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1103 51ST PL NE	Blight/ Class 4 Unregistered	7
1107 50TH PL NE	Blight/ Class 4 Unregistered	7
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4422 ORD ST NE	Blight/ Class 4 Unregistered	7
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819 50TH PL NE	Blight/ Class 4 Unregistered	7
849 51ST ST NE	Blight/ Class 4 Unregistered	7
926 48TH PL NE	Blight/ Class 4 Unregistered	7
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317 54TH ST NE	Exempt-Construction	7
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4254 BROOKS ST NE	Exempt-Construction	7
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4720 MEADE ST NE	Exempt-Construction	7

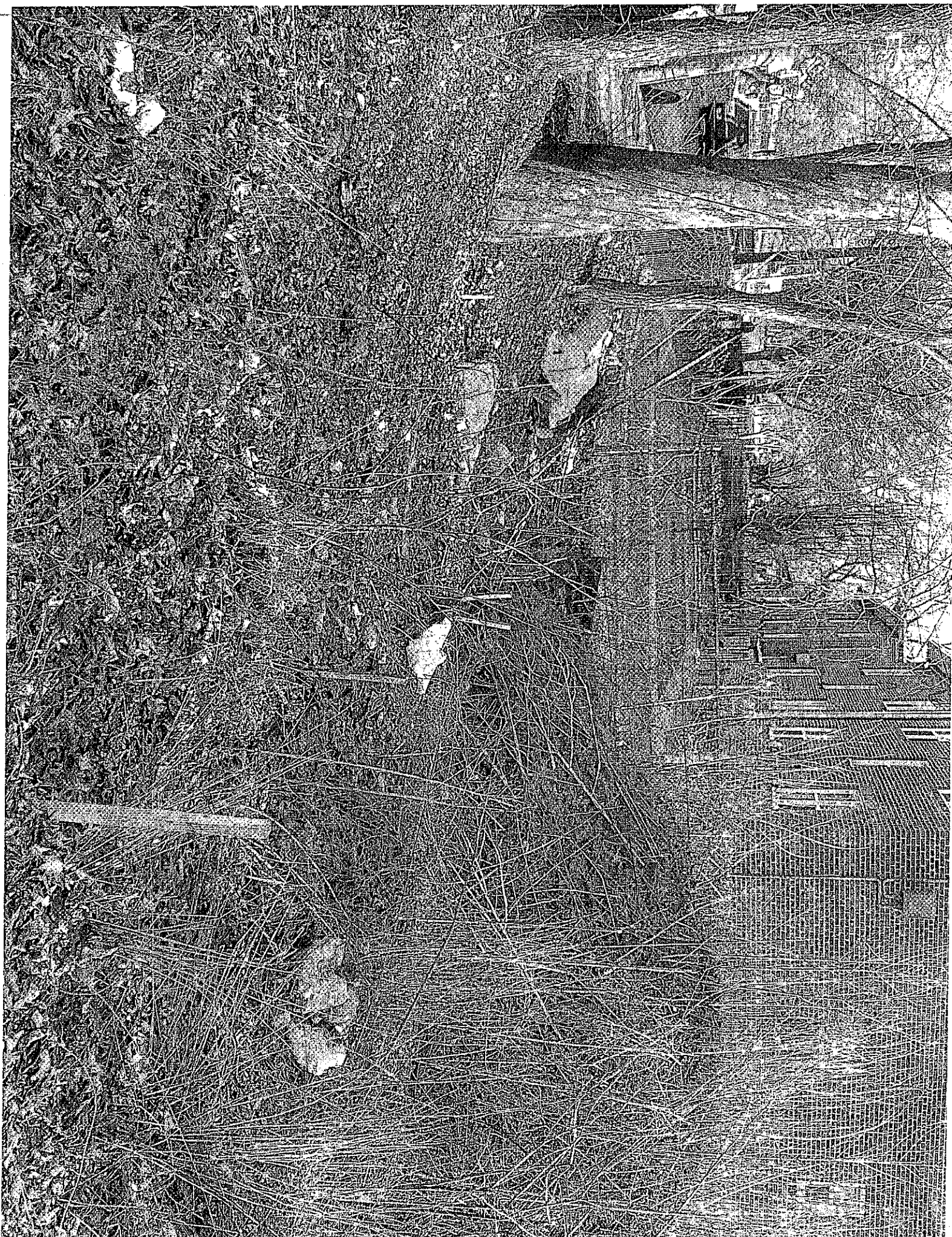
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6126 BANKS PL NE	Exempt-Listing	7
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903 52ND ST NE	Exempt-Listing	7
907 47TH PL NE	Exempt-Listing	7
4212 LANE PL NE	In blight appeal	7
4519 FOOTE ST NE	In blight appeal	7
4854 NANNIE HELEN BURROUGHS AVE NE	In blight appeal	7
4917 MINNESOTA AVE NE	In blight appeal	7
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127 47TH ST NE	Pending	7
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1323 49TH ST NE	Pending	7

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817 46TH ST NE	Vacant/ Class 3 Unregistered	7
914 46TH ST NE	Vacant/ Class 3 Unregistered	7
922 52ND ST NE	Vacant/ Class 3 Unregistered	7
945 DIVISION AVE NE		7





GOVERNMENT OF THE DISTRICT OF COLUMBIA
NOTICE OF VIOLATION

NOTICE NO: K555720

DATE OF SERVICE: 11/14/2013

VIOLATION FOR PUBLIC WORKS: THE STORAGE OF TRANSPORTATION

INSPRODIA'S NAME IN A PUBLIC STORAGE GROUND LLC

ADDRESS: 4550 MITCHELL RD NW

CITY: WASHINGTON

RESIDENTIAL OWNER

STATE: DC

ZIP CODE: 20012-1024

DATE OF VIOLATION: 11/07/2013

D.C. CODE AND/OR REGULATION VIOLATED:

GV 501.02 (b) (6) (iii) (2)

VIOLATION LOCATION: 4550 MITCHELL RD NW

VIOLATION SEVERITY: 501.02 (b) (6) (iii) (2)

VIOLATION STATUS: 501.02 (b) (6) (iii) (2)

INSPECTOR NOTES: 501.02 (b) (6) (iii) (2)

VIOLATION STATUS: 501.02 (b) (6) (iii) (2)

VIOLATION STATUS: 501.02 (b) (6) (iii) (2)

VIOLATION STATUS: 501.02 (b) (6) (iii) (2)

VIOLATION STATUS: 501.02 (b) (6) (iii) (2)

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VIOLATION STATUS: 501.02 (b) (6) (iii) (2)

VIOLATION STATUS: 501.02 (b) (6) (iii) (2)



GOVERNMENT OF THE DISTRICT OF COLUMBIA
VIOLATION

INDEPENDENT JUDICIAL WORK

RESPONDENT'S NAME

ADDRESS

CITY, WASHINGTON

RESPONDENT'S

DATE OF VIOLATION

VIOLATION LOCATION

VIOLATION TYPE

VIOLATION GENERAL

VIOLATION VIOLATION

VIOLATION VIOLATION

VIOLATION VIOLATION

VIOLATION VIOLATION

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STATEMENT OF EXPLANATIONS AND REASONS

**SUPPORTING AN APPLICATION
TO THE BOARD OF ZONNING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

**FOR A VARIANCE
FROM MINIMUM LOT AREA, MINIMUM LOT WIDTH, AND SIDE YARD
REQUIREMENTS OF R-2 ZONE
PERSUANT TO 11 DCMR §3103.2 SECTION 401 & 405**

Address of the property:

1019 49th Place NE

(SQ. 5175, LOT 4)

BZA CASE NO.

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

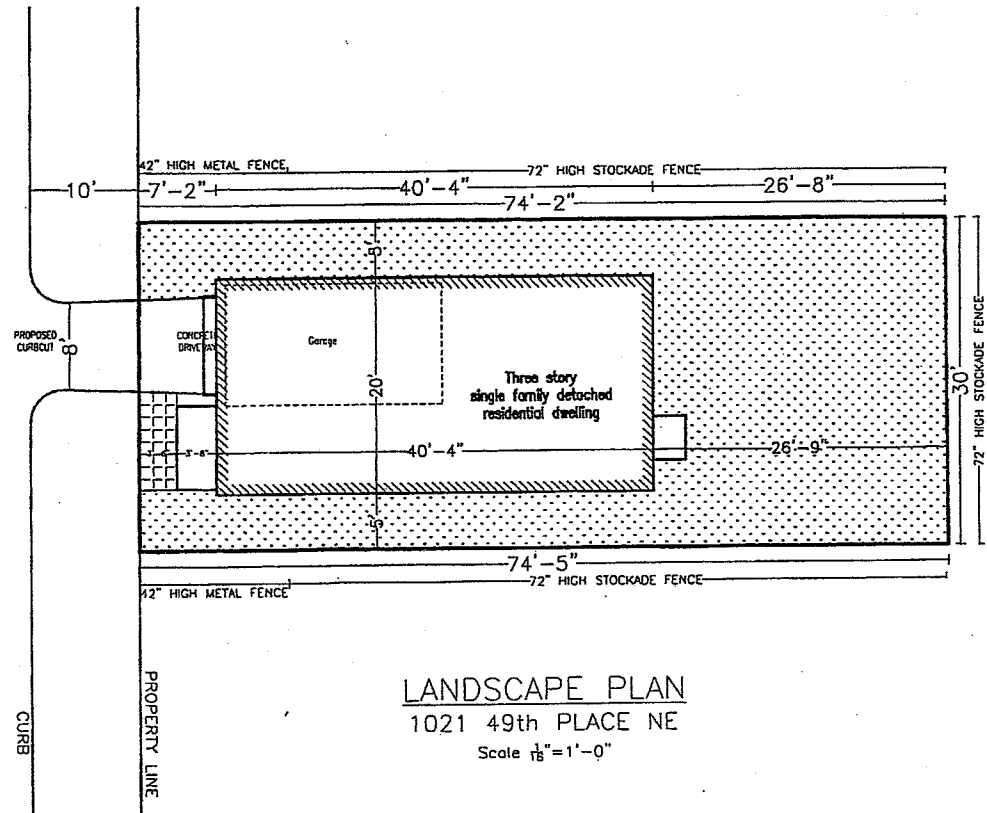
ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	2228 sf	4000 sf	-	2228 sf	1772/44.3%
Lot Width (ft. to the tenth)	30 ft	40 ft	-	30 ft	10 ft/25%
Lot Occupancy (building area/lot area)	0%	-	40%	37.84%	-
Floor Area Ratio (FAR) (floor area/lot area)	-	-	-	-	-
Parking Spaces (number)	0	-	-	1	-
Loading Berths (number and size in ft.)	-	-	-	-	-
Front Yard (ft. to the tenth)	-	-	-	-	-
Rear Yard (ft. to the tenth)	0	20 ft	-	26'-9"	-
Side Yard (ft. to the tenth)	0	8 ft	-	5 ft	3 ft/ 37.5%
Court, Open (width by depth in ft.)	-	-	-	-	-
Court, Closed (width by depth in ft.)	-	-	-	-	-
Height (ft. to the tenth)	0	-	40 ft	39'-2"	-

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.





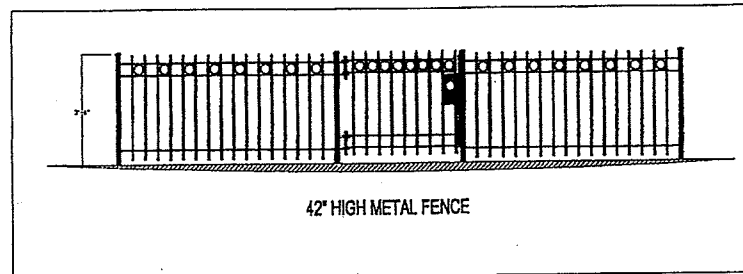
49th PLACE NE

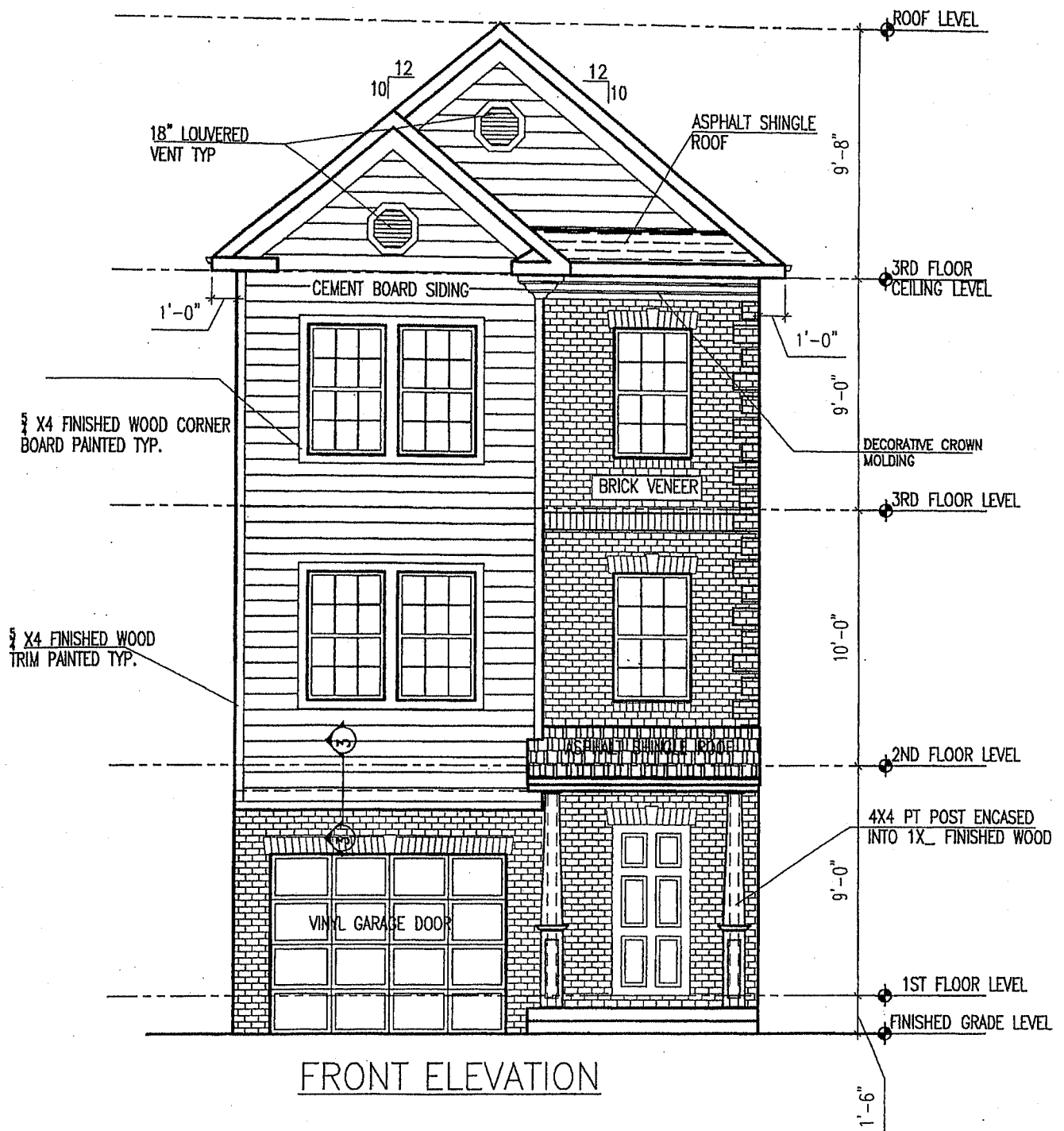


LANDSCAPE PLAN

1021 49th PLACE NE

Scale 1/8" = 1'-0"





Scale $\frac{3}{16}" = 1'-0"$

APPLICANT'S STATEMENT

We own this vacant lot which has 30' lot width and 2228 SFT lot area, and which is located at 1019 49th Street NE, square # 5175, lot # 4, and R-2 zone of the District. This lot does not meet the criteria to build a detached house as a matter of right, because it does not conform to the minimum lot width (40') and lot area (4000 sf) requirements for this zone.

Additionally, due to the narrow lot width it is difficult to maintain the minimum required side yard (8') on each side of the proposed building. Therefore, we seek BZA variance on those non-conforming requirements (lot width, lot area, and side yard) in order to build a single family detached house on this lot.

PROJECT DESCRIPTION

The proposed single family house will have a foot print of 800 sft and gross floor area of 2400 sf in three floors. First floor is primarily occupied by a one car garage, recreation room, and utility rooms. Most of the habitable areas are in second and third floor that consist 3 bedrooms, 3½ bathrooms, kitchen, and living room.

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject property is located in Ward 7, ANC 7C, Deanwood neighborhood, cluster 31, and in the vicinity north of Sherrif Road, west of Eastern Avenue, and east of Kelinworth Avenue. It is served by adequate number of educational facilities, such as Houston Elementary School, Ron Brown Middle School, and Spingam Senior High School.

ZONING

The proposed site is in R-2 zoning district. The table below shows a comparison between the single family detached dwelling development standards of the R-2 zone and the proposed development.

Section	Description	Minimum Required	Maximum Allowed	Provided	Remarks
400	Building Height	-	40' 3 stories	39'-2" 3 stories	
401	Lot Area	4,000 sft	-	2,228 sft	Variance
401	Lot Width	40'	-	30'	Variance
403	Lot Occupancy	-	40%	37.84%	
404	Rear Yard	20'	-	26'-9"	
405	Side Yard	8'	-	5'	Variance
2101	Parking Space	1	-	1	

The proposed construction of a single family detached structure on the subject lot will be non conforming because the lot is smaller than the minimum lot area and width permitted in the R-2 zone, and the side-yard requirement is not met.

Section 401.3 - Lot Area

The minimum lot area required for a detached dwelling in R-2 zone is 4,000 square feet. The subject lot is only 2,228 square feet. Therefore the lot requires a variance of 1772 square feet of the requirement.

Section 401.3 - Lot Width

The minimum lot width required for a detached dwelling in R-2 zone is 40 feet. The subject property has a lot width of only 30 feet. Therefore the lot requires a variance of 10 ft of the requirement.

Section 405 – Side Yard

The side-yard required for a detached dwelling in R-2 zone is 8 feet each. The proposed side yards on both the sides are 5 feet each. Therefore the proposed development requires side-yard variance of 3 ft on both the sides.

ANALYSIS

The property is unique by reason of its exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional situation or condition.

The subject property is unique and in exceptional situation because adjacent properties are already developed and in separate ownerships, so there is no opportunity to combine lots to create a conforming lot.

By reason of the aforementioned unique or exceptional condition of the property, the strict application of the Zoning Regulations will result in peculiar and exceptional practical difficulties or to exceptional and undue hardship upon the owner of the property.

Because of these unique and exceptional situations we have a practical difficulty to build a house. Without BZA relief the property would be incapable of being developed.

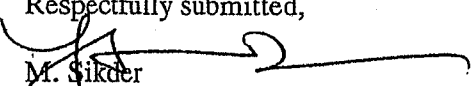
The variance will not cause substantial detriment to the public good and will not impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Variance to build proposed three-story structure would not limit the light and air to adjacent properties or to other dwellings in the neighborhood. We will also provide one car garage inside the building and thus will not be any burden of street parking.

CONCLUSION

Proposed building will contribute to the continued improvement of the surrounding area by developing one of many vacant infill lots. The improvement of this infill lot would be for the public good as it would remove a vacant property and prevent the use of the property for negative purposes. As demonstrated in the analysis, the proposal adequately meets 3 prong requirements of the requested variances under Sections 3103.2. Variances for the lot area, lot width, and side-yard will not have any negative impact on the zoning regulations and would allow the property to be developed with a single-family structure that will be consistent with the development pattern in the area. The requested variances could be granted without substantial impact to the Zoning Regulations and public good.

Respectfully submitted,



M. Sikder
District properties
6500 Chillum Place NW
Washington DC 20012

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., November 10, 2010

Plat for Building Permit of SQUARE 5175 LOT 4

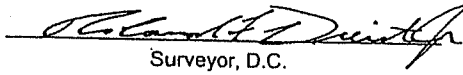
Scale: 1 inch = 10 feet

Recorded in Book 36 Page 39

Receipt No. 11-00645

Furnished to: DISTRICT PROPERTIES

I hereby certify that all existing improvements shown hereon, are completely dimension and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area when required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or fl or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

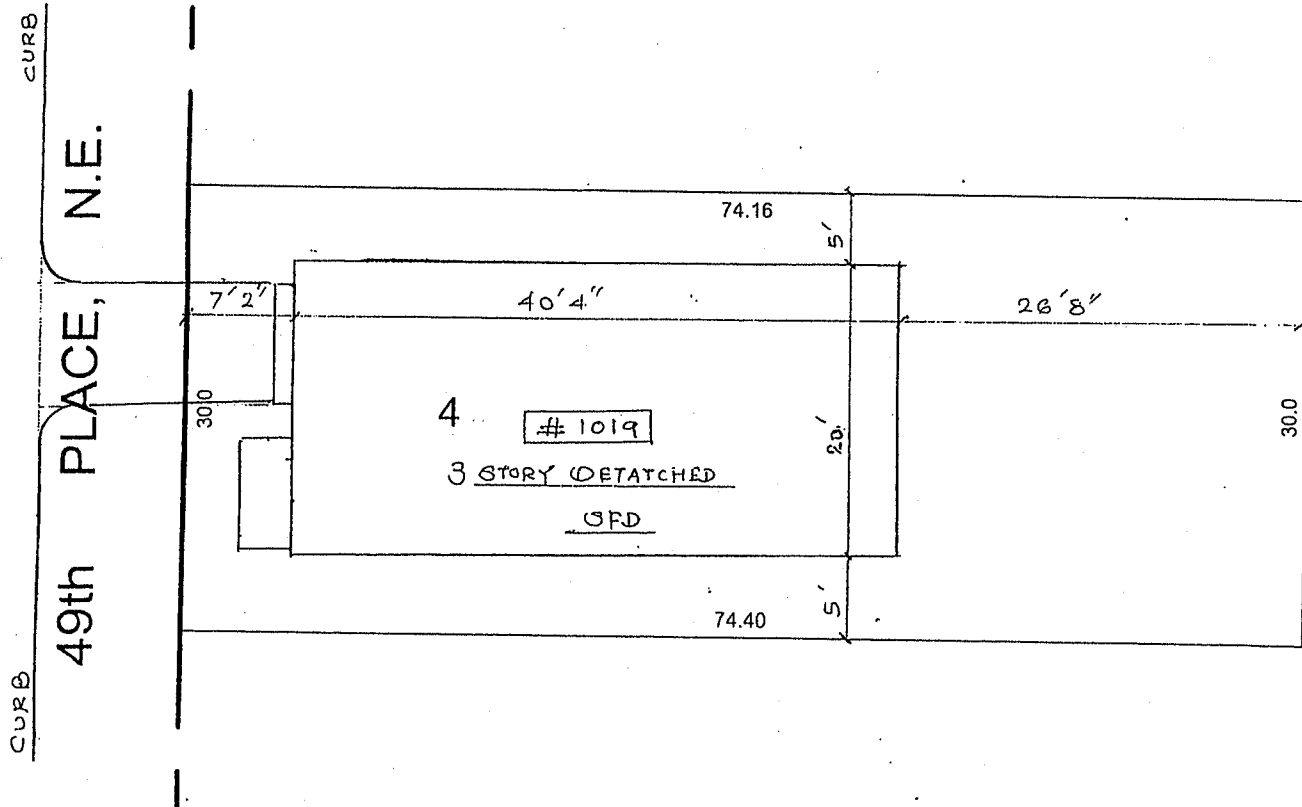

Surveyor, D.C.

Date: 4 / 4 / 2013

By: A.S. 


(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



Subject: Re: Capitol View - Central Av NE
From: Sheel Patel (spatel@adpconsultantsinc.com)
To: nicholas.majett@dc.gov;
Cc: streff_ronnie@hotmail.com; antawan@gmail.com; gregoristewart@yahoo.com;
Date: Thursday, December 27, 2012 9:29 AM

Director Majett,

I had been to the DCRA about 12 times (The respective agents said they can only sit with me for about 15 mins) in order to figure out how to get a C of O in our name so that we can rent out the respective units. Below are more detailed accounts based on units:

4918 Central Ave NE

- Latest C of O is for Braiding Shop
- A healthcare provider would like to use this unit
- I was told at the C of O counter in the back that I can not simply do a Change of Ownership and would need to get building permits and do a Change of Use
- I explained to the young lady at the counter that Braiding has a Type B Occupancy Load and so does a Healthcare provider. Hence, a Change of Ownership should suffice since the use will essentially remain the same. I was told that DC does not consider the IBC Occupancy Types and I would need to do a Change of Use. I was routed to Zoning.
- At the zoning counter the gentleman looked through the zoning details and told me that the zoning is R-3, the third most restrictive Residential Zoning. I explained to him that the building was built as a commercial building before the Zoning laws were put in place. He looked through the details and said that it he would need to see what the previous uses were. I was routed to the C of O Counter again.
- At the C of O counter I requested to list of the C of O's for the unit. I was given a summary from the BLRA Records.
- I went back to Zoning and showed the summary but he said he would need to see the actual C of O's, and all of them. And he mentioned that if it was not used as a medical facility before, I would need to go through the BZA to get the use approved for the Zoning Department to approve any building permits for the unit.
- I contacted the BZA Office and was advised to hire a land attorney and was told the process could take a minimum of 6 months.
- Again, a medical provider office and a braiding shop has the same occupancy load.

4916 Central Ave NE

- Latest C of O is for Barber Shop
- We would like to get a Mercantile and Business type Occupancy Certificate (Pharmacy is interested)
- I was told at the C of O counter in the back that I can not simply do a Change of Ownership and would need to get building permits and do a Change of Use
- I explained to the young lady at the counter that Braiding has a Type B Occupancy Load and so does a general Type B Occupancy Permit. Hence, a Change of Ownership should suffice since the use will essentially remain the same. I was told that DC does not consider the IBC Occupancy Types and I would need to do a Change of Use. I was routed to Zoning.
- At the zoning counter the gentleman looked through the zoning details and told me that the zoning is R-3, the third most restrictive Residential Zoning. I explained to him that the building was built as a commercial building before the Zoning laws were put in place. He looked through the details and said that it he would need to see what the previous uses were. I was routed to the C of O Counter again.
- At the C of O counter I requested to list of the C of O's for the unit. I was given a summary from the BLRA Records.
- I went back to Zoning and showed the summary but he said he would need to see the actual C of O's, and all of them. And he mentioned that if it was not used as anything other than a barber shop, I would need to go through the BZA to get the use approved for the Zoning Department to approve any building permits for the unit.
- I contacted the BZA Office and was advised to hire a land attorney and was told the process could take a minimum of 6 months.

4914 Central Ave NE

- Latest C of O is for Laundromat but was used as a church after
- With the help of the Neighborhood, we are trying to get in a cafe at this unit.
- I was told at the C of O counter in the back that I can not simply do a Change of Ownership and would need to get building permits and do a Change of Use
- I explained to the young lady at the counter that Laundromat has a Type B and sometimes Type F or Type M Occupancy Load. Also when used as a Church, it falls under Type A - Assembly Occupancy Loads which is the same for Restaurants and Cafes. Hence, a Change of Ownership should suffice since the use will essentially remain the same Assembly to Assembly. I was told that DC does not consider the IBC Occupancy Types and I would need to do a Change of Use. I was routed to Zoning.
- At the zoning counter the gentleman looked through the zoning details and told me that the zoning is R-3, the third most restrictive Residential Zoning. I explained to him that the building was built as a commercial building before the Zoning laws were put in place. He looked through the details and said that it he would need to see what the previous uses were. I was routed to the C of O Counter again.
- At the C of O counter I requested to list of the C of O's for the unit. I was given a summary from the BLRA Records.
- I went back to Zoning and showed the summary but he said he would need to see the actual C of O's, and all of them. And he mentioned that if it was not used as a cafe before, I would need to go through the BZA to get the use approved for the Zoning Department to approve any building permits for the unit.
- I contacted the BZA Office and was advised to hire a land attorney and was told the process could take a minimum of 6 months.

4917 Ames St NE

(On many old documents/records with pepco and other companies as 4916 #2 Central Ave NE)

- No C of O records
- Old owner told me before he purchased the building a travel agency was using the unit
- We would like to use the unit for our own office
- I was told at the C of O counter in the back that I can not simply do a Change of Ownership and would need to get building permits and do a Change of Use
- I was routed to Zoning as no records show up.
- At the zoning counter the gentleman looked through the zoning details and told me that the zoning is R-3, the third most restrictive Residential Zoning. I explained to him that the building was built as a commercial building before the Zoning laws were put in place. He looked through the details and said that it he would need to see what the previous uses were. I was routed to the C of O Counter again. Where I found out no C of O's were pulled for this unit.
- I went back to Zoning and was told I would need to go through the BZA to get the use approved for the Zoning Department to approve any building permits for the unit.
- I contacted the BZA Office and was advised to hire a land attorney and was told the process could take a minimum of 6 months.

ADP Consultants, Inc. and ADP Construction, Inc. would occupy 4917 Ames St providing A/E/C Professional Services (Type B Occupancy Classification). Our plan is to move our HQ to this location.

I have a Dentist/Orthodontist and General Practitioner waiting on the C of O for 4918 Central Ave (Type B Occupancy Classification).

Looking through the records I know it is NOT required to get the BZA involved and make the process longer than it should be and bear the costs of hiring a land use attorney. Take a look at the records for 4918 Central Ave NE. This unit was changed from a Shoe Retail store (Type M; Mercantile classification) to a Braiding Salon (Type B; Business Classification), all without involving the BZA.

I cannot get anyone to lease the units without me providing them with a C of O. Businesses do not want to go through the trouble I am currently going through to obtain a C of O for the respective units.

I would personally like to see the community benefit from the uses of this property.

Thanks!