

## BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

## FORM 125 - APPEAL

## GIS INFORMATION

| Square | Lot(s) | Zone | ANC  |
|--------|--------|------|------|
| 0616   | 122    | MU4  | 5E04 |

**Address of Property:** 14 P st NW

## ZONING INFORMATION

**Relief from section(s):****Administrative -Officer/Officee:** Kathleen A. Beeton**Date of Decision:** 5.29.2026**Building Permit No. / Certificate of Occupancy No. (if applicable):**

**Brief description of proposed project:** The DC Department of Buildings is seeking to revoke the Certificate of Occupancy for 14 P Street NW, a 16-unit condominium building, home to families and residents who have built their lives there in good faith. The Developer met all required criteria when the Certificate was lawfully issued in February 2024 — over two years ago. Despite this, DOB is now attempting to undo what it approved, leaving innocent residents facing uncertainty through no fault of their own.

**Present use of Property:** 16 Unit Condo building with 1 IZ unit**Proposed use of Property:** 16 Unit Condo building with 1 IZ unit

## Certificate of Service

I hereby certify that on 7/10/2026 I will serve a copy of the forgoing motion or request to each Applicant, Petitioner, Appellant, Party, Intervenor, and the Office of Planning on this case via

## CONTACT INFORMATION

## Owner Information

**Name:** SQL 1430NC LLC**E-mail:** info@squareandlot.com**Address:** 1413 K st NW #707 Washington DC 20005**Phone No.s:** (202)455-6004**Phone No. Alternate:**

## Name of Lessee

**Name:****E-mail:****Address:****Phone No.s:****Fax No.:**

## Authorized Agent Information

**Name:** SQL 1430NC LLC**E-mail:** info@squareandlot.com**Address:** 1413 K st NW #707 Washington DC 20005**Phone No.s:** (202)455-6004**Phone No. Alternate:**

## Appellant to be Notified of Hearing and Decision

**Name:** Tessema**E-mail:** info@squareandlot.com**Address:** 1413 K St NW suite 707 Washington**Phone No.s:** 2024556004**Fax No.:**

## FEE CALCULATOR

## SIGNATURE

## Date

sima tessema

7/10/2026

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21512  
EXHIBIT NO. 1B

