



GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF BUILDINGS
OFFICE OF ZONING ADMINISTRATION

December 4, 2024

SENT VIA ELECTRONIC MAIL

To: BCORE 2201 M ST NW LLC
345 Park Ave S
New York, NY 10010-1706
info@cscglobal.com
Property Owner

Melissa Brent, MG Permits
19187 Foggy Bottom Rd
Bluemont, VA 20135
melissa_brent@mgpermits.com
Agent

NOTICE TO REVOKE BUILDING PERMIT B2406696

This is an official notice from the Department of Buildings (“DOB”) that building permit SG2400129 (the “**Permit**”) for 2201 M Street NW (SSL 0050, 0087) (the “**Property**”), in the MU-10 zone, will be revoked on **February 2, 2025**, unless you, as the Permit holder, surrender the Permit to DOB and renounce all rights under the Permit before then.

DOB has determined that the Permit was issued due to administrative or clerical error, and this notice is being provided more than five business days after Permit issuance. The Permit was issued in error because it proposed “install 1 illuminated wall sign, reface 2 existing wall signs, and install 2 window decal signs.” DOB has determined that the 30" illuminated wall sign at the top of the building violates Zoning Commission Order number 07-21C Decision No. A.1 which states, in part:

“The PUD shall be developed in accordance with the architectural plans and elevations prepared by Shalom Baranes Associates, dated October 7, 2011 (Exhibit 24), as supplemented by the plans presented at the public hearing (Exhibit 36) (the “Plans”), as modified by the guidelines, conditions, and standards herein. Notwithstanding the notes on pages A1 and A2 of Exhibit 24, but subject to the flexibility allowed under Condition No. 7(e) (discussed at paragraph 43(b) of this Order), the hotel shall have two signs: (i) one hotel sign shall be above the hotel's entrance on 22nd Street, as shown on pages A1 and A2 of Exhibit 24, and that sign cannot be at a different location or be vertically mounted on the façade of the hotel or illuminated from within, and (ii) one hotel sign shall be an externally-illuminated

vertical blade sign located on the building's M Street façade near the corner with 22nd Street, and shall be three feet by 10 feet (30 square feet) with two spot lights mounted on each side near the base of the sign. The signage area, locations, and approximate dimensions shall be consistent with Exhibit No 47A of Z.C. Case No. 07-21C. The building shall not have any signage at the top of the building. Ground floor retail signage shall be consistent with either Exhibit 36 of Z.C. Case No. 07-21B or Exhibits 22B and 22D of Z.C. Case No. 07-21C."

Therefore, DOB provides notice that it will revoke the Permit effective on February 2, 2025, sixty (60) days after the receipt of this notice, deemed to be December 4, 2024, under 12A DCMR §111.1.1(4)(b), unless the Permit holder requests an appeal hearing from the Board of Zoning Adjustment (the "Board") within that sixty (60) day period following the date of service of this notice on December 4, 2024.

The following information lists the options available to bring the Property into compliance:

- **Submit a new sign permit that complies with Zoning Commission Order number 07-21C Decision No. A.1.**
 - **The sign permit application and building plans must be reviewed and approved by OZA for compliance with all applicable zoning standards and by all other required DOB departments for compliance with the building code.**
- **Request a modification of Zoning Commission Order number 07-21C Decision No. A.1, at the Board.**
 - **If the Board grants the modification of Zoning Commission Order number 07-21C Decision No. A.1, obtain the necessary building permits to execute the Board approval. The building permit applications and building plans must be reviewed and approved by OZA for compliance with all applicable zoning standards for the construction and exhibits approved by the Board. In addition, they must be reviewed by all other required DOB departments for compliance with the building code.**

RIGHT TO APPEAL

You have the right to appeal against the revocation of your certificate of occupancy within 60 days after the date you had notice or knowledge of this decision or should have had notice or knowledge of this decision, whichever is earlier. Your appeal must specify the specific provisions of the Zoning Regulations, or the rules legally adopted thereunder that you allege the Zoning Administrator incorrectly interpreted or applied. 12A DCMR § 112.3; D.C. Code § 6-641.07. To appeal, you must file an appeal with the District of Columbia Board of Zoning Adjustment, 441 4th Street, NW, Suite 210 South, Washington, DC 20001 (<http://dcoz.dc.gov>) no later than **February 2, 2025** – sixty (60) days after service of this notice, which is deemed to be December 4, 2024, per 12A DCMR §111.1.1(4)(b).

Any questions about this Notice may be directed to the Office of Zoning Administration at (202) 671-3500 or via email at dob@dc.gov.

Date: 12.4.2024

Kathleen A. Beeton

Kathleen A. Beeton, AICP
Zoning Administrator