



**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

June 21, 2018

**VIA REGULAR FIRST-CLASS MAIL**

To: Station Holdings LLC  
701 2<sup>nd</sup> Street, N.E.  
Washington, DC 20002

Roseland Residential Trust  
7 Sylvan Way #350  
Parsippany, NJ 07054

Roseland Residential Trust  
23 Overlook Ridge Drive  
Malden, MA 02148

Re: **NOTICE TO REVOKE CERTIFICATE OF OCCUPANCY**  
#CO1503518 ISSUED TO 701 2<sup>nd</sup> STREET, N.E. d/b/a Station House

This is an official notice from the Department of Consumer and Regulatory Affairs (DCRA) that Certificate of Occupancy No. **CO1503518** is hereby revoked, effective sixty (60) days from the date of service of this notice. The grounds for revocation are found under 12A DCMR § 110.5, which authorizes DCRA to revoke a certificate of occupancy for violations of applicable regulations.

Certificate of Occupancy No. CO1503518 was issued on October 13, 2015. This certificate of occupancy permitted the building to operate as a mixed use retail/apartment building at 701 2<sup>nd</sup> street, NE (**Property**). A recent DCRA investigation determined that the Property is being used for temporary/short term lodging through a partnership with short term rental housing company Churchill Living.<sup>1</sup>  
(<https://www.furnishedhousing.com/dc/washington/station-house/54590>),

This temporary/short-term lodging operation at the Property exceeds the scope of the issued Certificate of Occupancy #CO1503518, which is a violation 12A DCMR § 110.5.1. The revocation action will be taken unless the Property comes into compliance with the applicable regulations.

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The Property may come into compliance within sixty (60) days by:

- Permanently discontinuing the unauthorized temporary/short term lodging at the Property; or
- Applying for a new Certificate of Occupancy that would allow for temporary/short term lodging at the Property.

### RIGHT TO APPEAL

You have the right to appeal the revocation of your certificate of occupancy. To appeal, you must file a request for a hearing within sixty (60) days with the District of Columbia Board of Zoning Adjustment, 441 4<sup>th</sup> Street, N.W., Suite 210 South, Washington, D.C. 20001 (<https://dcoz.dc.gov>).

Any questions about this Notice may be directed to the Office of the Zoning Administrator at (202) 442-4576 or via email at [matt.legrant@dc.gov](mailto:matt.legrant@dc.gov).

Date: 6/21/2018

Matthew Le Grant

Matthew Le Grant  
Zoning Administrator