

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF BUILDINGS
OFFICE OF ZONING ADMINISTRATION**

May 29, 2026

SENT VIA ELECTRONIC MAIL and FIRST-CLASS MAIL

To: SQL 1430NC LLC
Sima Tessema
Amit Vora
1413 K Street NW Unit 707 & 708
Washington, DC 20005-3405
amit@squareandlot.com
sima@squareandlot.com
Property Owner per CO2401265 and PAHA Form
Owner of Unit # 102 (0616 - - 2019)
Owner of Unit # 103 (0616 - - 2020)
Owner of Unit # 202 (0616 - - 2022)
Owner of Unit # 401 (0616 - - 2027)
Owner of Unit #P-3 (0616 - - 2033)

Matthew W Lee
2001 S Street NW, Suite 230
Washington, DC 20009
mlee@rmichaelcross.com
Agent per PAHA Form

SENT VIA FIRST-CLASS MAIL

To: P ST FLATS CONDOMINIUM
14 P St NW
Washington, DC 20001
Condominium Association

14PNWDC LLC
10808 Shadow Ln
Fairfax Station VA 22039
Owner of Unit # C01 (0616 - - 2015)

Owner of Unit # 402 (0616 - -2028)

14PDC LLC
10808 Shadow Ln
Fairfax Station VA 22039
Owner of Unit # C02 (0616 - - 2016)
Owner of Unit # C03 (0616 - - 2017)

Annaliese Deshommes
Marvin Deshommes
Nicole Deshommes
3709 Copper Ridge Rd
Rogers, AR 72756-5011
Owner of Unit #101 (0616 - - 2018)

Daniel Brook
14 P St NW, Apt. 201
Washington, DC 20001-1590
Owner of Unit #201 (0616 - -2021)
Owner of Unit #P-1 (0616 - -2031)

Shiza Arshad
14 P St NW, Apt. 203
Washington, DC 20001-1590
Owner of Unit #203 (0616 - -2023)

Hannah Thomas
14 P St NW, Apt. 301
Washington, DC 20001-1590
Owner of Unit #301 (0616 - -2024)

Uzoma Ekenna
14 P St NW, Apt. 302
Washington, DC 20001-1590
Owner of Unit #302 (0616 - -2025)

Bei Hai
Steven W. Hill
14 P St NW, Apt. 303
Washington, DC 20001-1590

Owner of Unit #303 (0616 - -2021)
Owner of Unit #P-2 (0616 - -2032)

Faycal Sawadogo
14 P St NW, Apt. 403
Washington, DC 20001-1590
Owner of Unit #403 (0616 - -2029)

Elmer A. Mercado
Henry Ordutowski
14 P St NW, Apt. 404
Washington, DC 20001-1590
Owner of Unit #404 (0616 - -2030)

NOTICE TO REVOKE CERTIFICATE OF OCCUPANCY CO2401265

This is official notice from the Department of Buildings (“**DOB**”) that Certificate of Occupancy CO2401265 (the “**C of O**”) for 14 P Street NW (SSL 0616 - - 0122) (the “**Property**”) for residential use with 16 dwelling units will be revoked on **August 1, 2026**, unless the required financial contribution that remains outstanding under the 2016 Zoning Regulations is paid as discussed more fully below.

DOB has determined that the C of O was issued on February 14, 2024, as a result of an administrative or clerical error. Therefore, DOB proposes to revoke the C of O pursuant to 12-A DCMR § 111.2(5).

The Property was subject to certain Inclusionary Zoning requirements. The Declarant elected to satisfy the Inclusionary Zoning requirement of 11-C DCMR §1507.2 by contributing to the Housing Production Trust Fund as allowed by 11-C DCMR §1507.5. However, the balance, \$35,682.30, of the total financial contribution for the penthouse habitable space was not paid before the C of O was issued, as required by 11-C DCMR §1507.9, which states:

Except as described in Subtitle C § 1507.10, not less than one-half (0.5) of the required total financial contribution shall be made prior to the issuance of a building permit for construction of the penthouse habitable space, and the balance of the total financial contribution shall be made prior to the issuance of a certificate of occupancy for any or all of the building’s penthouse habitable space.

DOB’s records show that one-half (0.5) of the required total financial contribution was not made prior to issuance of building permit B2106023. The required total financial contribution is

\$35,682.30 and shall be paid to the D.C. Housing Production Trust Fund Penthouse Contribution administered by the D.C. Department of Housing and Community Development (“**DHCD**”). See attached Penthouse Affordable Housing Addendum (“**PAHA**”) that was signed and approved and is a part of the records associated with building permit B2106023.

The following information lists the options available to bring the Property into compliance:

- Submit a payment to DHCD for the balance of the total financial contribution, \$35,682.30, no later than **August 1, 2026**, and provide DOB with proof of the payment. For detailed information on how to make your payment, please review the attached payment instructions.

DOB hereby provides notice that it will revoke the C of O effective on **August 1, 2026**, sixty (60) days after the receipt of this notice, deemed to be June 2, 2026 under 12-A DCMR §§ 111.2.1(4)(b) and 113.5.5(4), unless you earlier surrender the C of O to DOB and renounce all rights under it or pay the required financial distribution that remains outstanding under the 2016 Zoning Regulations. You may request an appeal hearing from the Board of Zoning Adjustment (the “**Board**”) within that sixty (60) day period following the date of service of this notice.

RIGHT TO APPEAL

You have the right to appeal the revocation of the C of O within a 60-day period after the date you had notice or knowledge of this decision, or should have had notice or knowledge of this decision, whichever is earlier. Your appeal must specify the specific provisions of the Zoning Regulations, or the rules legally adopted thereunder that you allege the Zoning Administrator incorrectly interpreted or applied. 12-A DCMR § 112.3; D.C. Code § 6-641.07. To appeal, you must file an appeal with the District of Columbia Board of Zoning Adjustment, 441 4th Street, NW, Suite 210 South, Washington, DC 20001 (<http://dcoz.dc.gov>) no later than **August 1, 2026** – sixty (60) days after service of this notice, which is deemed to be June 2, 2026 per 12-A DCMR §§ 111.2.1(4)(b) and 113.5.5(4).

Any questions about this Notice may be directed to the Office of Zoning Administration at (202) 671-3500 or via email at dob@dc.gov.

Date: 05.29.2026

Kathleen A. Beeton
Kathleen A. Beeton, AICP
Zoning Administrator