Washington Group Global Community
Environmental Safety Zoning Commission
3700 Southern Avenue, S.E.
Washington, D.C. 20020

District of Columbia
Zoning Commission
441 Judiciary Square NW
Carol Mitten, Chairperson

RECEIVED
D.C. OFFICE OF ZONING
2005 MAR 15 PM 4:55

Commissioner
Joseph Washington Esq.
I.D# WA00555 Bar# 300007

Joseph Washington II

ZONING COMMISSION
District of Columbia
CASE NO. 05-07
EXHIBIT NO. 10

ZONING COMMISSION
District of Columbia
CASE NO.05-07
EXHIBIT NO.10

IX. ZONING

The practice with regard to issuing zoning opinions varies greatly depending upon the type of real estate transaction involved. Generally, loan commitments contain a requirement that the borrower provide satisfactory evidence of compliance with all zoning and land use laws, rules and regulations. Depending upon the nature of the transaction, this requirement may be fulfilled in a variety of ways short of rendering a legal opinion. In routine cases, some combination of an architect's or engineer's certificate, a letter from the Office of the Zoning Administrator, building permit, occupancy certificate, and borrower's representations and warranties will suffice.

In those cases in which an opinion of an attorney is required, the scope of that opinion will depend on the type of property involved, the size of the transaction, the lender's requirements and the relationship of the parties.[101/]

In most instances in which an opinion is required, language similar to the following is customarily accepted:

> Based solely upon our review of a certified copy of the zoning map of the District of Columbia and a letter from the Office of the Zoning Secretariat,[102/] the property is located in zone [specify zone, such as C-2], in which zone [specify applicable use category, such as general office, hotel] are permitted as a matter of right. Applicable laws require that the structures be constructed in accordance with the requisite development standards, that a certificate of occupancy be obtained for the particular use to be conducted therein, and that the requisite business, operational and related licenses and permits be obtained (such

RECEIVED
D.C. OFFICE OF ZONING
2006 MAR 15 PM 4:55

101/ Zoning and land use issues, perhaps more than any other real estate issues, require familiarity with local administrative policies and practices, as well as laws, rules and regulations. An attorney who does not customarily render zoning opinions may competently render such an opinion if enough time can be devoted to appropriate inquiry to become familiar with all applicable issues. However, where issues are complicated and unfamiliar and where the attorney does not have sufficient time or resources to become familiar with them, they should be referred to special land use counsel. See "Preliminary Considerations," supra, Section III.

102/ For a discussion of reliance on certificates of governmental officials, see "Assumptions and Qualifications", supra, Section IV.

Form 350
(Revised 04/23/04)

ABSENTEE BALLOT
FOR THE BOARD OF ZONING ADJUSTMENT

TO: Jerrily R. Kress, FAIA – Director, Office of Zoning WASHINGTON GROUP LAW FIRM

REC'D FEB 24 2005

~~FROM:~~

☐ Geoffrey H. Griffis	☐ Ruthanne G. Miller	☐ Curtis L. Etherly, Jr.
☐ John A. Mann II	☑ Carol J. Mitten	☐ Anthony J. Hood
☐ Gregory Jeffries	☐ John G. Parsons	☐ Kevin L. Hildebrand

RE: BZA Case No. & Name No. 05-07 Map Amendment

Name of Applicant/Appellant Joseph Washington

Square 5684, Lot 24 and 25

I will be absent at the decision meeting on N/A **and I wish to cast my vote as provided by 11 DCMR § 3105.14 and § 3105.15. I have attended all of the hearings and/or read all of the record and transcripts in this matter and wish to cast my vote as follows:**

I hereby vote to: No hearing required for this type of zoning C-2 from R4-B pursuant to land use code under this zoning.

☑ **APPROVE** ☑ **APPROVE WITH SUCH CONDITIONS AS THE BOARD MAY IMPOSE**

☐ **DENY** ☐ **DISMISS** the above-identified BZA Application

I hereby vote to: Request for response in accordance to notice Zoning changed from R4B to C-2 with zoning certificate.

☑ **GRANT** ☐ **DENY** ☐ **DISMISS** the above-identified BZA Appeal/Motion

APPROVED FOR PAYMENT

COMMENTS: Requested zoning C-2

Paid for Feb 11, 2005 $250.00

Purpose refinance to restore Museum/Historical

Special Instructions to Staff: Please be advised that upon payment of purchased item or items no product has been recieved currently violating the Fair Customers Affairs Act. (Cash and Carry) Policy

ENT'D FEB 24 2005

Signature of Board Member Commissioner Joseph Washington Esq. (ANC) **Date** [redacted]

I.D.# WA00553 Bar# 300007

I can be reached at this number if you need clarification the day of the vote: 202 562 2313

It would be greatly appreciated if you would fax this form to the Office of Zoning at (202) 727-6072 the day before the vote.

Revised C. Hall 6/11/03

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION
INSPECTION SCHEDULING AND COMPLAINT UNIT
941 NORTH CAPITOL ST., N.E., SUITE 2000
WASHINGTON, D.C. 20002
(202) 442-4615

INSPECTION SCHEDULING & COMPLAINT FORM

Date Received: ENT'D MAR 1 4 2005 **Complaint Number:** No. 05-07

Source of Complaint
[X] Telephone [ ] Mail [X] Walk-in [ ] Internal
[ ] Public Index Inquiry Control Correspondence No _____
[X] Referred to another Administration (Identify) ANC
Washington Group Global Comm.

TYPE OF COMPLAINT
[ ] Construction [ ] Plumbing [ ] Electrical
[ ] Mechanical [ ] Elevator [ ] Structural
[ ] Private Home [ ] Business [ ] Vacant Lot
[ ] Vacant Building [X] Zoning

PROPERTY ADDRESS: 3700 Southern Ave. SE DC
Number Street Suite/Apt No City
20020
State Zip Code

COMPLAINANT INFORMATION: Joseph Washington
Complainant's Full Name
3700 Southern Ave SE DC
Number Street Suite/Apt No City
20020
State Zip Code

Telephone No : Home 202 581 2316 Work 202 581 2316 Mobile: _____
Cell: _____ Fax _____

ANONYMOUS COMPLAINANT [ ]

Nature of Complaint Non-Compliance for land use upon payment and legal ~~opinion~~ jurisdiction with regard to zoning issue, Failing to yield to federal law pursuant to the Uniform Property Act for commercial use of land thereof. R-1-B to C-2

Inspector's Decision: [X] Approved Pursuant to DC. law for land usage
[ ] Disapproved _____

If you have a written complaint, you may attach it. If additional space is required, please attach a separate sheet.

Complaint Processed By: Commissioner I.D. # WA00555
Date Complaint Forwarded to Division: ENTD MAR 1 4 2005 Bar # 300 007
Scheduled Inspection Date: 3/14/05 **Actual Inspection Date:** N/A
Assigned Inspector's Name: N/A

WASHINGTON GROUP GLOBAL COMMUNITY
ENVIRONMENTAL SAFETY
ZONING COMMISSION

FILED JAN 0 6 2005

District of Columbia
Zoning Commission
441 Judiciary Square NW
Carol Mitten, Chairperson

3700 Southern Ave S.E.
Washington, DC 20020

Notice to Correct Administrative Error

Property located in the District of Columbia with land occupied for commercial use under subtitle and section code in regard to land occupancy for the use of public or commercial service products in accordance with land codes thereof and the structure thereof used to house or extend services directly to the public in accordance with zoning codes upon verification of commercial used of land and the structure thereof pursuant to federal code under the Uniform Commercial Property Act.

Chairperson,
Joseph Washington II
Joseph Washington
3700 Southern Ave S.E
Washington, DC 20020

UNIFORM COMMERICAL PROPERTY ACT OF 2002

Property under this uniformed act in accordance with land code for noncommercial zonings to conduct business with use of an entire lot or lots thereof to provide services that would not risk environmental safety issues upon this zoning in non commercial area to be commercially zoned upon non use of chemical or toxic waste prohibited by law in conjunction with residential clauses in accordance to land code for noncommercial zone uses of public services and land deeded thereof to owner or owners with rights reserved thereof Pursuant to this paragraph ratified by the 15th amendment under the Free Enterprise Act. This act does not discriminate on land in noncommercial area to be zoned upon extended documents from owner showing how the land would be used for this type of zoning pursuant to environmental safety clauses for commercial use of land thereof. The property located at 3700 Southern Ave S.E. shall be deemed this privilege under memorandum of law pursuant to the Uniform Commercial Property Act 2002 limited to area for commercial use concerning lot or lots used for this specified zoning according to this uniformed act with publications therein.

Government of the District of Columbia

OFFICE OF ZONING



441 4TH STREET, N W
SUITE 210
WASHINGTON D C 20001
(202) 727 6311

January 27, 2005

Joseph Washington II
Washington Group Global Community
Environmental Safety Zoning Commission
3700 Southern Avenue, S.E.
Washington, D.C. 20020

Re: 3700 Southern Avenue, S E. (Square 5684, Lot 25) Zoning Inquiry

Dear Chairperson Washington:

To date, the Office of Zoning (OZ) has received numerous telephone calls and faxed correspondence (beginning on January 4, 2005) from you maintaining that the above-cited property is not properly zoned based on its use history (including the existence of your law office, zoning commission and mortgage business) and real estate tax status. OZ's records indicate that the subject property is correctly designated on the City's Zoning Map as R-1-B. The R-1-B District is a residential zoning category. You contend that there is an administrative process for rezoning your property and request that the property be zoned commercially to reflect its commercial use without a hearing. The OZ has explained to you in detail the steps involved in filing a zoning map amendment application with the Zoning Commission, further explaining that we do not know of any other way that private or, for that matter, public property can obtain a change of zoning without a public hearing. OZ also explained the filing process for seeking a variance or special exception with the Board of Zoning Adjustment, as well as the process for applying for a home occupation permit from the Department of Consumer and Regulatory Affairs.

Please call Richard S Nero, Jr., Chief, Support Services and Quality Control on (202) 727-6311, if you have any questions relevant to the foregoing.

SINCERELY,

JERRILY R. KRESS, FAIA
Director, Office of Zoning

cc· Toye Bello, Zoning Administrator
DCRA

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission

February 18, 2005

Mr Joseph Washington
3700 Southern Avenue, S E
Washington, D C 20020

Re: Z.C. Case No. 05-07 (Map Amendment – Square 5684, Lots 24 and 25)

Dear Mr Washington

The Office of Zoning has received and reviewed the application for the application cited above, which requests

> Review and approval of a map amendment from R-1-B to C-1 for property located at 3700 Southern Avenue, S E and known as Square 5684, Lots 24 and 25

The Office of Zoning has determined that your application is complete, that it meets the basic filing requirements, and has, therefore, been accepted for processing

The Office of Planning (OP) will further process this application prior to it being presented to the Zoning Commission The initial consideration given to the application concerns whether the Commission should set the case down for a public hearing The OP will make a recommendation on that issue to the Zoning Commission at one of its monthly meetings The Zoning Commission generally meets on the second Monday of each month (with some exceptions) in the Office of Zoning Hearing Room, Suite 220, 441 4th Street, N W , Washington, D C 20001

Please contact this office no later than the Thursday before the second Monday of each month to determine the meeting at which the Commission will consider your filing If you have any questions, please call the Office of Zoning on (202) 727-6311

Sincerely,

Jerrily R Kress, FAIA
Director
Office of Zoning

ZONING COMMISSION NOTICE OF FILING
Case No. 05-07
(Map Amendment – Square 5684, Lots 24 and 25)
February 23, 2005

THIS CASE IS OF INTEREST TO ANC 7B

On February 11, 2005, the Office of Zoning received an application from Joseph Washington (the "applicant") for approval of a map amendment for the above-referenced property

The property that is the subject of this application consists of Square 5684, Lots 24 and 25 in southeast Washington, D C (Ward 7). The property is currently zoned R-1-B The applicant seeks a map amendment from R-1-B to C-1

For additional information, please contact, the Secretary to the Zoning Commission at (202) 727-6311

AFRICAN AMERICAN EMBASSY
OF THE U.S.A.



WE PRACTICE HOMELAND SECURITY

Z.C. Form #1 (5-93)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations, request is hereby made for an amendment to the Zoning Map as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
5684	25124	R-1-B	C-2

RECEIVED
D.C. OFFICE OF ZONING
2005 FEB 11 PM 2:28

Address or description of the premises:

African American Embassy Historical Museum
1800 Century. Colonial Estate Pursuant to Grandfather Clause

Area of the Site: 5684 square feet or acres: 1½

Baist Atlas No. _____, Page _____.

The above information and attached documents are true to the best of my knowledge.

Joseph Washington
Owner's Signature

2/2/05
Date

Joseph Washington
Owner's Printed Name

Person(s) to be notified of all actions:

Joseph Washington
Name

301 736 2492
Telephone Number

3700 Southern Ave. SE
Address

Washington DC 20020
Zip Code

RECEIVED
D.C. OFFICE OF ZONING
2005 FEB 11 PM 2:23

they are complete.. Applicants will be notified by mail when their applications are accepted.

A completed application shall consist of the following:

1. The original of Zoning Commission Form No. 1, properly completed and signed by the owners of all property involved in the application. (Where more than one ownership is involved, use a separate copy of Form #1 for each ownership). In addition to the original form, submit twenty (20) copies.

2. Twenty (20) copies of a statement clearly setting forth the reasons for the requested map amendment. Additional information, exhibits, or photographs may be attached, if desired, provided they are no larger than this form.

3. Copies of a key map (photocopy of the Zoning Map on 8 1/2" x 11" paper), showing the subject property outlined in red and the zoning of the surrounding area. Appropriate maps are available in the Office of Zoning.

4. A certified plat of survey of the subject property prepared by the D.C. Office of the Surveyor.

5. Twenty copies of a plat plan drawn at a scale of 80 feet to the inch. It shall be drawn to show all current lot lines for the square within which the subject property lies and drawn to show all boundary lines of each square for a one-square radius around the subject square. All street names and square and lot numbers shall be indicated. The source of reference shall be indicated and a bar scale must be drawn.

6. Non-refundable filing fee of $250.00 (make check or money order payable to the D.C. Treasurer; no cash).

All applications that are accepted for filing will be processed in accordance with Chapter 30 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning (Rules of Practice and Procedure before the Zoning Commission for the District of Columbia).

RECEIVED
D.C. OFFICE OF ZONING
2005 FEB 11 PM 2:32

189

JOSEPH WASHINGTON
3700 SOUTHERN AVE. SE
WASHINGTON, DC 20020-1236

DATE 2/11/05

65-7198/2550
59

PAY to the ORDER OF D.C. Treasurer $ 250.00

Two hundred fifty dollars Cents DOLLARS

CHEVY CHASE BANK
BETHESDA, MARYLAND 20814

FOR Map Amendment Joseph Washington MP

Washington Group Development & Mortgage

ARCHITECTURAL SERVICES
HOUSING INSPECTIONS
PERMIT EXPEDITER
CIVIL ENGINEERING
EQUITY INVESTMENT PROGRAMS
LOAN PREPERATION

EIN # 75-3114297

S- 17258

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE SURVEYOR
(202) 442-4566

RC/-6010
RS/ 1274

Name JOSEPH WASHINGTON IV 2-3 20

Address Phone 202-581-0036

Public Law 89-208 Reg charge of $50 00 for dishonored checks

☑ Surveyor Ofc. Fee - Rev. Obj. Code 3220 - 1016

☐ Survey Copy Fee - Rev. Obj. Code - 3234 - 6003

SQ 5604

LOT 23, 24

Amount $ 30.

Pay to the D C Treasurer

WHITE - OFFICE COPY CANARY - CUSTOMER COPY PINK-CASHIER'S COPY

D.C. GOVERNMENT
OTR/DCRA CASHIER OFFICE
941 N. CAPITOL ST, NE
WASHINGTON, DC 20002
202-727-1000

Store # 0001 Receipt # 145293
Reg. # 1 02/03/05 at 14:20
Cash In Clk# 30 Sale Clk# 30

KA15101274 SURVEYOR FEES
0 1 @ $ 30.00 $ 30.00

Sub-Total $ 30.00
Tax $ 0.00
Total Sale $ 30.00

Check Amount $ 30.00
Change Due $ 0.00

THANK YOU AND HAVE A NICE DAY

3700 Southern Ave Washington DC 20020 202-581-0036

D.C. GOVERNMENT
OTR/DCRA CASHIER OFFICE
941 N. CAPITOL ST. NE
WASHINGTON, DC 20002
202-727-1000

Store # 0001 Receipt # 146964
Reg. # 0 02/11/05 at 16:11
Cash In Clk# 11 Sale Clk# 11

EB23001211 OTHER BUS. LIC. PERMITS
0 1 @ $ 50.00 $ 50.00
EB23001211 OTHER BUS. LIC. PERMITS
0 1 @ $ 50.00 $ 50.00
EB23001211 OTHER BUS. LIC. PERMITS
0 1 @ $ 50.00 $ 50.00
EB23001211 OTHER BUS. LIC. PERMITS
0 1 @ $ 50.00 $ 50.00
EB23001211 OTHER BUS. LIC. PERMITS
0 1 @ $ 50.00 $ 50.00

Sub-Total $ 250.00
Tax $ 0.00
Total Sale $ 250.00

Check Amount $ 250.00
Change Due $ 0.00

THANK YOU AND HAVE A NICE DAY

S

D.C. GOVERNMENT
OTR/DCRA CASHIER OFFICE
941 N. CAPITOL ST. NE
WASHINGTON, DC 20002
202-727-1000

Store # 0001 Receipt # 147073
Reg. # 0 02/14/05 at 11:34
Cash In Clk# 11 Sale Clk# 11

EB23001211 OTHER BUS. LIC. PERMITS
0 1 @ $ 50.00 $ 50.00

Sub-Total $ 50.00
Tax $ 0.00
Total Sale $ 50.00

Check Amount $ 50.00
Change Due $ 0.00

THANK YOU AND HAVE A NICE DAY