

DCRA BZA Case No. 21335

EXHIBITS TO REVISED BURDEN OF PROOF

- Exhibit 1: History of Bloomingdale (*separate attachment*)
- Exhibit 2: Building Permit #B2206546
- Exhibit 3: Permit History
- Exhibit 4: Certificate of Occupancy
- Exhibit 5: Special Exception BZA Application No. 15138
- Exhibit 6: Comps for 2-unit vs. 3-unit
- Exhibit 7: Photo of Building Front

Department of Consumer and Regulatory Affairs

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel. [REDACTED] Fax [REDACTED]

EXHIBIT 2



B

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK UNTIL WORK IS COMPLETED AND APPROVED

PERMIT NO.: B2206546



Issue Date: 6/1/2022

Expiration Date: 06/01/2023

Address of Project: 2016 1ST ST NW		Zone: RF-1	Ward: 5	Square: 3116	Suffix:	Lot: 0011
Permit Restrictions: HPRB, YEARBUILTTPRIOR1978						
Permission Is Hereby Granted To: Richard A. Simms Sr Trustee		Owner Address: 1809 BRIERFIELD RD 1809 BRIERFIELD RD OXON HILL, MD 20745 422			PERMIT FEE: \$2,844.60	
Permit Type: Alteration and Repair	Existing Use: Residential 5 or less for less than 24 Hr - R-3	Proposed Use: Residential 5 or less for less than 24 Hr - R-3	Building Construction Type TYPE V - Any Materials Permitted		Floor(s): 3	
Agent Name / Address: David Cunningham 5962 Westchester Park Dr #201 College Park, MD 20740		Contractor Name / Address : RICHARD A. SIMMS SR TRUSTEE 1809 BRIERFIELD RD OXON HILL, MD 20745		Existing Dwell Units: 3	Proposed Dwell Units: 3	No. of Stories: 3
<p>Description Of Work: Bloomingdale Historic District Interior Alteration and Repair - Replace Kitchen equipment, replace bathroom equipment, Install new drywall, Paint as needed, install new mechanical equipment. Replace rear windows in kind.</p> <p>Conditions/ Restrictions:</p> <p>No front window replacement as per applicant's declaration on A-1.</p> <p>This Permit Expires if no Construction is Started Within 1 Year or if the Inspection is Over 1 Year.</p> <p>All Construction Done According To The Current Building Codes And Zoning Regulations;</p> <p>As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work 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 work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this Permit must start within one(1) year of the date appearing on this permit or the permit is automatically void. If work is started, any application for partial refund</p> <p>If this permit was issued to a building built before 1978, it is subject to full compliance with the Lead-Hazard Prevention and Elimination Act, its associated regulations, and the EPA Lead Renovation, Repair and Painting Rule. To determine how to comply, visit the Department of Energy and Environment's Lead-Safe and Healthy Housing Division website at https://doee.dc.gov/service/environmental-applications-licenses-and-permits or contact them at [REDACTED] prior to beginning work under the permit. For more information on how to comply with EPA visit https://www.epa.gov/lead.</p>						
Director: Ernest Chrappah		Permit Clerk TCARRINGTON				
<p>TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT [REDACTED]</p> <p>To schedule a CONSTRUCTION INSPECTION or for INQUIRIES CALL [REDACTED]</p> <p>Call Miss Utility at 811 or [REDACTED] at least 48 Hours prior to excavation to obtain a ticket. http://www.missutility.net/wshingtdc/dcstatelaw.asp</p>						

Address

3116 0011

SEARCH

- Overview
- Notices
- Licenses
- Permits
- Construction
- More

3116 0011

Download

Permits

^

Keyword search

Permit #	Permit Type	Date Filed	Address	Name	SSL	
B1908598	Construction/Alteration and Repair	2019/04/23	2016 1ST ST NW, WASHINGTON, DC 20001	pamela m wilson	4098375	SHOW DETAILS
B2206546	Construction/Alteration and Repair	2022/06/01	2016 1ST ST NW, WASHINGTON, DC 20001	RICHARD A. SIMMS SR TRUSTEE	3116 0011	SHOW DETAILS
B2401336	Construction/Alteration and Repair	2023/12/28	2016 1ST ST NW, WASHINGTON, DC 20001	PAMELA M. WILSON TRUSTEE	3116 0011	SHOW DETAILS
B2405911	Construction/Alteration and Repair		2016 1ST ST NW, WASHINGTON, DC 20001	PAMELA M. WILSON TRUSTEE	3116 0011	SHOW DETAILS
E2212035	Supplemental/Electrical	2022/09/26	2016 1ST ST NW, WASHINGTON, DC 20001	RICHARD A. SIMMS SR TRUSTEE	3116 0011	SHOW DETAILS
M2204719	Supplemental/Mechanical	2022/09/25	2016 1ST ST NW, WASHINGTON, DC 20001	RICHARD A. SIMMS SR TRUSTEE	3116 0011	SHOW DETAILS
P2209884	Supplemental/Plumbing and Gas	2022/09/13	2016 1ST ST NW, WASHINGTON, DC 20001	RICHARD A. SIMMS SR TRUSTEE	3116 0011	SHOW DETAILS

Permit #	Permit Type	Date Filed	Address	Name	SSL
SR24SO04999	Surveyors/Customer Request		2016 1ST ST NW, WASHINGTON, DC 20001		SHOW DETAILS
TPIA23017801	TPIA		2016 1ST ST NW, WASHINGTON, DC 20001		SHOW DETAILS
TPIA23017802	TPIA		2016 1ST ST NW, WASHINGTON, DC 20001		SHOW DETAILS

- Public Space Permits (Construction)

▼
- Public Space Permits (Non construction)

▼

EXHIBIT 4

GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATION DIVISION
Plans Approved

11/15/99
Permit # 206546 Date 05/23/22

All work must be done strictly in accordance herewith with an approved plans. Approved plans shall be kept on the site until completion of the construction. No inspection will be made unless approved plans on site. The approval does not prevent a field inspection from ordering corrections to meet codes when issues are noted during inspections

11/15/99

District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration Zoning Division
P.O. BOX 37200 — Washington, D.C. 20013-7200

CERTIFICATE OF OCCUPANCY

Permission is hereby granted to MICHAEL WILSON
to use suite(s) 11 on the 2ND & 3RD floor(s)
of the building located at 3116 square 3116
known as premises 2016 FIRST ST. N.W. for the following
purpose(s) FLAT 2 UNITS, ONE UNIT 2ND FLR. ONE UNIT 3RD FLR.
NOT SEXUALLY ORIENTED

BZA # 00-109 EXPIRATION DATE: 11/15/99

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-4 FEE \$ 32.00

By D. M. JORDAN Director
Designee [Signature]

OFFICE COPY
Revenue Code # 32402

BLPA 17
(Rev 12/95)

GOVERNMENT OF THE DISTRICT OF COLUMBIA
CASHIER OFFICE
11/15/99
Reg # 048789
Amount \$32.00
EB22001246

GOVERNMENT OF THE DISTRICT OF COLUMBIA
EPA-71
(Rev 4/90)

Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration

Occupancy Payer's Receipt

00627966

This is Not 00-109

Amount \$ 25.00
Credit: 32402
Pay to D.C. Treasurer

Note: A Fee of \$15.00 is imposed for Dishonored Checks

WHEN APPLICANT CANARY—FINANCE & REVENUE PINK—DCRA 0-2411 w6-27

GOVERNMENT OF THE DISTRICT OF COLUMBIA
CASHIER OFFICE
11/15/99
Reg # 048789
Amount \$25.00
EB22001246

11/15/99
L. Wilson
151 ST N.W.

601-02

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 15138 of Michael Wilson, pursuant to 11 DCMR 3108.1, for a special exception under Section 2003 to change a nonconforming use from dry cleaning to a home improvement office, first floor, in an R-4 District at premises 2016 1st Street, N.W., (Square 3116, Lot 11).

HEARING DATE: September 27, 1989
DECISION DATE: September 27, 1989 (Bench Decision)

SUMMARY ORDER

The Board duly provided timely notice of public hearing on this application, by publication in the D.C. Register, and by mail to ANC 5C and to owners of property within 200 feet of the site.

The site of the application is located in Advisory Neighborhood Commission ("ANC") 5C. ANC 5C, which is automatically a party to the application, by letter dated September 19, 1989, offered no objection to the granting of the application.

As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a special exception pursuant to 11 DCMR 2003. No person or entity appeared at the hearing or otherwise requested to participate as a party in this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3108, and that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and maps. It is therefore ORDERED that the application is GRANTED, SUBJECT to the following CONDITIONS:

1. The hours of operation shall not exceed from 9:00 A.M. to 8:00 P.M. Monday through Saturday.
2. The number of employees shall not exceed four.
3. Any signage on the subject premises shall be flat to the wall and non-illuminated.

4. The applicant shall provide two on-site parking spaces at the rear of the site.

Pursuant to 11 DCMR 3301.1, the Board has determined to waive the requirement of 11 DCMR 3331.3 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is not prohibited by law.

VOTE: 5-0 (Charles R. Norris, Paula L. Jewell, William F. McIntosh, Maybelle Taylor Bennett and Carrie L. Thornhill to grant).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


EDWARD L. CURRY
Executive Director

FINAL DATE OF ORDER: _____

OCT 10 1989

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

15138order/LJP53

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



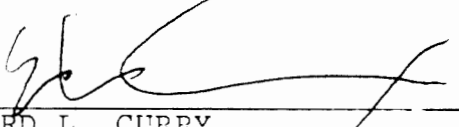
APPLICATION No. 15138

As Executive Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that a letter has been mail to all parties, dated _____, and mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Phyllis Smith
2016 First St., N.W.
D.C. 20001

Michael Wilson
1622 Upshur Street, N.W.
D.C. 20001

Florence H. Pendleton, Chairperson
Advisory Neighborhood Commission 5-C
1723 - 3rd Street, N.E.
Washington, D. C. 20002



EDWARD L. CURRY
Executive Director

DATE: _____

EXHIBIT 6

Lorenzo Wooten
Marcus & Millichap Real Estate
Office Ph: (202) 536-3700
Ph:

[Find a Home](#) [My Searches](#) [Favorites](#) [Messages](#) [My Agent](#)

[Start a New Search](#)

[Help](#)

4 Total Listings from email

11 Newest First

Map Tools

Roadmap

\$1,000,000
Closed
619 Q St NW
Washington, DC 20001
Multi-Family
2 Units, 2,010 SqFt AGF, 0.02 Acres
UNBELIEVABLE VALUE! This sweepingly spacious Grande Dame of Shaw is a completely blank canvas to des...

\$650,000
Closed
42 Q St NW
Washington, DC 20001
Multi-Family
1,764 SqFt AGF, 0.03 Acres
AMAZING OPPORTUNITY FOR SAVY INVESTOR! LIVE IN ONE UNIT AND RENT THE OTHER! Vacant two unit / love...

\$1,350,000
Closed
215 Florida Ave NW
Washington, DC 20001
Multi-Family
2,669 SqFt AGF, 0.04 Acres
Incredible Opportunity: Multi-Unit Building with Positive Income! Discover this spacious 3-unit buil...

\$870,000
Closed
1332 Capitol NW
Washington, DC 20001
Multi-Family
2,204 SqFt AGF, 0.04 Acres
Two Vacant, 2-Bdrm Units that have one of the most favorable zoning capabilities in the city: MU-4...

All information courtesy of Lorenzo Wooten

Disclaimer



2016 1st Street, NW - FRONT **EXHIBIT 7**