

September 13, 2024

SENT VIA ELECTRONIC MAIL

To: Carbajal Properties LLC
Walter Carbajal
7100 24th Avenue
Hyattsville, MD 20783-2734
waltercarbajal92@gmail.com
Property Owner

Martin P. Sullivan, Esq.
1155 15th Street, NW, Ste. 1003
Washington, DC 20005
msullivan@sullivanbarros.com
Attorney for Owner

Re: DOB's Response to Request for Estoppel Determination – 3719 S Street NW

Dear Mr. Carbajal and Mr. Sullivan:

The D.C. Department of Buildings (“DOB”) is in receipt of Mr. Sullivan’s August 23, 2024, draft letter sent in his capacity as counsel to the owner of 3719 S Street NW (SSL 1308 - - 0063) (the “Property”), requesting equitable estoppel under Permit B2401148. Permit B2401148 allows the construction of a “3rd floor and rear addition to existing 2 story rowhouse. Existing party walls to remain (No new work) Interior demolition and renovation including - new walls, floors, roofs, decks, stairs, framing, drywall, ceilings, kitchen, bathrooms, MEP equipment, fixtures and lighting.”

On July 30, 2024, following a June 2024 inspection of the Property and a review of the relevant records, DOB informed the Property owner of a zoning violation discovered during a required wall check, concerning the 10-foot rule under 11 DCMR Subtitle D § 207.4.

DOB reviews each request for an estoppel determination on a case-by-case basis. After evaluation, DOB has concluded that an equitable estoppel-related approval for the current construction at 3719 S Street NW would be inappropriate. To date, work under Permit B2401148 has not been completed – for example, there is no approved final inspection yet and construction can be modified.

DOB is also issuing a stop work order to the Property and a notice of proposed revocation of Permit B2401148. The notice of proposed revocation of Permit B2401148 details the options available to bring the Property into zoning compliance via means other than equitable estoppel-related grounds.

Regards,

Kathleen A. Beeton

Kathleen A. Beeton, AICP

Zoning Administrator