kitchen or utility (electric, gas, etc.) connection for a kitchen.

Also, the Zoning Administrator requests that you obtain a revised certificate of occupancy (COO) with language to specify the use of the building as a flat with the first floor and lowest level serving as one unit, with an internal connection between those floors. The COO must also state that no kitchen or utility connection for a kitchen can be installed in the lowest level.

Lastly, the Zoning Administrator is asking for the removal of the third electric meter and HVAC. Following the removal, please provide a confirmation from Pepco that those items have been removed.

The Zoning Administrator will reconsider granting approval once the above requests have been satisfied.

Regards,

Rohan Reid

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From: Reid, Rohan (DCRA)
Sent: Tuesday, November 28, 2017 4:25 PM
To: 'Mandy Smallwood'
Cc: LeGrant, Matt (DCRA); Tondro, Maximilian (DCRA); Spence, Craigton (DCRA)
Subject: RE: 3652 Park Place NW

Board of Zoning Adjustment
District of Columbia
CASE NO.19708
EXHIBIT NO.3