



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

August 27, 2018

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant, *MLG*
Zoning Administrator *WAB*

THROUGH: Shawn Gibbs,
Zoning Technician

SUBJECT: **Conversion of a nonconforming nonresidential use into a Restaurant.**
Location: 1724 North Capitol Street, NW
Square, Suffix, Lot: Lot 0072 in Square 3105
Zone: RF-1
DCRA Building Permit #: CO1803101
DCRA BZA Case #: FY-18-48-Z

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. A Use Variance to permit use of the first floor as a restaurant, which is not a permitted use pursuant to U, 301 (X, 1001.4).

Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo.

1100 4th Street SW, Washington, DC 20024 | 202.442.4400 | dcra.dc.gov

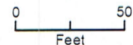


Subject Property ID(s):
3105 0072

- Subject Property
- Radius
- Ownership Lots
- DC Squares
- ANC Boundary

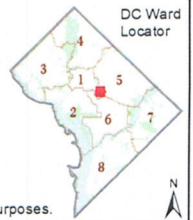
*** DC Office of Tax and Revenue
 OTR Real Property Assessment Division
 GIS Geographic Information Systems

1:1,000



Print Date: 9/10/2018

For general planning purposes.



N

**DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR**

Washington, D.C., March 23, 2018

Plat for Building Permit of: SQUARE 3105 LOT 72

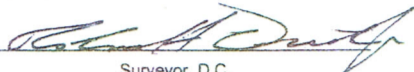
Scale: 1 inch = 10 feet

Recorded in Book Co. 13 Page 52

Receipt No. 18-04093 Drawn by: A.S.

Furnished to: COMPTON VYFHUIS

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."


Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

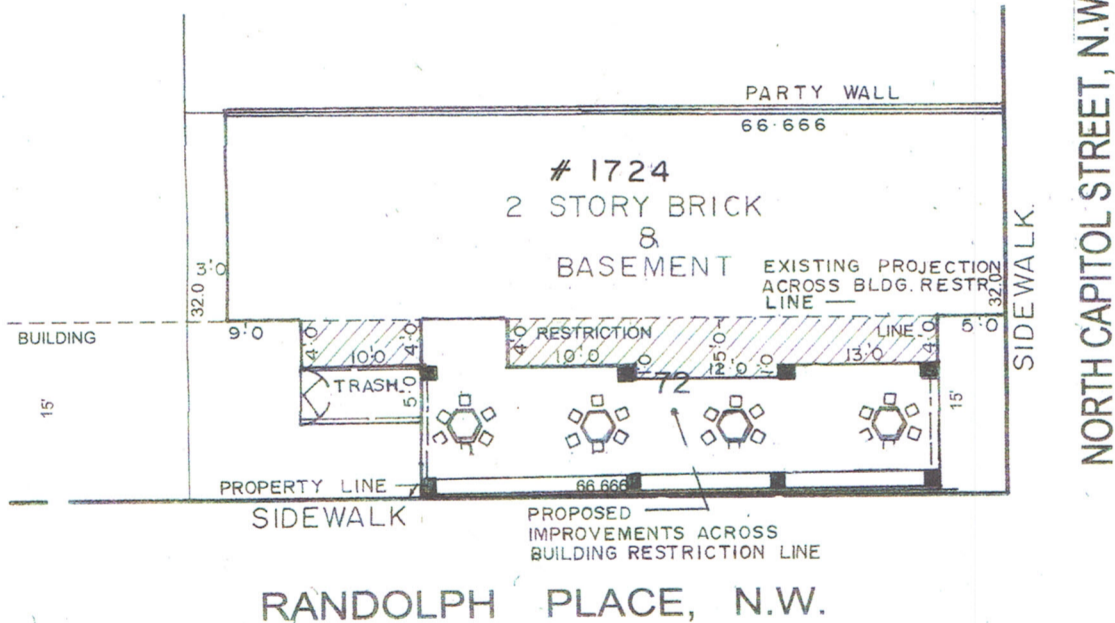
- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the 6 months prior to the date DCRA accepts a Building Permit Application as complete. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: Compton Vyfhuis Date: 4/3/18
Printed Name: COMPTON VYFHUIS Relationship to Lot Owner: Consultant
If a registered design professional, provide license number #900148 and include stamp below.



SCALE: 1:10

ROSA FOSTER
1731 N CAPITOL ST NE
WASHINGTON, DC 20002-2160

D L CHRISTIAN
1729 N CAPITOL ST NE
WASHINGTON, DC 20002-2160

KRISTOFER F DODGE
12 RANDOLPH PL NW
WASHINGTON, DC 20001-1124

ANTHONY SURACE
1733 N CAPITOL ST NE
WASHINGTON, DC 20002-2160

ROBERT F CHRISTIAN
1729 N CAPITOL ST NE
WASHINGTON, DC 20002-2160

FREDERICK N FRONZAGLIO
10 RANDOLPH PL NW
WASHINGTON, DC 20001-1124

OSMAN S AHMED, TRUSTEE
4704 17TH ST NW
WASHINGTON, DC 20011-3704

HEALTH IT 2 BUSINESS SOLUTIONS
1711 N CAPITOL ST NE
WASHINGTON, DC 20002-2109

LATASHA N TAYLOR
1722 N CAPITOL ST NW
WASHINGTON, DC 20002-2110

EDWARDS A RICARDO
1534 OTIS ST NE
WASHINGTON, DC 20017-3015

DAWIT K GOITOM
9 RANDOLPH PL NE
WASHINGTON, DC 20002-2121

RONALD M TAYLOR
1722 N CAPITOL ST NW
WASHINGTON, DC 20002-2110

ADELA PASCACIO
1739 N CAPITOL ST NE
WASHINGTON, DC 20002-2160

WILLIAM F PATTERSON
8708 KITTAMA DR
CLINTON, MD 20735-3180

LATASHA TAYLOR ENTERPRISE INC
1722 N CAPITOL ST NW
WASHINGTON, DC 20002-2110

AUDREY ROBINSON-UNDERWOOD
10510 NEW HAMPSHIRE AVE
SILVER SPRING, MD 20903-1121

1715 NORTH CAPITOL LLC
43 K ST NW UNIT 809
WASHINGTON, DC 20001-2989

FATIMA SENGHORE
1716 N CAPITOL ST NW
WASHINGTON, DC 20002-2110

MALIK Y MOHAMMED
1743 N CAPITOL ST NE
WASHINGTON, DC 20002-2182

JOHN S DAVIS
11 R ST NW
WASHINGTON, DC 20001-1119

METROPOLITAN WESLEY AME ZION
1712 N CAPITOL ST NW
WASHINGTON, DC 20002-2110

VASHAWN STRADER
2627 PATRICIA R HARRIS PL NE
WASHINGTON, DC 20018-1614

STEVEN M CUMMINGS
13 R ST NW
WASHINGTON, DC 20001-1119

MARLA BLOW
26 RANDOLPH PL NW
WASHINGTON, DC 20001-1124

LIN IP KOON
10416 FLORAL DR
ADELPHI, MD 20783-1229

PATRICE N STRAPP WHITE
15 R ST NW
WASHINGTON, DC 20001-1119

LESLEY S DEVROUAX
24 RANDOLPH PL NW
WASHINGTON, DC 20001-1124

ROBERT F CHRISTIAN
1729 N CAPITOL ST NE
WASHINGTON, DC 20002-2160

RODNEY D POWELL
17 R ST NW
WASHINGTON, DC 20001-1119

LILLU TESFA
22 RANDOLPH PL NW
WASHINGTON, DC 20001-1124

DAVID A HALL III
20 RANDOLPH PL NW
WASHINGTON, DC 20001-1124

WILLIAM D HENDERSON
17 RANDOLPH PL NW
WASHINGTON, DC 20001-1123

1726 NORTH CAPITOL LLC
2125 N OAKLAND ST
ARLINGTON, VA 22207-3803

GREGORY NIXON
3230 WALNUT DR
HIGHLAND BCH, MD 21403-4665

THOMASINE NEELY-JOHNSON
24 S ST NW
WASHINGTON, DC 20001-1128

MARJORIE HUTCHINSON
2300 GOOD HOPE RD SE STE 1
WASHINGTON, DC 20020-5147

PAMELA A NELSON
16 RANDOLPH PL NW
WASHINGTON, DC 20001-1124

DAVID E TANSEY
22 S ST NW
WASHINGTON, DC 20001-1128

BARRY DOUGLAS
9 RANDOLPH PL NW
WASHINGTON, DC 20001-1123

RICHARD B LOURIE
4713 BLAGDEN AVE NW
WASHINGTON, DC 20011-3713

YARED BELAI
20 S ST NW
WASHINGTON, DC 20001-1128

MARILYN R BROWN
11 RANDOLPH PL NW
WASHINGTON, DC 20001-1123

MAGDALENE Z ROLLINS TRUSTEE
30 RANDOLPH PL NW
WASHINGTON, DC 20001-1124

THOMAS J SMOOT
18 S ST NW
WASHINGTON, DC 20001-1128

DANIEL KOPP
12 S ST NW
WASHINGTON, DC 20001-1128

ANDREAS STARGARD
28 RANDOLPH PL NW
WASHINGTON, DC 20001-1124

COLUMBUS A RICH JR
16 S ST NW
WASHINGTON, DC 20001-1128

CREIGHTON M HAMMOND II
10 S ST NW
WASHINGTON, DC 20001-1128

METROPOLITAN WESLEY AME ZION
1712 N CAPITOL ST NW
WASHINGTON, DC 20002-2110

COLUMBUS A RICH JR
14 S ST NW
WASHINGTON, DC 20001-1128

THOMAS P KAUFMAN
1744 N CAPITOL ST NW
WASHINGTON, DC 20002-2159

DONALD J MICHAELS
21 R ST NW
WASHINGTON, DC 20001-1119

ASGHAR RANGINKAMAN
46448 SPRINGWOOD CT
STERLING, VA 20165-6482

TLC PROPERTIES
4619 41ST ST NW
WASHINGTON, DC 20016-1817

BENJAMIN L WILLIAMS
13 RANDOLPH PL NW
WASHINGTON, DC 20001-1123

MILTON RASHID
5918 CLAY ST NE
WASHINGTON, DC 20019-6861

JILL ZARUBA
PO BOX 204
SLANESVILLE, WV 25444-0204

RANIA S HASSAN
15 RANDOLPH PL NW
WASHINGTON, DC 20001-1123

JOSEPH E LASTER
PO BOX 32266
WASHINGTON, DC 20007-0566

DAISY AYIM
201 BARCLAY AVE APT 8
WHARTON, TX 77488-2861

NICHOLAS T STUART
1736 N CAPITOL ST NW
WASHINGTON, DC 20002-2159

BARRY DOUGLAS
30 S ST NW
WASHINGTON, DC 20001-1128

JOHN R YOUNG JR TRUSTEES
2907 13TH ST NW
WASHINGTON, DC 20009-5301

ALEX P TAYLOR
28 S ST NW
WASHINGTON, DC 20001-1128

MARIA LUISA LAGE
26 S ST NW
WASHINGTON, DC 20001-1128

SONJA O WATKINS
19 R ST NW
WASHINGTON, DC 20001-1119

SOPHIE BETHUNE
19 RANDOLPH PL NW
WASHINGTON, DC 20001-1123

FAITH TEMPLE CHURCH ALL NATIONS
7906 LIVINGSTON RD
OXON HILL, MD 20745-1733

JAGANNATHAN K KARAKUDI
21 RANDOLPH PL NW
WASHINGTON, DC 20001-1123

MICHAEL STONE TRUSTEE
23 RANDOLPH PL NW
WASHINGTON, DC 20001-1123

ERIC J NEWMAN
25 RANDOLPH PL NW
WASHINGTON, DC 20001-1123

LEIKA G TESFA
27 RANDOLPH PL NW
WASHINGTON, DC 20001-1123

CARL WATTS JR
11303 WYCOMBE PARK LN
GLENN DALE, MD 20769-2029

ARIF S NOORANI
31 RANDOLPH PL NW
WASHINGTON, DC 20001-1123

Form 601 - C18

CERTIFICATE OF OCCUPANCY

No. **A 26582**

Washington, D.C., **June 8** 19**64**

Permission is hereby granted to **Reza Mohamed**

to use the **1st** floor(s) of the building located on Lot **72** Square **2778**

known as premises **1724 North Capitol St.** for the following

purpose(s): **Restaurant (Seating less than 50 persons)**

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

The 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, GOV. OF DIST. OF COL.

ONCE COPY

ZONE **1st C**

FEES **4.00**

Superintendent of District, D.C.

By

Permit Clerk