



## Re: Zoning hold inquiry

**From** DC Department of Buildings <dob@dc.gov>  
**Date** Tue 3/26/2024 3:12 PM  
**To** cynthiahartley@hotmail.com <cynthiahartley@hotmail.com>

Hi Ms. Hartley,

I was out of the office last week. I will check on the status of the review of the inspection information and get back to you. I hope to wrap this up and communicate the determination this week. Thanks for your patience.

Regards,

**Rohan Reid** | *Program Analyst, Office of Zoning Administration*  
 The Department of Buildings  
 Government of the District of Columbia  
[dobcs@dc.gov](mailto:dobcs@dc.gov) | 1100 4th St SW, DC 20024  
 main: 202.671.3500 | desk: 202.442.4648 | cell: 202.805.8311  
[dob.dc.gov](http://dob.dc.gov)



On Sat, Mar 23, 2024 at 5:20 PM <[cynthiahartley@hotmail.com](mailto:cynthiahartley@hotmail.com)> wrote:

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Good morning, Mr. Reid,

I completely overlooked your email below. I just read it now. Thank you for following up.

An inspector did come out to see measure the square footage of the basement on April 13. I look forward to hearing back from you and remain hopeful for a favorable outcome.

Kindly,  
 Cynthia

Cynthia Hartley  
 "Life is not a dress rehearsal."

On Tue, Mar 12, 2024 at 10:05 PM <[dob@dc.gov](mailto:dob@dc.gov)> wrote:

Good afternoon Ms. Hartley,

I apologize for the delay in getting in touch with you. The Office of Zoning Administrator (OZA) can lift the administrative zoning hold to allow further processing of the solar permit application following an inspection confirmation that the basement conforms with the gross floor area limitation for an accessory apartment.

As you are aware, OZA approved building permit B1702150 to allow an accessory apartment in the basement; however, the description of work on the application stated a conversion from a single family dwelling into two units (flat). Additionally, certificate of occupancy (C of O) application CO1703872 was submitted. Further, there was no final inspection information in DOB's permit system for B1702150, which is required. The property was flagged as a result because two units would not be allowed as a matter of right in the property's zone R-2.

OZA understands that there may have been some confusion as to how an accessory apartment should be represented in the description of work on permit applications at that time and may be able to resolve the matter via the aforementioned inspection. As such, OZA has asked the inspections division to visit the property.

Board of Zoning Adjustment  
 District of Columbia  
 resolve the matter  
 property

tomorrow. Once OZA receives the result of the inspection and have reviewed it, we can share the final determination regarding removal of the administrative zoning hold - which we hope is favorable.

I am available tomorrow via email and phone, so please let me know if there are additional questions.

On Tue, Mar 12, 2024 at 10:01 PM <[dob@dc.gov](mailto:dob@dc.gov)> wrote:

Good afternoon Ms. Hartley,

I apologize for the delay in getting in touch with you. The Office of Zoning Administrator (OZA) can lift the administrative zoning hold to allow further processing of the solar permit application following an inspection confirmation that the basement conforms with the gross floor area limitation for an accessory apartment.

As you are aware, OZA approved building permit B1702150 to allow an accessory apartment in the basement; however, the description of work on the application stated a conversion from a single family dwelling into two units (flat). Additionally, certificate of occupancy (C of O) application CO1703872 was submitted. Further, there was no final inspection information in DOB's permit system for B1702150, which is required. The property was flagged as a result because two units would not be allowed as a matter of right in the property's zone R-2.

OZA understands that there may have been some confusion as to how an accessory apartment should be represented in the description of work on permit applications at that time and may be able to resolve the matter via the aforementioned inspection. As such, OZA has asked the inspections division to visit the property tomorrow. Once OZA receives the result of the inspection and have reviewed it, we can share the final determination regarding removal of the administrative zoning hold - which we hope is favorable.

I am available tomorrow via email and phone, so please let me know if there are additional questions.

On Mon, Mar 11, 2024 at 2:46 PM <[rohan.reid@dc.gov](mailto:rohan.reid@dc.gov)> wrote:

From: Cynthia Hartley [cynthiahartley@hotmail.com](mailto:cynthiahartley@hotmail.com)

Sent: Friday, March 8, 2024 12:31 PM

To: Reid, Rohan (DOB) [rohan.reid@dc.gov](mailto:rohan.reid@dc.gov)

Subject: Re: Zoning & Solar Permits at 5058 Central Ave SE

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You don't often get email from [cynthiahartley@hotmail.com](mailto:cynthiahartley@hotmail.com) <mailto:cynthiahartley@hotmail.com>. Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

Hi Mr. Reid,

I'm following up my last email of 3 weeks ago and our prior phone call. I just spoke with Ms. Dixon who sent you a message asking that you contact me. Could you please give me an update on approving permit #SOL2400621 for the solar panel?

Kindly,  
Cynthia

Cynthia Hartley  
"Life is not a dress rehearsal."

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From: Cynthia Hartley <[cynthiahartley@hotmail.com](mailto:cynthiahartley@hotmail.com)> <mailto:cynthiahartley@hotmail.com>

Sent: Wednesday, February 14, 2024 10:03 AM

To: [rohan.reid@dc.gov](mailto:rohan.reid@dc.gov) <mailto:rohan.reid@dc.gov> <[rohan.reid@dc.gov](mailto:rohan.reid@dc.gov)> <mailto:rohan.reid@dc.gov>

Subject: Zoning & Solar Permits at 5058 Central Ave SE

Dear Mr Reid,

I hope this email finds you well. I am following up on the status of the permit for the solar panels and the zoning issue that we discussed a few weeks ago. If you could please give me a call, my number is 917-803-3303.

Kindly,  
Cynthia

Cynthia Hartley  
"Life is not a dress rehearsal."

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From: Cynthia Hartley <cynthiahartley@hotmail.com<mailto:cynthiahartley@hotmail.com>>  
Sent: Monday, January 22, 2024 6:14 PM  
To: rohan.reid@dc.gov<mailto:rohan.reid@dc.gov> <rohan.reid@dc.gov<mailto:rohan.reid@dc.gov>>  
Subject: Permit #SOL2400621

Dear Mr. Reid,

I am in the process of having solar panels installed on a property at 5058 Central Ave SE, WDC 20019. The installer, Ipsun Solar, recently informed me that there is a zoning hold on the subject permit #SOL2400621. Last week I spoke with Ms. Epps in zoning, and she said there was not a hold, but whatever it is attached to the property, it has been there since 2018. Could you please research this for me, advise on the status, and let me know what I need to do to address this.

Kindly,  
Cynthia  
917-803-3303

Cynthia Hartley  
"Life is not a dress rehearsal."

On October 1, 2022, the Department of Consumer and Regulatory Affairs (DCRA) transitioned into the District's newest agencies. The Department of Buildings (DOB) and the Department of Licensing and Consumer Protection (DLCP) are now available to serve you. Learn more about the transition at [DCRATransition.dc.gov](https://dcra.transition.dc.gov)[https://dcra.transition.dc.gov/](https://dcra.transition.dc.gov) or each agency by visiting [dob.dc.gov](https://dob.dc.gov)[https://dob.dc.gov/](https://dob.dc.gov) or [dlcp.dc.gov](https://dlcp.dc.gov)[https://dlcp.dc.gov/](https://dlcp.dc.gov)

On Fri, Mar 8, 2024 at 5:15 PM <[+19178033303](tel:+19178033303)> wrote:  
Voice Message

On Tue, Jan 23, 2024 at 9:03 PM <[dob@dc.gov](mailto:dob@dc.gov)> wrote:  
Good afternoon Ms. Hartley,

I am now in receipt of your inquiry and will call you in a few minutes.

On Fri, Jan 19, 2024 at 2:35 PM <[+19178033303](tel:+19178033303)> wrote:  
Transferred Voice Message

On Fri, Jan 19, 2024 at 2:32 PM <[+19178033303](tel:+19178033303)> wrote:  
Voice Message