

Statement:

The properties listed on form #1, 715 through 727 T Street Northwest, Washington DC (square 0416 - lots 24, 25, 26, 27, 821, & 822), are zoned as historical sites and have been changed from their prior usage of CM-1 to R-4. Four (4) of the properties (715 -721) were granted a special exception to operate in the former capacity of commercial. Each of the store fronts at 717-721 T St. NW, LLC is approximately 475 square feet. 717 T Street is 950 square feet with two (2) front doors. All properties are across the street from an elementary school and adjacent to a commercial store (CVS). The remaining three (3) (723, 725, and 727 T St.) are currently zoned as R-4. All of these properties have always existed and functioned as commercial businesses.

The District of Columbia taxes, which are paid annually, are calculated at the commercial rate of C2. Research prior to involvement and purchase with these property indicated they were commercial. All former certificate of occupancy reflected commercial usage. These properties have never been used or operated in a residential function. There are no kitchens, bathing or shower facilities. The interior size and square footage, which is approximately 12.5' by 38', would not be sufficient for any residential inhabitant.

This current zoning, catch-22, has placed an undue hardship on all parties affected and others wishing to start other businesses in this historical district. It is requested these properties be changed back to their commercial zoning of C-1 or C-2 and allowed to continue commercially in this historical area.

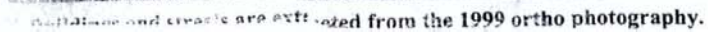
RECEIVED
D.C. OFFICE OF ZONING
705 MAR 20 PM 3:10

ZONING COMMISSION
District of Columbia

CASE NO. 07-31

EXHIBIT NO. 3

ZONING COMMISSION
District of Columbia
CASE NO. 07-31
EXHIBIT NO. 3







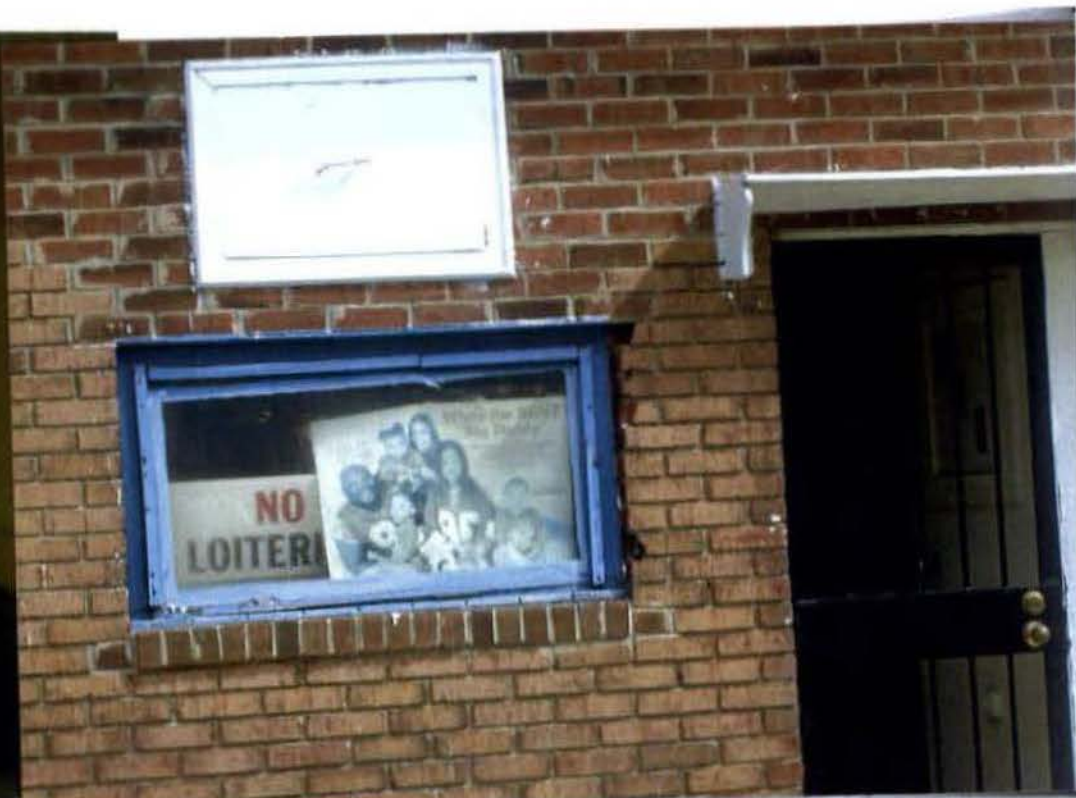


0416 0821 09/01/2004









800

2117

22 805 1529

21 804 1549

20 803 1537

19 802 1526

822 111

821 120

111

111

111

916

20

27

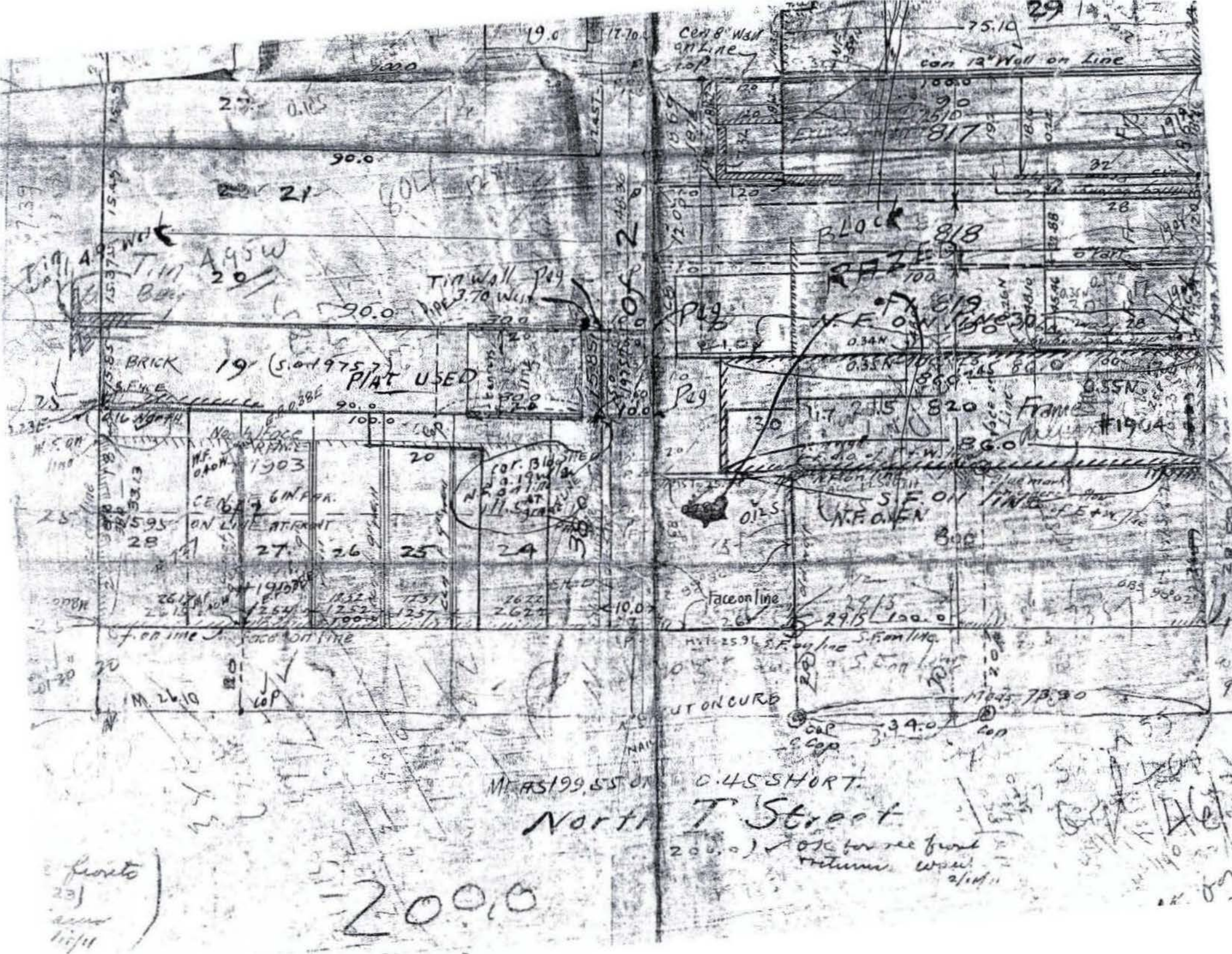
26

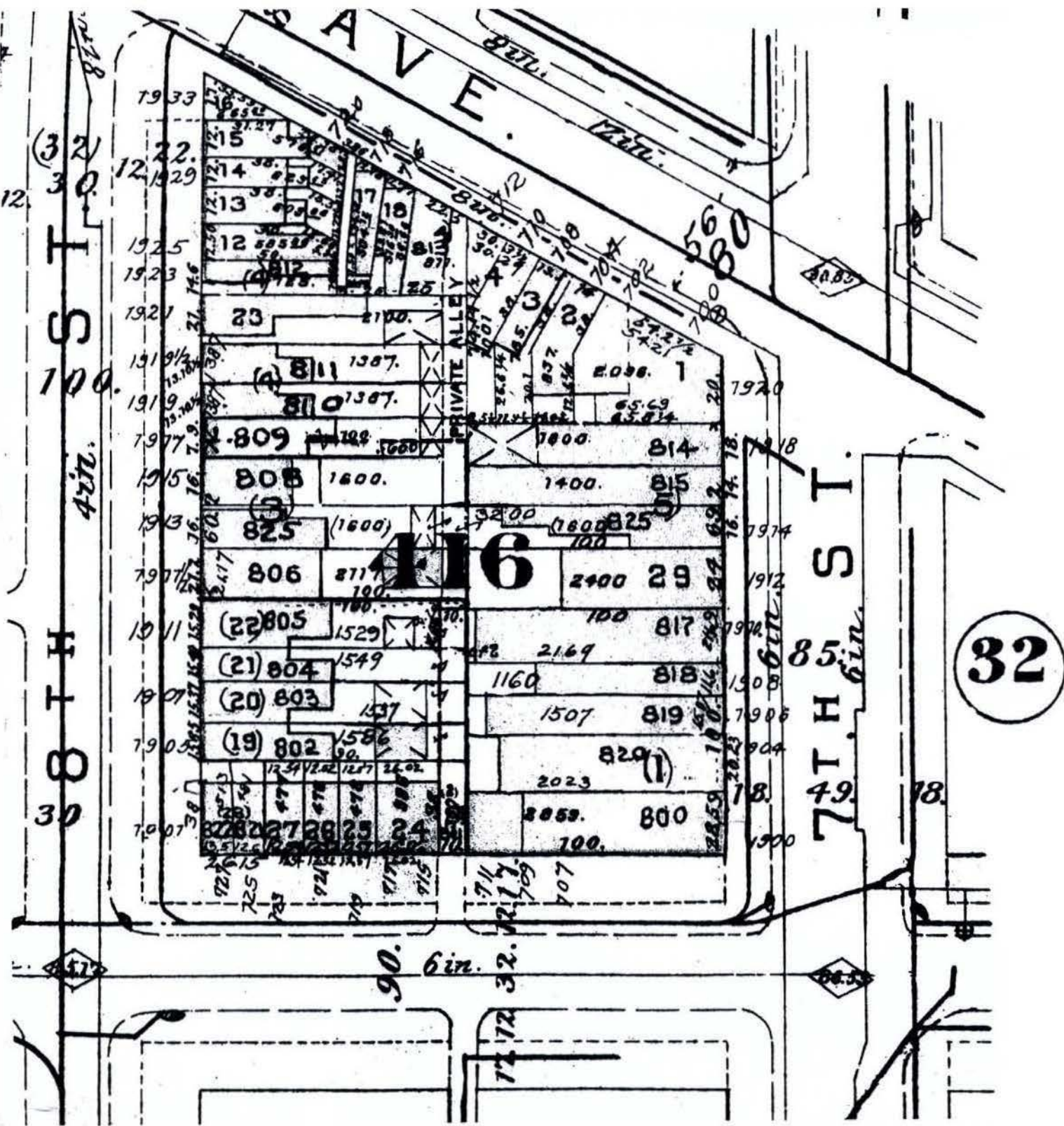
25

24

801 108

T





Type an Address

OR

Square, Suffix Lot

Pick Square, Suffix, Lot

0416

0027

Check This Location

Clear

Square 0416 lot 0027

searching the lot boundary

(Address found: 723 T STREET NW)

Records for this site in the Historic Inventory.Greater U Street Historic District

Map | Legend | Mobile Video | Details

Tax info for this SSL from a copy at OP.
Contact OTR for the most up-to-date info.

SSL:	0416 0027
PROPTYPE:	COMMERCIAL
USECODE:	051 Commercial-Office-Small
LANDAREA:	477 square feet
PREMISEADD:	0723 T ST NW
Owner:	RALPH HIGGS
CAREOFNAME:	
ADDRESS1:	640 FRANKLIN ST NE
ADDRESS2:	
CITYSTZIP:	WASHINGTON, DC 20017-1318
VACLNDUSE:	N
CLASSTYPE:	002
HSTDCODE:	(none)
TAXRATE:	1.8500
MIXEDUSE:	N
MIX1TXTYPE:	TX
NEWLAND:	\$86,960
NEWIMPR:	\$49,030
NEWTOTAL:	\$135,990
SALEPRICE:	\$0
SALEDATE:	1/1/2001

Sort by:

☐ New Window

[DCRAFN Main Repository]: 5 Documents Found ...

Page: 1 of 1

	NAME	ADDRESS	DOCUMENT_DATE	DOCUMENT_TYPE	ENTITY	F
☐ 1.	 1994891	723 T ST	09/14/1999	CERT OCCUP	SAMUEL CHAMBERLAIN JR	
☐ 2.	 1994893	723 T ST	06/06/1971	CERT OCCUP	CHARLES AUGUSTUS FLETCHER	
☐ 3.	 1994895	723 T ST	12/15/1954	CERT OCCUP	SAMUEL CHAMBERLAIN JR	
☐ 4.	 1994897	723 T ST	08/04/1961	CERT OCCUP	CHARLES AUGUSTUS FLETCHER	
☐ 5.	 1994899	723 T ST	03/07/1966	CERT OCCUP	JOHN CRUTCHFIELD	

22981

CERTIFICATE OF OCCUPANCY

No.

A 22951

9-28-

53

Washington, D.C.

Permission is hereby granted to

Samuel Chamberlain, Jr.

to use the 1st floor(s) of the building located on Lot 27 Square 418
 known as premises 925 T St., N. W. for the following
 purpose(s) Arcade - pin ball machines

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE
 ABOVE PREMISES, AT ALL TIMES.

This Certificate of Occupancy need not be renewed unless there is a change
 in (1) the type of business, (2) address of business, (3) ownership of business,
 or (4) part of the building used for the business. BUT, should there be any
 change in one or more of the foregoing items a NEW Certificate of Occu-
 pancy must be obtained.

CENTRAL PERMIT BUREAU, GOVT. OF DIST. OF COL.

ZONE 1st 600

FEE

\$ 4.00

Superintendent of Permits, D.C.

By

C. A. McFarlan

OFFICE COPY

CERTIFICATE OF OCCUPANCY

No. **A 29340**

Washington, D.C., **DECEMBER 15, 1954**

Permission is hereby granted to **SAMUEL CHAMBERLAIN, JR.**
to use the **1ST** floor(s) of the building located on Lot **27** Square **416**
known as premises **723 F ST., N. W.** for the following
purpose(s): **RETAIL SALES OF CLOTHING & FURNITURE**

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES.

"This Certificate of Occupancy need not be renewed unless there is a change in (1) the type of business, (2) address of business, (3) ownership of business, or (4) part of the building used for the business; BUT, should there be any change in one or more of the foregoing items a NEW Certificate of Occupancy must be obtained."

CENTRAL PERMIT BUREAU, GOVT. OF DIST. OF COL.

OFFICE COPY

ZONE **1ST C** FEE **\$ 6.00**

Superintendent of Permits, D.C.

By

[Signature]
Permit Clerk

Washington, D.C.

5/6/

19 61

Permission is hereby granted to **CHARLES AUGUSTUS FLETCHER**to use the **187** floor(s) of the building located on Lot **27** Square **416**known as premises **723 T STREET N.W.** for the followingpurpose(s): **RUMMAGE SALE**

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

DEPT. OF LICENSES & INSPECTIONS, GOVT. OF DIST. OF COL.

SEE IMPORTANT NOTICE ON REVERSE SIDE HEREOF
OFFICE COPY

ZONE C-H-1

FEE \$ 10.00

Chief, Permit Branch

By

Permit Clerk

CERTIFICATE OF OCCUPANCY

No. B 29542

Washington, D.C. AUGUST 4TH 1951

Permission is hereby granted to **CHARLES AUGUSTUS FLETCHER**
to use the **FIRST** floor(s) of the building located on lot **27** Square **416**
known as premises **723 T STREET, N.W.** for the following
purpose(s): **OFFICE AND STORAGE OF LABORER'S TOOLS IN AREA OF LESS**
THAN 2500 SQ. FT.

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES
AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated,
ONLY for the premises, or part thereof, and for the purpose(s), indicated
above, and IS NOT TRANSFERABLE to another person or premises under ANY
conditions. ANY CHANGE in the type of business, ownership of business, or
part of premises used therefor, will render this Certificate VOID and a NEW
Certificate must be obtained.

DEPT. OF LICENSES & INSPECTIONS, GOV'T. OF DIST. OF COL.

ZONE D-M-1

FEE \$10.00

Chief, Permit Branch

Mary O. Savage
Permit Clerk

OFFICE COPY

CERTIFICATE OF OCCUPANCY

No. B 35884

Washington, D.C. MARCH 7TH 1966

Permission is hereby granted to JOHN CRUTCHFIELDto use the FIRST floor of the building located on Lot 27 Square 416known as premises 723 T STREET, N.W. for the followingpurpose(s): STORAGE OF TOOLS

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON RE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

DEPT. OF LICENSES & INSPECTIONS, GOVT. OF DIS. OF COL.

ZONE C-H-8

FEE \$ 12.00

Chief, Permit Branch

Mary Delavigne
Permit Clerk

SEE IMPORTANT NOTICE ON REVERSE SIDE HEREOF

OFFICE COPY

Type an Address

OR

Pick Square, Suffix, Lot

Square, Suffix Lot

0416

0821

Check This Location

Clear

Square 0416 lot 0821

searching the lot boundary

(Address found: 725 T STREET NW)

Records for this site in the Historic Inventory:Greater U Street Historic District

Map Legend Mobile Video Details

Tax info for this SSL from a copy at OP.
Contact OTR for the most up-to-date info.

SSL:	0416 0821
PROPTYPE:	COMMERCIAL
USECODE:	041 Store-Small 1-Story
LANDAREA:	481 square feet
PREMISEADD:	0725 T ST NW
Owner:	RALPH HIGGS
CAREOFNAME:	
ADDRESS1:	640 FRANKLIN ST NE
ADDRESS2:	
CITYSTZIP:	WASHINGTON, DC 20017-1318
VACLNDUSE:	N
CLASSTYPE:	002
HSTDCODE:	(none)
TAXRATE:	1.8500
MIXEDUSE:	N
MIX1TXTYPE:	TX
NEWLAND:	\$87,690
NEWIMPR:	\$33,020
NEWTOTAL:	\$120,710
SALEPRICE:	\$0
SALEDATE:	1/1/2001

Sort by:

☐ New Window

[DCRAFN Main Repository]: 10 Documents Found ...

Page: 1 of 1

	NAME	ADDRESS	DOCUMENT_DATE	DOCUMENT_TYPE	ENTITY
☐ 1.	 1994907	725 T ST	01/31/1980	CERT OCCUP	RALPH HIGGS
☐ 2.	 1994909	725 T ST	08/19/1954	CERT OCCUP	THOMAS OUTLAW TAYLOR
☐ 3.	 1994911	725 T ST	05/26/1955	CERT OCCUP	CLENEY LEWIS
☐ 4.	 1994913	725 T ST	08/30/1957	CERT OCCUP	SAMUEL CHAMBERLAIN
☐ 5.	 1994915	725 T ST	09/14/1999	CERT OCCUP	WILLIAM SAMUEL BARNES
☐ 6.	 1994917	725 T ST	05/29/1961	CERT OCCUP	SAMUEL CHAMBERLAIN JR
☐ 7.	 1994919	725 T ST	01/09/1967	CERT OCCUP	SAMUEL CHAMBERLAIN JR
☐ 8.	 1994921	725 T ST	02/10/1969	CERT OCCUP	BARRY TERRY & SAMUEL CHAMBERLAIN JR
☐ 9.	 1994923	725 T ST	05/17/1971	CERT OCCUP	CHARLES AUGUSTUS FLETCHER
☐ 10.	 1994925	725 T ST	04/22/1977	CERT OCCUP	RALPH & JESSIE L HIGGS

CERTIFICATE OF OCCUPANCY

27721

Washington, D.C. AUGUST 19TH, 1954

Permission is hereby granted to

THOMAS LEW TAYLOR

to use the 1ST floor of the building located on Lot OF 28 Square 486

known as premises 725 T STREET, N.W. for the following

purpose(s): VALET SHOP-PRESSING (NO CLEANING ON PREMISES)

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES.

This Certificate of Occupancy need not be renewed unless there is a change in (1) the type of building, (2) address of business, (3) ownership of business, or (4) part of the building used for the business. BUT, should there be any change in one or more of the foregoing items a NEW Certificate of Occupancy must be obtained.

CENTRAL PERMIT BUREAU, GOVT. OF DIST. OF COL.

ZONE 1ST 0 FEE \$ 4.00

Superintendent of Permits, D.C.

By *W. E. Ciperhiser*
Deputy Clerk

OFFICE COPY

Department of
Regulatory Affairs
District of Columbia Government

Washington, D.C.

OCTOBER 2ND 1950

Permission is hereby granted to

WILLIAM SAMUEL BARNES

to use the

FIRST

floor(s) of the building located on lot

28

Square 416

known as premises

725 T STREET, N.W.

for the following

purpose(s)

DRY CLEANING AGENCY & PRESSING

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s) indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

DEPT. OF LICENSES & INSPECTIONS, GOVT. OF DIST. OF COL.

OFFICE COPY

ZONE O-M-1

FEE \$ 10.00

Chief, Permit Branch

Mary O'Saugh
Permit Clerk

1994907

100%

Form 601 - CDB

CERTIFICATE OF OCCUPANCY

No. 12Washington, D.C. 1-516Permission is hereby granted to Ralph Hinesto use the 1st floor(s) of the building located on Lot 20 Squareknown as premises TRE T 8014 H. H. for thepurpose(s): Vallet Shop - No cleaning on premises - Not over five emplTHIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE
ABOVE PREMISES AT ALL TIMES.

This Certificate of Occupancy need not be renewed unless there is a change in (1) the type of business, (2) address of business, (3) ownership of business, or (4) part of the building used for the business. BUT, should there be any change in one or more of the foregoing items a NEW Certificate of Occupancy must be obtained.

ZONE 1480 600

FEE

1.5

Superintendent of Permit

District of Columbia Government

1994911

100%

CERTIFICATE OF OCCUPANCY

Washington, D.C. MAY 26TH

Permission is hereby granted to OLENEY LEWISto use the 1ST Floor of the building located on Lot OF 28 Squareknown as premises 715 T STREET, N.W. for thepurpose(s) DRY CLEANING AGENCY & PRESSING (NO CLEANING ON PREMISES)

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES

ZONE 1ST C FEE \$ 6

This Certificate of Occupancy need not be renewed unless there is a change in (1) the type of business, (2) the address of business, (3) ownership of business, or (4) part of the building used for the business. BUT, should there be any change in one or more of the foregoing items a NEW Certificate of Occupancy must be obtained.

CENTRAL PERMIT BUREAU GOVT. OF DIST. OF COL.

Superintendent of Permits

H.E. [Signature]

District of Columbia Government

1994913

100%

CERTIFICATE OF OCCUPANCY

Washington, D.C., AUGUST 31Permission is hereby granted to SAMUEL CHAMBERLAINto use the 1ST floor(s) of the building located on Lot 28 Squareknown as premises 725 T ST., N. W. for thepurpose(s) TAILOR SHOP & PRESSING

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s) indicated above, and IS NOT TRANSFERABLE to any other person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

ZONE 1ST 0 FEE \$ 10.

Superintendent of Permits

DEPT. OF VEHICLES & INSURANCE, GOVT. OF DIST. OF COLUM.

District of Columbia Government

1994915

100%

CERTIFICATE OF OCCUPANCY

No. 203

Washington, D.C. OCTOBER

Permission is hereby granted to WILLIAM SAMUEL BARNESto use the FIRST floor(s) of the building located on lot 28 Squareknown as premises 735 T STREET, N.W. for thepurpose(s) DRY CLEANING AGENCY & PRESSING

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated ONLY for the premises, or part thereof, and for the purpose(s) indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therein, will render this Certificate VOID and a NEW Certificate must be obtained.

ZONE C-1-1 FEE \$ 1

Chief, Permit Branch

DPT. OF LICENSES & INSPECTIONS, CITY OF DIST. OF COL.

District of Columbia Government

1994917

100%

CERTIFICATE OF OCCUPANCY

No. B 29138

Expiring on MAY 29TH 1915

Permission is hereby granted to SAMUEL CHAMBERLAIN, JR.to use the FIRST floor(s) of the building located on Lot 28 Square 416known as premises 725 T STREET, N.W. for the followpurpose(s) SHOE SHINE PARLOR

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID ONLY for the premises, person, and for the purposes indicated above, and is NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the use of business, ownership of business, or person on premises, whether or not, shall render this Certificate VOID and a NEW Certificate must be obtained.

ZONE C-11-1 FEE \$ 10.00

Chief, Permit Branch

M. A. [Signature]

OFFICE OF LICENSING, DISTRICT OF COLUMBIA

District of Columbia Government

1994919

100%

Form LS-7-001

CERTIFICATE OF OCCUPANCY

No. B 59655

Washington, D.C., JAN. 9TH 1961

Permission is hereby granted to SAMUEL CHAMBERLAIN, JR.to use the FIRST floor(s) of the building located on Lot 28 Square 416known as premises 725 T STREET, N.W. for the followingpurpose(s): SMOKE SHINE PARLOR

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

DEPT. OF LICENSES & INSPECTIONS, GOVT. OF DIST. OF COL.

DUPLICATE

ZONE C-11-1 FEE \$ 2.00

Chief, Permit Branch

W. J. [Signature]

District of Columbia Government

1994921

100%

Form U-1-117

CERTIFICATE OF OCCUPANCY

No. B 69

Washington, D.C., FEB. 10, 1971

Permission is hereby granted to BARRY TERRY & SAMUEL CHAMBERLAINto use the FIRST floor(s) of the building located on Lot 28 Squareknown as premises 125 T STREET, N.W. for thepurpose(s) RETAIL RECORD STORE

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s) indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

ZONE C-101 FEE \$ 12.

DEPT. OF LICENSING & REGISTRATION, COMPT. OF DIST. OF COL.

Chief, Permit Branch

M. M. M. M.

District of Columbia Government

1994925

100%

Form ES-9-60T

CERTIFICATE OF OCCUPANCY

No.

B102

Washington, D.C., April 22

Permission is hereby granted to Ralph & Jessie L. Riggsto use the 1st floor(s) of the building located on lot 28 Squareknown as premises 721 1 St NW for thepurpose(s) Variety Store

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, only for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

ZONE

FEE \$ 20.00

CH 1

Chief, Permit Branch

FOR INFORMATION OF THE PUBLIC: THIS CERTIFICATE IS NOT VALID UNLESS IT IS POSTED ON THE PREMISES.

District of Columbia Government

Type an Address

OR

Pick Square, Suffix, Lot

Square, Suffix Lot

0416

0822

Check This Location

Clear

Square 0416 lot 0822

searching the lot boundary

(Address found: 727 T STREET NW)

Records for this site in the Historic Inventory.Greater U Street Historic District

Map Legend Mobile Video Details

Tax info for this SSL from a copy at OP.
Contact OTR for the most up-to-date info.

SSL:	0416 0822
PROPTYPE:	COMMERCIAL
USECODE:	051 Commercial-Office-Small
LANDAREA:	513 square feet
PREMISEADD:	0727 T ST NW
Owner:	RALPH L HIGGS JR
CAREOFNAME:	
ADDRESS1:	723 T ST NW
ADDRESS2:	
CITYSTZIP:	WASHINGTON, DC 20001-3125
VACLNDUSE:	N
CLASSTYPE:	002
HSTDCODE:	(none)
TAXRATE:	1.8500
MIXEDUSE:	N
MIX1TXTYPE:	TX
NEWLAND:	\$93,530
NEWIMPR:	\$50,460
NEWTOTAL:	\$143,990
SALEPRICE:	\$0
SALEDATE:	3/27/2006

CERTIFICATE OF OCCUPANCY

No. **B 98820**Washington, D.C., **JULY 7**, 19 **76**

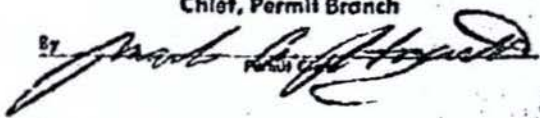
Permission is hereby granted to JOSEPH NATHAN HARRINGTON
to use the 1st floor(s) of the building located on Lot 822 Square 416
known as premises 727 T STREET, N. W. for the following
purpose(s): OFFICE FOR HOME IMPROVEMENTS

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

DEPT. OF ECONOMIC DEVELOPMENT, GOVT. OF DIST. OF COL.

ZON: **C-M-1** FEE \$ **20.00**

Chief, Permit Branch

By 

OFFICE COPY