

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

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Washington DC 20024  
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[dcra.dc.gov](http://dcra.dc.gov)



C<sub>oF</sub>O

CERTIFICATE OF OCCUPANCY

PERMIT NO. CO2102537



Issued Date: 07/16/2021

Address: <b>540 PENN ST NE</b>		Zone: <b>PDR-1</b>	Ward: <b>5</b>	Square: <b>3594</b>	Suffix:	Lot: <b>0006</b>
Description of Occupancy: Restaurant - 102 Seats (90 Seats and 137 Max Occupancy Indoors, 12 Seats and 13 Max Occupancy in Summer Garden)						
Permission Is Hereby Granted To: <b>SONGBYRD L.L.C.</b>	Trading As: <b>SONGBYRD</b>	Floor(s) Occupied <b>1st &amp; Summer Garden</b>	Occupant Load: <b>150</b> No. of Seats			
Property Owner: <b>UM 500 PENN STREET NE, LLC</b>	Address: <b>P.O. BOX 528 COLUMBIA, SC 29202-0528</b>	BZA/PUD Number:	Occupied Sq. Footage: <b>2900</b>			
			PERMIT FEE: <b>\$82.50</b>			
Building Permit Number (if applicable)	Type of Application: <b>Ownership Change</b>	Approved Building Code Use <b>Restaurants - A-2:</b> Approved Zoning Code Use <b>Restaurant</b> Approved Zoning General Use <b>Eating and Drinking Establishment</b>				
Conditions/ Restrictions:  THIS CERTIFICATE MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS MAIN ENTRANCE, EXCEPT PLACES OF RELIGIOUS ASSEMBLY. Use complies w DCMR Title 11 (Zoning) and Title 12 (Construction). As a condition precedent to the issuance of this Certificate, the owner agrees to conform with all conditions set forth herein, and to maintain the use authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all spaces whose use is authorized by this Certificate and to require any changes which may be necessary to ensure compliance with all the applicable regulations of the District of Columbia.						
Director: Ernest Chrappah <i>Ernest Chrappah</i>		Permit Clerk <b>ADMIN</b>		Expiration Date:		
7/16/2021 TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639						

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21224  
EXHIBIT NO.33B