



February 9, 2018

**Samantha L. Mazo**  
Direct Phone 202-747-0768  
Direct Fax 202-683-9390  
smazo@cozen.com

Frederick L. Hill, Chairperson  
Board of Zoning Adjustment  
441 4th Street, NW, Suite 200S  
Washington, DC 20010

**RE: BZA Application for Sons of Italy Foundation  
Lot 32, Square 755 – Application for Variance and Special Exception Relief**

Chairperson Hill and Honorable Members of the Board:

Please accept for filing the enclosed application of the Sons of Italy Foundation (the “Applicant”). The Applicant requests variance and special exception relief from Subtitle U §§ 203.1(n)(2) and 203.1(n), respectively, to continue the Foundation's use of the Property as office its nonprofit organization.

The application package includes the following materials:

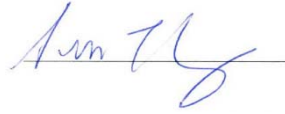
1. Application Form;
2. Fee Calculator Form;
3. Statement of the Applicant;
4. D.C. Zoning Map;
5. Architectural Plans & Elevations;
6. Authorization Letter(s);
7. Form 135 – Zoning Self-Certification;
8. Statement of Existing and Intended Use;
9. Certification of Proficiency;
10. List of Names and Mailing Addresses of Owners within 200 Feet;
11. Surveyor’s Plat(s);
12. Statement of Community Outreach;
13. Summary of Witness Testimony;
14. Photographs of the Property; and
15. Certificate of Service for the Office of Planning and ANC.

We believe that the application is complete and acceptable for filing, and request that the Board schedule a public hearing for the application as soon as possible. If you have any questions, please do not hesitate to contact me on behalf of the Applicant.

Thank you for your attention to this application.

Sincerely,

COZEN O'CONNOR

A handwritten signature in blue ink, appearing to read "Samantha L. Mazo", written over a horizontal line.

By: Samantha L. Mazo

**Certificate of Service**

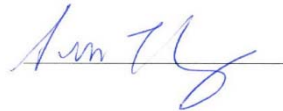
I hereby certify that on this 9th day of February, 2018, a copy of this Application with attachments was served, via email, as follows:

District of Columbia Office of Planning  
1100 4<sup>th</sup> Street SW, Suite E650  
Washington, DC 20024  
[planning@dc.gov](mailto:planning@dc.gov)

District Department of Transportation  
55 M Street SE, Suite 400  
Washington, DC 20003  
[Anna.chamberlin@dc.gov](mailto:Anna.chamberlin@dc.gov)

Advisory Neighborhood Commission 6C  
c/o Karen J. Wirt, Chairperson  
[6C02@anc.dc.gov](mailto:6C02@anc.dc.gov)

Advisory Neighborhood Commission 6C02  
c/o Karen J. Wirt, Chairperson/SMD Commissioner  
[6C02@anc.dc.gov](mailto:6C02@anc.dc.gov)

A handwritten signature in blue ink, appearing to read "Samantha L. Mazo", written over a horizontal line.

Samantha L. Mazo

**BEFORE THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT**

**APPLICATION OF  
SONS OF ITALY FOUNDATION**

**219 E STREET NE  
ANC 6C**

**STATEMENT OF THE APPLICANT**

**I. NATURE OF RELIEF SOUGHT**

This statement is submitted on behalf of the Sons of Italy Foundation (the “Foundation” or the “Applicant”), owner of the RF-3-zoned property located at 219 E Street NE, Square 755, Lot 32, (the “Property”) in support of the application for special exception relief pursuant to 11 DCMR § X-901.2 and Subtitle U § 203.1(n) to allow the Applicant, a 501(c)(3) nonprofit organization, to continue to use the Property for its offices as the Applicant has done for the last 37 years. The Applicant also seeks an area variance pursuant to 11 DCMR § X-1000.1 from the ten thousand square feet (10,000 s.f.) requirement of § U-203(n)(2) because the structure on the Property, in which the Foundation has operated since 1980, does not comply with this requirement.<sup>1</sup>

**II. JURISDICTION OF THE BOARD**

The Board of Zoning Adjustment (the “Board” or “BZA”) has jurisdiction to grant the special exception relief requested pursuant to D.C. Code § 6-641.07(g)(2) and variance relief requested pursuant to D.C. Code § 6-641.07(g)(3). 11 DCMR §§ X-901.2, 1000.1.

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<sup>1</sup> In other cases, the Board has confirmed that relief from this requirement would require an area variance. See BZA Case No. 19131.

### **III. BACKGROUND**

#### **A. The Property**

The Property is an improved lot in the Capitol Hill neighborhood with approximately 2,394 s.f. of land area. The Property is located in the Capitol Hill Historic District. Square 755 is bounded by E Street NE to the north, Third Street NE to the east, Massachusetts Avenue NE to the south, and Second Street NE to the west. *See* Zoning Map at **Exhibit A**. The Property is an interior, nearly-rectangular lot improved with an approximately 3,915 s.f. of gross floor area (“GFA”) structure that was constructed for residential purposes (the “Building”). The Building is composed of interior office space and has three parking spaces. *See* As-built plans at **Exhibit B**. The Property has been used by the Applicant as office and administrative space since 1980. *See* Affidavit of Biagio Isgro, Jr. at **Exhibit C**.

#### **B. The Surrounding Area**

The Property is zoned RF-3 and is located in a residential and mixed-use section of the Northeast portion of the Capitol Hill neighborhood. The Property is only two lots removed from the MU-24 zone and across the rear alley area from MU-26-zoned properties on which the National Republican Senatorial Committee, the National Association of Wheat Growers, and the Heritage Foundation are located. The Property is approximately 1,000 feet from the main entrance of Union Station, two blocks from Stanton Park, and four blocks from the Capitol Building.

#### **C. Traffic Conditions and Mass Transit**

The Property is well serviced by a number of public transportation facilities and services including Metrorail, Metrobus, Capital Bikeshare, and Zipcar. The Property is a block from

Union Station, which is serviced by the Red Line and Amtrak. Metrobus routes 96, D6 and X8 all serve Massachusetts Avenue NE one block away. Also within close proximity are a number of bike sharing and car sharing programs. There are two Capital Bikeshare locations within 0.4 miles, and three Zipcar vehicles within 0.5 miles. On walkscore.com, the Property received a walk score of 94 out of 100, deemed “a walker’s paradise,” and received a bike score of 96, a “biker’s paradise.”

**D. Background of Foundation**

The requested relief is necessary so the Applicant can continue its office/administrative use, which has been on the Property since 1980. The organization, a 501(c)(3) charitable organization, is the philanthropic arm of the Order Sons of Italy in America (“OSIA”), the oldest and largest fraternal organization for men and women of Italian heritage in the United States. The Foundation was founded in 1959 as a private, grant-making institution with the purpose of preserving Italian-American culture, encouraging educational excellence among Italian Americans and improving lives in other areas. To date, the Foundation has given more than \$164 million to various charities, including the Alzheimer, Autism, Wounded Warriors and Cooley’s Anemia Foundations, among others.<sup>2</sup>

The Foundation’s operations at the Property are extremely limited and will not change as a result of this Application. The Foundation has four staff members, and rarely more than four people are in the Building at any given time. The Foundation does not host events or large gatherings, and there is no large conference or meeting space in the Building. The Applicant and its affiliated 501(c)(3) anti-defamation charity, the Commission for Social Justice, obtained

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<sup>2</sup> <https://www.osia.org/sons-of-italy-foundation/>

general business licenses from the District between 2011 and 2015 to use the Property.<sup>3</sup> Further, the Property is currently taxed at a commercial rate, as shown on the 2018 report from the District's Office of Tax attached here at **Exhibit D**, and the Applicant has paid commercial taxes on the Property since 2005. Importantly, the Foundation has operated out of its current location for more than 37 years in a quiet and harmonious manner without violations or complaints by its neighbors. *See* Affidavit of Biagio Isgro, Jr. at **Exhibit C**.

The Applicant does not plan to make any structural changes to the Building or change the Foundation's operation in the Building. Instead, the Applicant seeks relief merely to continue to use the Property in its current manner.

#### **IV. THE APPLICANT MEETS THE BURDEN OF PROOF FOR SPECIAL EXCEPTION RELIEF**

Special exception relief is requested from § U-320.1(n) for the Applicant's intended use of the Property "for the purposes of the nonprofit organization." Relief granted through a special exception is presumed appropriate, reasonable, and compatible with other uses in the same zoning classification, provided the specific requirements for the relief are met.

The Board is authorized to grant a special exception where it finds the special exception:

- (1) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
- (2) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and
- (3) Subject in specific cases to special conditions specified in the Zoning Regulations.

11 DCMR Subtitle X § 901.2. As outlined below, the Applicant's proposed use meets these requirements.

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<sup>3</sup> DCRA cannot locate a record of Certificate of Occupancy #091143124 reflected in the BBLs.

**A. The Applicant Satisfies the Special Exception Requirements for Nonprofit Organization Use in the RF-3 Zone**

Subtitle U § 320.1 sets forth the uses permitted by a special exception in the RF Zone Districts, which include “any use or structure permitted under Subtitle U § 203....” A nonprofit organization’s use of a property is permitted as a special exception pursuant to Subtitle U § 203(n). The Property and the Foundation’s use satisfy all requirements of § U-203(n)(1-6) except for the 10,000 s.f. minimum GFA requirement, which is discussed below in the separate request for variance relief. As a 501(c)(3) charitable organization that is organized and operated in satisfaction of the Zoning Regulations’ definition of “nonprofit organization”, the Applicant is eligible for relief pursuant to Subtitle U § 203(n) . Further, the Application satisfies each of the requirements of Subtitle U § 203(n) as follows:

*(n) Use of existing residential buildings and the land on which they are located by a nonprofit organization for the purposes of the nonprofit organization:*

*(1) If the building is listed in the District of Columbia's Inventory of Historic Sites or, if the building is located within a district, site, area, or place listed on the District of Columbia's Inventory of Historic Sites;*

The Property is located in the Capitol Hill Historic District.

*(2) If the gross floor area of the building in question, not including other buildings on the lot, is ten thousand square feet (10,000 s.f.) or greater;*

This requirement is not satisfied, but the Applicant requests an area variance from this requirement, as discussed below.

*(3) The use of existing residential buildings and land by a nonprofit organization shall not adversely affect the use of the neighboring properties;*

While the Property was originally constructed as a residential building, the Foundation’s nonprofit use has operated at the Property without incident for more than 37 years. Because the Foundation does not request changes to its current operations on the Property, approval of this relief will not adversely affect the use of neighboring properties, as discussed in more depth below.



*(4) The amount and arrangement of parking spaces shall be adequate and located to minimize traffic impact on the adjacent neighborhood;*

As discussed, the Applicant only has four staff members, and Property is located approximately 1,000 feet from Union Station's main entrance. At this time, three of the staff members take the metro. The one staffer who drives will park in one of the Property's three parking spaces located at the rear of the Property. Further, the Building satisfied the Zoning Regulations' parking requirements when it was constructed.

*(5) No goods, chattel, wares, or merchandise shall be commercially created, exchanged, or sold in the residential buildings or on the land by a nonprofit organization, except for the sale of publications, materials, or other items related to the purposes of the nonprofit organization; and*

No goods, etc. will be sold or created on the premises.

*(6) Any additions to the building or any major modifications to the exterior of the building or to the site shall require approval of the Board of Zoning Adjustment after review and recommendation by the Historic Preservation Review Board with comments about any possible detrimental consequences that the proposed addition or modification may have on the architectural or historical significance of the building or site or district in which the building is located;*

The Applicant proposes no addition or modifications to the exterior of the building or changes to the lot.

In sum, the Application satisfies the "special conditions" of Subtitle U § 203(n).

**B. The Foundation's use Is Harmonious with the General Purpose and Intent of the Zoning Regulations and Maps and The Project Will Not Tend to Affect Adversely the Use of Neighboring Property**

Importantly, while the Property is zoned RF-3, it is located only two lots away from commercially-zoned land (MU-24 and MU-26) to the west and south. Also, the Foundation's use has operated on the Property since 1980 and has obtained business licenses recently, likening it to a legal, nonconforming use that would be allowed to continue under the Zoning Regulations.

The use of neighboring properties will not tend to be adversely affected by granting the relief necessary to allow the Foundation to continue its use. As to traffic, the Foundation only has

four employees and no guests or events, and accordingly has not and will not cause negative traffic impacts. Also, the Property contains three parking spaces and is located within close walking distance to Union Station further reducing potential parking impacts.

The Applicant hosts no events or large gatherings at the Property, and accordingly no noise or other traffic impacts to neighboring properties are anticipated. As noted, the use of the Property has not resulted in adverse effects for more than 37 years, and so continued use of the Property in the same manner would not tend to create any changes to the status quo.

**V. NATURE OF VARIANCE RELIEF SOUGHT AND STANDARD OF REVIEW**

Variance relief is needed from the requirements of Subtitle U § 203(n)(2) pertaining to the gross square footage requirements for the Property. Under D.C. Code § 6-641.07(g)(3) and 11 DCMR § X-1000.1, the Board is authorized to grant an area variance where it finds that:

- (1) The property is affected by exceptional size, shape or topography or other extraordinary or exceptional situation or condition;
- (2) The owner would encounter practical difficulties if the zoning regulations were strictly applied; and
- (3) The variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

*See French v. District of Columbia Bd. of Zoning Adjustment*, 658 A.2d 1023, 1035 (D.C. 1995) (quoting *Roumel v. District of Columbia Bd. of Zoning Adjustment*, 417 A.2d 405, 408 (D.C. 1980)); *see also, Capitol Hill Restoration Society, Inc. v. District of Columbia Bd. of Zoning Adjustment*, 534 A.2d 939 (D.C. 1987).

Applicants for an area variance must demonstrate that they will encounter “practical difficulties” in the development of the property if the variance is not granted. *See Palmer v. District of Columbia Bd. of Zoning Adjustment*, 287 A.2d 535, 540-41 (D.C. 1972) (noting, “area variances have been allowed on proof of practical difficulties only while use variances require

proof of hardship, a somewhat greater burden”). An applicant experiences practical difficulties when compliance with the Zoning Regulations would be “unnecessarily burdensome.” See *Gilmartin v. District of Columbia Bd. of Zoning Adjustment*, 579 A.2d 1164, 1170 (D.C. 1990).

The Board would apply a reduced standard of review for the Applicant’s request for an area variance because the Applicant provides a public service as part of their nonprofit mission. See *Monaco v. Board of Zoning Adjustment*, 407 A.2d 1091, 1099 (1978); see also *National Black Child Development Institute, Inc. v. Board of Zoning Adjustment*, 483 A.2d 687, 690 (1984).

**VI. THE APPLICANT MEETS THE BURDEN OF PROOF FOR VARIANCE RELIEF**

**A. The Property Is Affected by an Exceptional Situation or Condition**

The phrase “exceptional situation or condition” in the above-quoted variance test applies not only to the land, but also to the existence and configuration of a building on the land. See *Clerics of St. Viator, Inc. v. District of Columbia Bd. of Zoning Adjustment*, 320 A.2d 291, 294 (D.C. 1974). Moreover, the unique or exceptional situation may arise from a confluence of factors which affect a single property. *Gilmartin*, 579 A.2d 1164.

The Property is characterized by a confluence of exceptional situations and conditions as a result of (1) The Applicant’s operation of a nonprofit organization on the Property for 37 years; (2) confusion within DCRA regarding permitting; (3) The Applicant’s payment of a commercial tax rate on the Property since 2005; and (4) the Building’s non-residential internal configuration.

First, the Building has been used as the Foundation’s nonprofit office since 1980. Second, DCRA cannot locate the Certificate of Occupancy referenced in the business licenses issued for the Property. Third, the Foundation has been paying a commercial tax rate for nonprofit use of the Property since 2005. As shown on a list of transactions to the DC Treasurer between March 2001 and August 2017, the Foundation’s amount of tax paid dramatically increased from

\$3,065.14 in August 2004 to \$7,300.55 in March 2005, or a 138% increase. These higher rates are consistent with the rates paid by commercial entities. See **Exhibit C, Tab A**.

Lastly, the Building's internal configuration as a nonprofit office constitutes an exceptional condition. To that end, the Building contains a reception area, multiple offices, file rooms, three copy and coffee spaces, and a small 195 s.f. conference room on the second floor. See **Exhibit B**.

The confluence of these factors results in an exceptional situation that creates the practical difficulty faced by the Foundation if the relief is not granted.

**B. Strict Application of Zoning Regulations Would Result in Practical Difficulty**

Strict application of the Zoning Regulations with respect to gross square footage (§ U-203(n)(2)) would result in a practical difficulty to the Applicant. The Foundation has actively used the Property since 1980 without any incidents or complaints, and denial of this request would require it to vacate this Property and look for new space. Such actions would clearly be a practical difficulty, especially in light of the fact that the Foundation has obtained business licenses and paid commercial taxes on the Property. Further, due to the interior, office layout, denial of the requested relief would cause practical difficulties because extensive renovations would be required to convert the Building to residential uses.

**C. Relief Will Not Impair the Zone Plan or the Public Good**

First, as to the Zone Plan, while the Property is zoned RF-3, it is located only two properties away from the boundary of the MU-24 zone and across the rear alley area from MU-26-zoned land. As such, the Zone Plan will not be impaired by the requested relief from the 10,000 s.f. GFA building requirement.<sup>4</sup>

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<sup>4</sup> Also, it should be noted that the Zoning Regulations permit nonconforming uses to be "continued, operated, occupied, or maintained" pursuant to Subtitle C § 201.2. Accordingly, while the Applicant may not satisfy the technical definition of a "nonconforming use" because the C of O listed on the business licenses cannot be located at DCRA, the intent of the Zoning Regulations to allow a nonconforming use to continue should be applied in this case, and the requested relief would not substantially impair the purpose of the Zoning Regulations.

Further, the Foundation use would not cause substantial detriment to the public good because the Applicant has been in operation since 1980 without any violations or complaints from its neighbors, and this Application does not propose changes to its operations on the Property.

**VII. STATEMENT OF COMMUNITY OUTREACH**

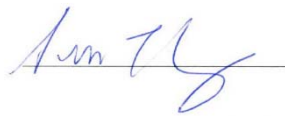
The Applicant will be conducting community outreach efforts with Advisory Neighborhood Commission (“ANC”) 6C and Single Member District 6C02 in advance of a presentation of the Application before the full ANC. Also, as a 37+-year member of the neighborhood, the Applicant has good relationships with its adjacent and nearby neighbors.

**VIII. CONCLUSION**

For all of the reasons stated above, the Project meets the applicable standards for special exception and variance relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests that the Board grant the application.

Respectfully submitted,

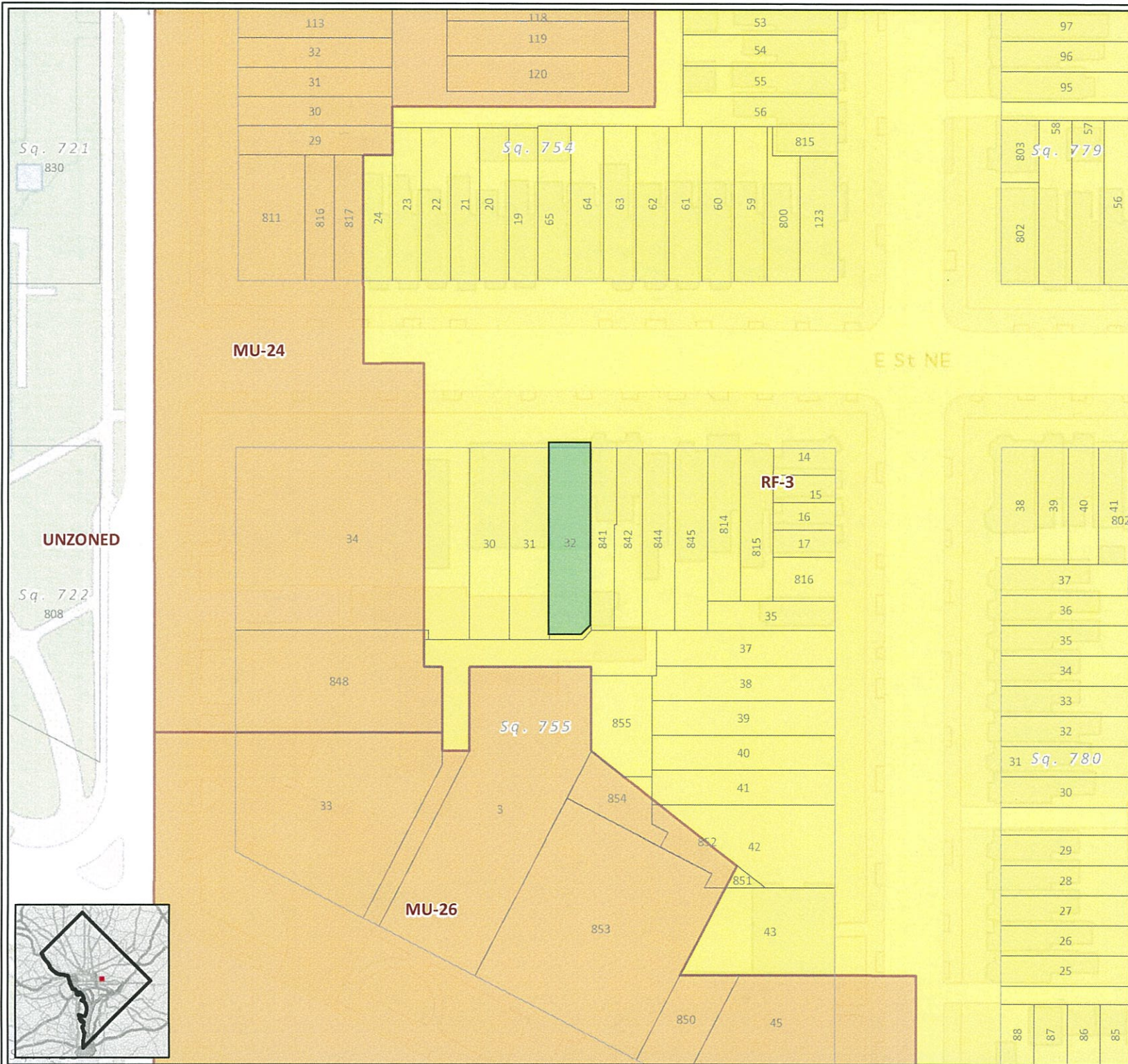
COZEN O’CONNOR






Samantha L. Mazo  
1200 19<sup>th</sup> St. NW  
Suite 300  
Washington, D.C. 20036  
(202) 747-0768

# EXHIBIT A



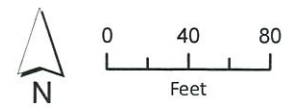


**Legend**

-  Mixed-Use Zone
-  Residential Flat Zone
-  Unzoned



**Zoning Map of the District of Columbia**



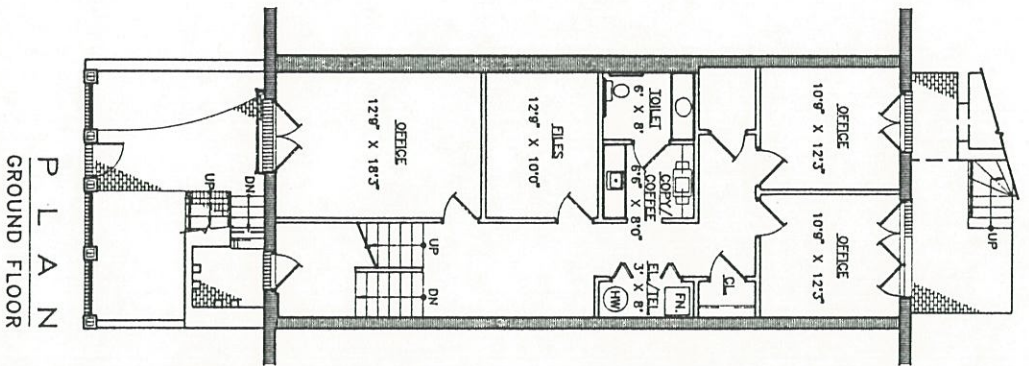
Extracted from Online Zoning Information published by the District of Columbia Office of Zoning, DCGIS, and Office of the Chief Technology Officer (OCTO) Exported on: 12/19/2017

To certify zoning on any property in order to satisfy a legal requirement, contact the office of Zoning at the address listed below.

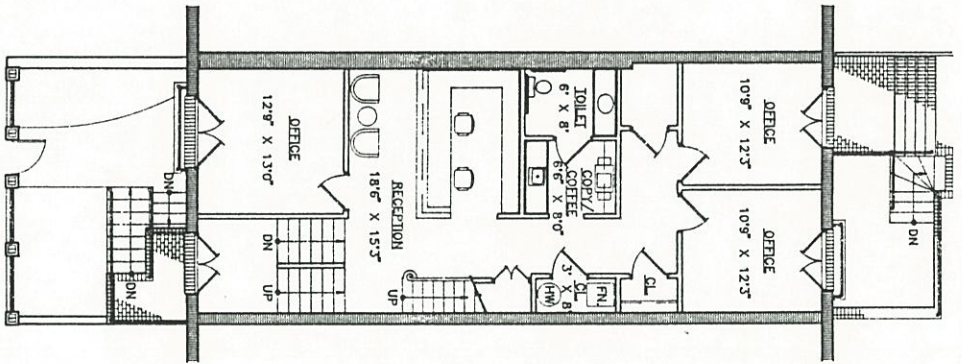
District of Columbia Office of Zoning,  
 441 4th St NW, Suite 200 South, Washington, DC 20001  
 202-727-6311 | dcoz@dc.gov

# EXHIBIT B

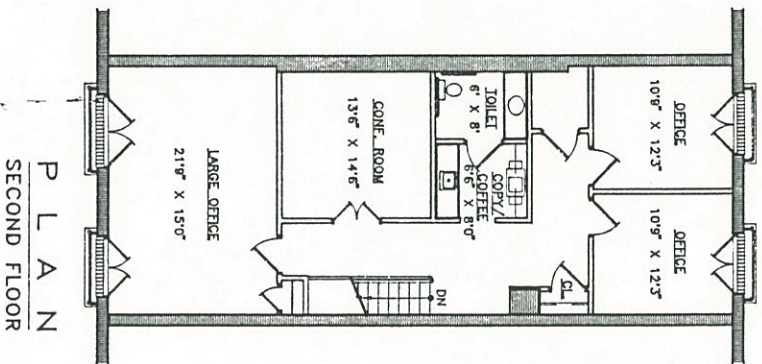




P L A N  
GROUND FLOOR



P L A N  
FIRST FLOOR



P L A N  
SECOND FLOOR

ORDER SONS OF ITALY IN AMERICA

219 E STREET NE

WASHINGTON DC



ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

NOORAILIAN NELSON & ASSOCIATES  
4640 ROBESON BOULEVARD LITTLE ROCK MARYLAND 20706 TEL (301) 731 8020 FAX (301) 731 4382

SPACE PLANS

26 MARCH 1996  
NOT TO SCALE

# EXHIBIT C

**219 E STREET NE**

**AFFIDAVIT OF BIAGIO ISGRO REGARDING SONS OF ITALY  
FOUNDATION  
LONGTIME USE OF THE PROPERTY AT 219 E STREET NE  
(THE "PROPERTY")**

I, Biagio Isgro Jr., first being duly sworn under oath and competent to testify as to the matters set forth to the best of my knowledge, depose and say that I am over the age of 18 years old and hereby state the following:

1. I am Co-Chairman of the Finance, Budget and Audit Committee for The Order Sons of Italy in America.
2. I have held this position since August 2017, and I have been active in this organization since March 1998.

**Background on the Sons of Italy Foundation**

3. The Sons of Italy Foundation is a 501(c)3 trust which is a fraternal organization located at 219 E Street NE, Washington DC. The Foundations primary initiatives are providing donations to various charities, some of which include the Alzheimer, Autism, Wounded Warriors and Cooley's Anemia Foundations just to name a few. In addition, The Foundation supports Education and the continued studies by students entering Colleges and Universities by providing scholarships and grants.
4. The Commission for Social Justice is the anti-defamation arm of Sons of Italy Foundation and also works out of the Property.
5. It is my understanding that the Foundation purchased the Property in 1980 and has occupied the Property continuously since 1980 as its primary office location.
6. The Foundation has operated out of its current location for over 37 years in a quiet and harmonious manner without any violations or complaints by its neighbors.
7. The Foundation is not affiliated, nor does it support any political party, committee, lobbying group or other political organization.

**Background on Tax Payments**

8. It is my understanding that the Foundation has paid required real property taxes on said premises in a timely manner and is current on all taxes as of this writing.
9. The property has been assessed as a private club and has paid taxes as a commercial entity. Copies of payment tax payment information is attached here at Tab "A".
10. On January 10, 2012, a Certificate of Good Standing for the Sons of Italy Foundation was issued from the Office of Tax & Revenue. A copy of the Certificate of Good Standing is attached here at Tab "B".



**Permitting History**

- 11. It is my understanding that the Foundation has intended to maintain the property to meet all District permitting and Historic Preservation requirements.
- 12. On July 24, 2003, an alteration and repair permit (#B453508) was issued for the property to reconstruct the stoop to match the original appearance. A copy of that permit is attached here at Tab "C".
- 13. According to publicly-available information, on Sept. 11, 2011 a Supplemental/Plumbing and Gas permit was issued for the Property.

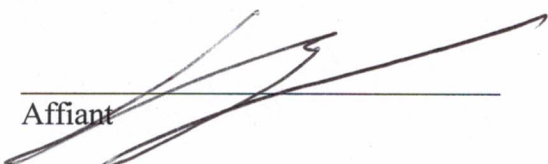
**Business License History**

- 14. On October 2, 2011, Basic Business License #69007463 was issued for the Sons of Italy Foundation from August 1, 2011 to July 31, 2013. Copies of these business licenses are attached here at Tab "D". This BBL references Certificate of Occupancy #091143124.
- 15. Basic Business License #69007465 was issued for the Commission for Social Justice's office at the Property from August 1, 2013 to July 31, 2015. That license also references Certificate of Occupancy #091143124.
- 16. Upon information and belief, DCRA cannot locate records of Certificate of Occupancy #091143124.

*SIGNATURE AND NOTARIAL SEAL*

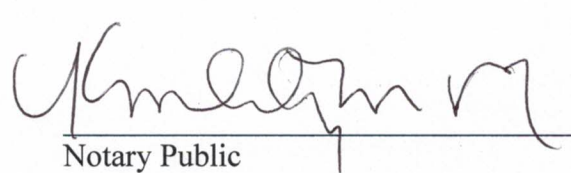
Executed on this 23 day of December, 2017.

\_\_\_\_\_  
 Affiant



New York

SUBSCRIBED AND SWORN TO before me this 23<sup>rd</sup> day of December, 2017.



\_\_\_\_\_  
 Notary Public

My commission expires:

Executed on this 23<sup>rd</sup> day of December, 2017.

KIMBERLY M. FANNIFF  
 Notary Public, State of New York  
 Qualified in Albany County  
 Reg. No. 01FA6100987  
 My Commission Expires Nov. 3, 2019

**TAB A**

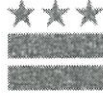
**Sons of Italy Foundation**  
**All Transactions for DC Treasurer-Real Property**  
**All Transactions**

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Account</u>	<u>Amount</u>
Check	12917	08/14/2017	SIF Checking	(13,721.32)
Check	12687	02/28/2017	SIF Checking	(13,721.32)
Check	12437	08/12/2016	SIF Checking	(12,477.71)
Check	12206	03/07/2016	SIF Checking	(12,477.71)
Check	11957	08/19/2015	SIF Checking	(12,387.29)
Check	11722	03/03/2015	SIF Checking	(12,387.29)
Check	11454	08/18/2014	SIF Checking	(12,157.12)
Check	11204	03/04/2014	SIF Checking	(12,157.12)
Check	10965	08/27/2013	SIF Checking	(11,867.79)
Check	10751	03/01/2013	SIF Checking	(11,867.79)
Check	10544	08/17/2012	SIF Checking	(11,892.79)
Check	10365	03/09/2012	SIF Checking	(11,892.79)
Check	10176	08/17/2011	SIF Checking	(11,369.57)
Check	9958	03/11/2011	SIF Checking	(11,369.57)
Check	9776	08/19/2010	SIF Checking	(11,601.73)
Check	9556	03/02/2010	SIF Checking	(11,601.73)
Check	9326	08/20/2009	SIF Checking	(10,786.30)
Check	9170	03/23/2009	SIF Checking	(10,786.30)
Check	8922	09/04/2008	SIF Checking	(10,787.35)
Check	8707	03/26/2008	SIF Checking	(10,787.35)
Check	8459	08/20/2007	SIF Checking	(9,843.39)
Check	8249	03/15/2007	SIF Checking	(9,843.39)
Check	8052	08/18/2006	SIF Checking	(8,030.66)
Check	7774	03/07/2006	SIF Checking	(8,030.67)
Check	7525	08/16/2005	SIF Checking	(7,300.55)
Check	7280	03/07/2005	SIF Checking	(7,300.55)
Check	7081	08/16/2004	SIF Checking	(3,065.14)
Check	6834	03/05/2004	SIF Checking	(3,065.14)
Check	6618	08/21/2003	SIF Checking	(1,946.01)
Check	6363	03/10/2003	SIF Checking	(1,946.02)
Check	6119	08/22/2002	SIF Checking	(1,692.18)
Check	5868	03/01/2002	SIF Checking	(1,692.18)
Check	5658	08/15/2001	SIF Checking	(1,985.22)
Check	5391	03/03/2001	SIF Checking	(1,985.22)

**Total**

**TAB B**

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF TAX AND REVENUE



## CERTIFICATE OF GOOD STANDING

Son of Italy Foundation  
219 E St NE  
Washington, DC 20002

EIN/SSN: 23-6276526

The above referenced individual or entity is in good standing with the District of Columbia tax (es) as of the date below.

*This document is a certified, complete and true copy.*

Supervisory Revenue Officer  
Collection Division

*Dated* Tuesday *this* 10<sup>th</sup> *day of* January, 2012



TAB C



HISTORIC PRESERVATION OFFICE

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Office of Planning
801 North Capitol Street, NE
Suite 5000
Washington, D.C. 20002
Phone 202 442 8844
Fax 202 555 2497

Toni Cherry
Historic Preservation Inspector
hp\_inspector@hotmail.com

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Form BL-PA-15
(Rev. 9/20/91)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION
BUILDING PERMIT
PERMIT NO. B453508

Date 7/24/03 (Type) ALTERATION AND REPAIR
Address of work 219 "E" STREET N.E.

Permission is hereby granted to HANN & HANN, INC. (Owner) NO.

who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit.

Authorized work and conditions of performance thereof:

APPROVED TO RECONSTRUCT STOOP TO MATCH ORIGINAL APPEARANCE FOR PROJECTIONS CALL \*\*\* 442-4641
USE MATCHING BRICK AND EXISTING ORIGINAL RAIL. ALL ON EXISTING PIER AND STEPS.

Table with columns: Builder, Width of Bldgs., Length, Height, Value \$, No. of Stories, No. of Bldgs. Includes entries for Zone R-4, Address of owner SAME, Deposit No., and Amount \$ 32301.

D. CLARK
DIRECTOR

E. DYER
Chief, Permit Assistance Branch
Permit Clerk

Table with columns: Lot, Square, TOTAL PERMIT FEE, FILING FEE, DATE, FEE PAYABLE. Includes values: Lot 32, Square 755, TOTAL PERMIT FEE \$, FILING FEE \$, FEE PAYABLE \$ 458.40.

# INVOICE

Hann and Hann, Inc.  
12307 Washington Avenue  
Rockville MD 20852

(301)468-3340 (MD) FAX (301)881-5594  
(703)524-0222 (VA)

**BILL TO:**

Order Sons of Italy in America  
219 E Street, NE  
Washington DC 20002

CUSTOMER NO: CR0130  
CONTRACT NO: 03-12-7655  
INVOICE NO: 0325023 25023  
INVOICE DATE: 09/15/2003  
DUE DATE: 09/15/2003

**PROJECT LOCATION:**

219 E Street, NE  
Washington, DC 20002

*\* 21,420<sup>00</sup>  
PARTIAL  
9-30-03*

**DESCRIPTION OF WORK PERFORMED:**

For work completed on the 219 E Street, NE  
front entrance stoop.

Invoice includes service as per contract,  
\$30 to DC Office of Survey fee charged for  
permit process and 4 hours Time for Todd Williams,  
Project Manager, at DC Permit Office.

This invoice does not include Change Order  
for carpentry repairs underway.

\*\*\*\*\*

Thank you for the business !!

Total This Invoice	\$21,650.00
Less: Deposits	
Remaining Balance Due	\$21,650.00

If you have any questions regarding this invoice, please contact us at (301) 468-3340  
Please include contract number and customer number on remittance  
Payment due on receipt

**THANK YOU FOR YOUR BUSINESS!!!**

**TAB D**

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Vincent C. Gray,

Department of Consumer and Regulatory Affairs  
Business License Division  
1100 4th Street S.W.

Date Issued: 10/2/2011  
Category: 4003  
License#: 69007463  
License Period: 8/1/2011 - 7/31/2013

**BASIC BUSINESS LICENSE**

Billing Name and Address:  
SONS OF ITALY FOUNDATION

Premise/Application's Name and Address:  
SONS OF ITALY FOUNDATION

Registered Agent's Name and Address:

219 E ST NE  
WASHINGTON, DC 20002

219 E ST NE  
WASHINGTON, DC 20002

Owner's Name  
Corp. Name SONS OF ITALY FOUNDATION  
Trade Name (TRUST)

of/HOP#091143124	SSL: 0755 0032	Zone: CAP/R-4	Ward: 6	ANC: 6C	
		UNITS: 0			

General Business - General Business Licenses

— THE LAW REQUIRES THIS LICENSE TO BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES —

*Nicholas Majett*

Director:  
Nicholas A. Majett

\*License Effective from the later of Issued or Start of License-Period Date

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Vincent C. Gray,

Department of Consumer and Regulatory Affairs  
Business License Division  
1100 4th Street S.W.  
Washington DC 20024

Date Issued: 6/15/2013  
Category: 4003  
License#: 69007465  
License Period: 8/1/2013 - 7/31/2015

**BASIC BUSINESS LICENSE**

Billing Name and Address:  
COMMISSION FOR SOCIAL JUSTICE

Premise/Application's Name and Address:  
COMMISSION FOR SOCIAL JUSTICE

Registered Agent's Name and Address:

19 E St Ne  
Washington, DC 20002

219 E ST NE  
WASHINGTON, DC 20002

Owner's Name  
Corp. Name COMMISSION FOR SOCIAL JUSTICE  
Trade Name (TRUST)

of/HOP#: 091143124	SSL: 0755 0032	Zone: CAP/R-4	Ward: 6	ANC: 6C	PERM NO.

General Business - General Business Licenses

**BBL EZ-FORM**BASIC BUSINESS LICENSE  
APPLICATION FORM 2009-01DCRA USE ONLY  
CUSTOMER NO.LANGUAGE PREFERRED  English  Spanish  Chinese  Vietnamese  Amharic  Korean  Other: \_\_\_\_\_**BUSINESS TYPE** Sole Proprietor  Partnership  Limited Liability Co.  Corporation (For Profit)  Corporation (Non- Profit)**Section A APPLICANT/BUSINESS INFORMATION**1a. BUSINESS OWNER SONS OF ITALY FOUNDATION

If owner is Sole Proprietor, print his/her name. If owner is Corporation, Limited Liability Company (LLC), or Partnership, print official Company Name to be licensed

2a. FEDERAL ID Federal Employee Identification Number 23-6276526 or Social Security Number \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_3a. TRADE NAME (if applicable) \_\_\_\_\_ 4a. Number of Employees 0**BUSINESS ADDRESS INFORMATION**

If this is a Corporation, LLC or Partnership, please provide address of the company's main headquarters or main mailing address here.

5a. STREET ADDRESS 219 E STREET, NE SUITE or APARTMENT NUMBER \_\_\_\_\_CITY WASHINGTON STATE DC ZIP CODE 20002PHONE NUMBER (202 ) 547 - 2900 6a. EMAIL \_\_\_\_\_ @ \_\_\_\_\_**Section A2 OFFICERS, PARTNERS, MEMBERS**

All Corporations, Partnerships, LLCs, and Unincorporated Associations must complete this section

7a. PRESIDENT/PARTNER/MEMBER NAME First ROBERT Last MESSA Init ASTREET ADDRESS 219 E STREET, NE SUITE or APARTMENT NUMBER \_\_\_\_\_CITY WASHINGTON STATE DC ZIP CODE 200028a. VICE PRESIDENT/PARTNER/MEMBER First JOSEPH Last DITRAPANI Init \_\_\_\_\_STREET ADDRESS 219 E STREET, NE SUITE or APARTMENT NUMBER \_\_\_\_\_CITY WASHINGTON STATE DC ZIP CODE 200029a. SECRETARY/TREASURER/PARTNER/MEMBER First GENNARO Last VUONO Init \_\_\_\_\_STREET ADDRESS 219 E STREET, NE SUITE or APARTMENT NUMBER \_\_\_\_\_CITY WASHINGTON STATE DC ZIP CODE 20002**Section B PREMISE ADDRESS INFORMATION**

Location of business operation to be licensed

1b. STREET ADDRESS 219 E STREET, NE SUITE or APARTMENT NUMBER \_\_\_\_\_CITY WASHINGTON STATE DC ZIP CODE 200022b. QUADRANT (if known) NW  NE  SW  SE  3b. Ward 6PHONE NUMBER (202 ) 547 - 2900 EMAIL \_\_\_\_\_ @ \_\_\_\_\_**CERTIFICATE OF OCCUPANCY/HOME OCCUPANCY PERMIT INFORMATION**4b. CERTIFICATE OF OCCUPANCY/HOME OCCUPANCY NUMBER 091143124 DATE ISSUED 1979**Section C BILLING ADDRESS INFORMATION**1c. BUSINESS NAME SAME ATTENTION \_\_\_\_\_  
(if different than line 1a.)

STREET ADDRESS \_\_\_\_\_ SUITE or APARTMENT NUMBER \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

**Section D WEIGHTS & MEASURES**

If you have electronic price scanners or weight measurement devices, contact the Office of Weights and Measures at 202-698-2130 to register your devices.

1d. DEVICES USED NONE NUMBER OF DEVICES \_\_\_\_\_

**Section E REGISTERED/RESIDENT AGENT INFORMATION**

Corporations, Partnerships and LLCs must provide Registered Agent information. Sole Proprietors who are not DC residents must name Resident Agent and provide written consent.

I.e. NAME N/A BUSINESS NAME \_\_\_\_\_  
 STREET ADDRESS \_\_\_\_\_ SUITE or APARTMENT NUMBER \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_  
 PHONE NUMBER ( ) \_\_\_\_\_ - \_\_\_\_\_ EMAIL \_\_\_\_\_ @ \_\_\_\_\_

I consent to act as a Resident Agent for the applicant on Line 1a.

Signature \_\_\_\_\_ Date  

**Section F LICENSE ENDORSEMENT & BUSINESS ACTIVITIES**

Primary business category should be placed on line 1.

	BUSINESS ACTIVITY - LICENSE ENDORSEMENT	RELATED NAICS CODE
1	PRIMARY BUSINESS ACTIVITY	8132
2		
3		
4		
5		
6		

Number of Seats: \_\_\_\_\_

Number of Units: \_\_\_\_\_

**Section G CLEAN HANDS SELF CERTIFICATION**

TO THE APPLICANT: Please read this form carefully and completely before signing. The District government shall not issue or reissue any license or permit if the applicant owes more than \$100.00 in outstanding debt to the District of Columbia.

I, PHILIP PICCIGALLO, as EXECUTIVE DIRECTOR, certify that SONS OF ITALY FOUNDATION  
(name) (owner/partner/corporate officer) (business name)  
 trading as \_\_\_\_\_ at 219 E STREET, NE, DC, using business tax number 23-6276526,  
(trade name) (business address) (FEIN/SSN)

as of this date, does not owe more than one hundred dollars (\$100.00) in outstanding debt, penalties and fees to the District of Columbia.

I understand that a signed and dated Clean Hands Self Certification Form is required as documentation to accompany my application for a basic business license, license endorsements, and permits. I understand that by completing and submitting this form I am not guaranteed that my license or permit will be approved.

I understand that the Department of Consumer and Regulatory Affairs may conduct an investigation to ascertain the veracity of the information contained in this Clean Hands Self Certification Form.

I understand that if I knowingly provide false information on this Clean Hands Self Certification Form, the Department of Consumer and Regulatory Affairs will proceed immediately to revoke each license or permit for which I am applying and fine me one thousand dollars (\$1,000.00).

\_\_\_\_\_  
 Signature and Title FEIN/SSN 23-6276526 Jun 1, 2009  
 \_\_\_\_\_ Date

**Section H APPLICANT'S SIGNATURE**

Mail your signed BBL-EZ application and a check or money order for all fees, payable to "DC Treasurer" to:

Hand Deliver your signed BBL-EZ application and a check or money order for all fees, payable to "DC Treasurer" to:

**Bank of America**  
 Attention: DC Government Wholesale Lockbox #91360  
 Mail Code MD4-301-18-04, 18th Floor  
 225 North Calvert Street  
 Baltimore, MD 21202

or

**DCRA Business License Center**  
 941 North Capitol Street NE  
 First Floor  
 Washington, DC 20002

I hereby submit this application, required forms and payment in the amount of \$ 295.00 for consideration of Basic Business License based on the information in this application.


Applicant Signature \_\_\_\_\_ Date Jun 1, 2009

I/We understand that, anyone who makes a false statement on this form can be criminally prosecuted; and, if convicted, fined up to \$1000, imprisoned up to 180 days, or both, under D.C. Official Code § 22-2405.

**DC INSPECTOR GENERAL HOTLINE:** If you are aware of corruption, fraud, waste, abuse or mismanagement involving any DC government agency, official or program, Contact the Office of the Inspector General (OIG) at (202) 727-0267 or (800) 521-1639 (toll free). All reports are confidential and you may remain anonymous by law. Government employees are protected from reprisals or retaliation by their employers for reporting to the OIG. The information you provide may result in an investigation leading to administrative action, civil penalties or criminal prosecution in appropriate cases.

**NOTICE OF NON-DISCRIMINATION:** In accordance with DC Human Rights Act of 1977, as amended, DC Code Section 2.1401.01 et seq., ("the Act") the District of Columbia does not discriminate on the basis of race, color, national origin, sex, age, marital status, sexual orientation, family responsibilities, matriculation, political affiliation, disabilities, source of income, or place of residence or business. Discrimination in violation of this act will not be tolerated. Violators will be subject to disciplinary action.

**Department of Consumer and Regulatory Affairs**

 <p>GOVERNMENT OF THE DISTRICT OF COLUMBIA Vincent C. Gray, Mayor</p>	<p>Business Licensing Division 1100 4th Street S.W. Washington DC 20024</p>	<p>Date Billed: 6/18/2011 Category: 4003 License #: 69907463 ABL #: LREN11003438 License Period: 8/1/11 - 7/31/13</p>
--	---	---

**BASIC BUSINESS LICENSE - RENEWAL BILL**

<p>Billing Name and Address: SONS OF ITALY FOUNDATION SONS OF ITALY FOUNDATION 219 E ST NE WASHINGTON, DC 20002</p>	<p>Premise/Applicant's Name and Address: SONS OF ITALY FOUNDATION 219 E ST NE WASHINGTON, DC 20002</p>	<p>Registered Agent's Name and Address:</p>
---	--	---

NOTICE: Pay Online with Plr 323735 at <https://cpms.dcrs.dc.gov/osr/>

Owner's Name  
Corp. Name SONS OF ITALY FOUNDATION  
Trade Name (TRUST)

CORPORATION: 091143124 SSL: #755 #032	Zone: CAP/R-4	Ward: 8	ANC: 6C	
UNITS: 0				

General Business - General Business Licenses

**Bill Only**

License Fee (Acc# 3235):	\$200.00
RAO Fee (Acc# 3205):	\$0.00
Application/Renewal Fee (Acc# 3235):	\$70.00
Endorsement Fee (Acc# 3235):	\$25.00
Late Fee (Acc# 3235):	\$0.00
Penalty/Past Due (Acc# 3235):	\$0.00
Endorsement Service Fee (Acc# 3235):	\$29.60

**DCRA COPY**

License #: 69907463  
Date Billed: 6/18/2011  
License Period: 8/1/11 - 7/31/13  
Category: 4003

**Bill Only**

PAY THIS AMOUNT ON/BEFORE: 7/31/2011 \$ 324.50  
(Late Fee)PAY THIS AMOUNT ON: 8/1/2011 \$ 574.50  
(Late Fee)PAY THIS AMOUNT ON: 8/31/2011 \$ 624.50

Make Check Payable to "DC TREASURER", WRITE BUSINESS ID#BL# ON CHECK - ALL FEES PAID ARE NON-REFUNDABLE

**Bill Only**

License Fee (Acc# 3235):	\$200.00
RAO Fee (Acc# 3205):	\$0.00
Application/Renewal Fee (Acc# 3235):	\$70.00
Endorsement Fee (Acc# 3235):	\$25.00
Late Fee (Acc# 3235):	\$0.00
Penalty/Past Due (Acc# 3235):	\$0.00
Endorsement Service Fee (Acc# 3235):	\$29.60

**CUSTOMER COPY**

License #: 69907463  
Date Billed: 6/18/2011  
License Period: 8/1/11 - 7/31/13  
Category: 4003

**Bill Only**

PAY THIS AMOUNT ON/BEFORE: 7/31/2011 \$ 324.50  
(Late Fee)PAY THIS AMOUNT ON: 8/1/2011 \$ 574.50  
(Late Fee)PAY THIS AMOUNT ON: 8/31/2011 \$ 624.50

Make Check Payable to "DC TREASURER", WRITE BUSINESS ID#BL# ON CHECK - ALL FEES PAID ARE NON-REFUNDABLE

**Bill Only**

License Fee (Acc# 3235):	\$200.00
RAO Fee (Acc# 3205):	\$0.00
Application/Renewal Fee (Acc# 3235):	\$70.00
Endorsement Fee (Acc# 3235):	\$25.00
Late Fee (Acc# 3235):	\$0.00
Penalty/Past Due (Acc# 3235):	\$0.00
Endorsement Service Fee (Acc# 3235):	\$29.60

**CASHIER COPY**

License #: 69907463  
Date Billed: 6/18/2011  
License Period: 8/1/11 - 7/31/13  
Category: 4003

**Bill Only**

PAY THIS AMOUNT ON/BEFORE: 7/31/2011 \$ 324.50  
(Late Fee)PAY THIS AMOUNT ON: 8/1/2011 \$ 574.50  
(Late Fee)PAY THIS AMOUNT ON: 8/31/2011 \$ 624.50

Make Check Payable to "DC TREASURER", WRITE BUSINESS ID#BL# ON CHECK - ALL FEES PAID ARE NON-REFUNDABLE



# EXHIBIT D

- CFO HOME
- TAXPAYER SERVICE CENTER
- REAL PROPERTY SERVICES
  - Property Tax Bills
  - Property Tax Rates and Calculation
  - Property Assessment Process
  - Property Assessment Appeals
  - Tax Relief Credits
  - Search Real Property Sales Database
  - OTR Real Property Web Map

[← Prev](#)

## Property Detail

**Address:** 219 E ST NE

**SSL:** 0755 0032

### Record Details

<b>Neighborhood:</b>	OLD CITY I	<b>Sub-Neighborhood:</b>	K
<b>Use Code:</b>	34 - Club-Private	<b>Class 3 Exception:</b>	No
<b>Tax Type:</b>	TX - Taxable	<b>Tax Class:</b>	002 <span style="border: 1px solid red; padding: 2px;">Commercial</span>
<b>Homestead Status:</b>	** Not receiving the Homestead Deduction		
<b>Assessor:</b>	DELONTE HARRIS		
<b>Gross Building Area:</b>		<b>Ward:</b>	6
<b>Land Area:</b>	2,394	<b>Triennial Group:</b>	2

### Owner and Sales Information

<b>Owner Name:</b>	SONS OF ITALY FOUNDATION
<b>Mailing Address:</b>	219 E ST NE; WASHINGTON DC20002-4922
<b>Sale Price:</b>	Not Available
<b>Recordation Date:</b>	Not Available
<b>Instrument No.:</b>	
<b>Sales Code:</b>	
<b>Sales Type:</b>	

### Tax Year 2018 Preliminary Assessment Roll

	Current Value (2017)	Proposed New Value (2018)
<b>Land:</b>	\$495,800	\$540,330
<b>Improvements:</b>	\$1,167,390	\$1,279,580
<b>Total Value:</b>	\$1,663,190	\$1,819,910
<b>Taxable Assessment: *</b>	\$1,663,190	\$1,819,910

\* Taxable Assessment after Tax Assessment Credit and after \$72,450 Homestead Credit, if applicable. [\(Click here for more information\).](#)