

**Government of the District of Columbia
Department of Consumer and Regulatory Affairs**

1100 4th Street SW
Washington DC 20024
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dcra.dc.gov



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CERTIFICATE OF OCCUPANCY

PERMIT NO. CO2000513



Issued Date: 12/03/2019

Address: 1201 HALF ST SE		Zone: CG-4	Ward: 6	Square: 0700	Suffix:	Lot: 0049
Description of Occupancy: MIXED-USE DEVELOPMENT ON THE 1ST THROUGH 11TH FLOORS INCLUDING A PENTHOUSE AND 3 BELOW GRADE LEVELS. THE DEVELOPMENT C OF RETAIL ON THE 1ST FLOOR AND A 465 UNIT APARTMENT HOUSE ON THE 2ND THROUGH PENTHOUSE LEVELS PURSUANT TO Z.C. ORDER NO. C THE PENTHOUSE INCLUDES A POOL. THE PENTHOUSE IZ REQUIREMENT HAS BEEN PROVIDED WITHIN THE BUILDING (UNITS R-409, 212 AND R-612 DEVELOPMENT CONSISTS OF 11 INCLUSIONARY UNITS AS FOLLOWS: (UNITS: R-409 (STUDIO); 212 (1BR); R-612 (STUDIO); R-304 (3BR); 502 (2BR); R- (2BR); 602 (2BR); 407 (STUDIO); 208 (STUDIO); 1015 (1BR); AND 1116 (1BR).						
Permission Is Hereby Granted To: WEST HALF RESIDENTIAL II, LLC, WEST HALF RESIDENTIAL III LLC		Trading As: N/A	Floor(s) Occupied 1ST-11TH, THE PENTHOUSE & THE GARAGE		Occupant Load: 465 No. of Seats	
Property Owner: WEST HALF RESIDENTIAL II, LLC, WEST HALF RESIDENTIAL III LLC		Address: 4445 WILLARD AVE, STE 300 CHEVY CHASE, MD 20815		BZA/POB Number: 0830		Occupied Sq. Footage: 663561 PERMIT FEE: \$1,360.29
Building Permit Number (if applicable) B1707090		Type of Application: New Building-Establish Initial Occupancy		Approved Building Code Use Apartment Houses - R-2: Approved Zoning Code Use Approved Zoning General Use Residential		
Conditions/ Restrictions: PER ZC ORDER NO. 08-30B MAINTAIN THE FOLLOWING: a. 163 AUTOMOBILE PARKING SPACES. b. 155 LONG-TERM AND 23 SHORT-TERM BICYCLE PARKING SPACES. c. ONE 30 FT. DEEP X 12 FT. WIDE X 14 FT. HIGH RESIDENTIAL LOADING BERTH. d. ONE 100 SQ-FT. X 8 FT. WIDE X 10 FT. HIGH RESIDENTIAL LOADING PLATFORM. e. THE BIKE MAINTANENCE FACILITY. f. TWO DEDICATED CAR SHARING SPACES INCLUDING SIGNAGE. g. LEED GOLD COMPLIANCE. h. GAR APPROVED PLAN PROPERTY COMPOSED OF TAX LOT 0880, 1201 HALF STREET SE OWNENED BY WEST HALF RESIDENTIAL II, LLC (216 UNITS) AND TAX LOT 0881, 1205 HALF STREET SE OWNED BY WEST HALF RESIDENTIAL III, LLC (249 UNITS). THIS CERTIFICATE MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS MAIN ENTRANCE, EXCEPT PLACES OF RELIGIOUS ASSEMBLY. Use complies w DCMR Title 11 (Zoning) and Title 12 (Construction). As a condition precedent to the issuance of this Certificate, the owner agrees to conform with all conditions set forth herein, and to maintain the use authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all spaces whose use is authorized by this Certificate and to require any changes which may be necessary to ensure compliance with all the applicable regulations of the District of Columbia.						
Director: Ernest Chrappah		Permit Clerk John McFarland		Expiration Date: 04/11/2018		

12/3/2019

TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639

ZONING COMMISSION
District of Columbia
CASE NO.08-30E
EXHIBIT NO.2C