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CERTIFICATE OF OCCUPANCY

PERMIT #CO2402499

ISSUED DATE: 05/22/2024

Address 4654 HILLSIDE RD SE, WASHINGTON, DC 20019		Zone R-2	Ward 7	Square 5362	Suffix -	Lot 0065
Description of Occupancy						
Approved Building Code Use TWO-FAMILY FLAT - R-3		Occupant Load LOAD TYPE: DWELLING UNITS OCCUPANT LOAD (TOTAL NUMBER OF DWELLING UNITS): 2				
Approved Zoning Code Use FLAT, [TWO PRINCIPAL DWELLING]						
Approved Zoning General Use RESIDENTIAL						
Additional Info -						
Permission is hereby granted to STATION 4 PROPERTIES LLC	Trading Name STATION 4 PROPERTIES		Floor(s) Occupied FIRST, SECOND			
Property Owner STATION 4 PROPERTIES LLC	Address 2432 WHITE HORSE LN SILVER SPRING, MD 20906		BZA/PUD Number -		Occupied Sq. Footage 2444.0	
					Permit Fee \$82.50	
Building Permit Number (if applicable) -			Approved CofO CHANGE PERMANENT			
Conditional Restriction APPROVED ONLY FOR AN OWNERSHIP CHANGE OF AN EXISTING TWO-FAMILY FLAT USE.						
Legal notes THIS CERTIFICATE MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS MAIN ENTRANCE, EXCEPT PLACES OF RELIGIOUS ASSEMBLY. USE COMPLIES WITH 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 BRIAN J. HANLON, AIA LEED AP® 						
05/22/2024		TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639				