

Department of Consumer and Regulatory Affairs

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel. (202) 442 - 4589 Fax (202) 442 - 4862



B

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK UNTIL WORK IS COMPLETED AND APPROVED

PERMIT NO.: B2105303



Issue Date: 07/23/2021

Expiration Date: 07/23/2022

Address of Project: 2240 ONTARIO RD NW		Zone: RA-2	Ward: 1	Square 2562	Suffix:	Lot: 0085
Permit Restrictions: YEARBUILT PRIOR 1978						
Permission Is Hereby Granted To: Ontario Llc		Owner Address: 1701 RHODE ISLAND AVE NW 1701 RHODE ISLAND AVE NW WASHINGTON, DC 20036			PERMIT FEE: \$24,749.50	
Permit Type: Construction	Existing Use: Single Family Dwelling - R-3	Proposed Use: Apartment Houses - R-2	Building Construction Type TYPE V - Any Materials Permitted		Floor(s): st, 2nd, 3rd, Pe	
Agent Name / Address: Robert M Cross 2001 S St Nw Ste 230 Washington, DC 200091125		Contractor Name / Address : 10SQUARE DEVELOPMENT LLC 1342 FLORIDA AVENUE, NW APT #1 WASHINGTON, DC 20009		Existing Dwell Units: 1	Proposed Dwell Units: 8	No. of Stories: 3
<p>Description Of Work: COMPLETE RENOVATION AND ADDTION. EXISTING 2 STORY SINGLE FAMILY ROWHOME TO BE CONVERTED TO A 3-STORY + CELLAR AND PENHOUSE 8 UNIT MULTI-FAMIL' STRUCTURE. PROPOSED ROLL-UP GARAGE DOOR IN REAR. EXISTING SIDEWALLS TO BE UNDERPINNED. FULL MECHANICAL, ELECTRICAL AND PLUMBING SCOPE. 4505 SF Raze of rear 1-story detached garage under R2100096</p> <p>Conditions/ Restrictions: AN 'ABOVE GRADE' WALL CHECK IS REQUIRED BY THE BUILDING CODE FOR THIS BUILDING PERMIT AND MAY BE REQUIRED FOR REVISIONS THAT IMPACT THE BUILDING FOOTPRINT. The owner may not schedule a DCRA or Third Party foundation or framing inspection without a DCRA approved 'above grade' wall check. Raze of rear detached garage under R2100096.</p> <p>Prior to the issuance of the final Certificate of Occupancy, the applicant must provide to the Office of the Zoning Administrator a Green Area Ratio Landscape Checklist, signed by a Certified Landscape Expert and DOEE Inspector, certifying that the proposed landscape elements were installed according to the building permit approved by DCRA. A Wall Test Report is required before the wall reaches a height of 1 foot above footer, or in the case of other vertical construction, when a template or form is located and noted (12 DCMR 109.3.1.2). No certificate of occupancy shall be issued unless the vehicle/bicycle parking spaces have been constructed in accordance with the approved parking plans. Prior to issuance of a Certificate of Occupancy, the applicant is required to demonstrate payment of the 50% balance of the Housing Trust Fund (\$28,614.68).</p> <p>Before any land disturbing activities may begin, contact DOEE to request a pre-construction meeting: Email IEB.scheduling@dc.gov. Green Area Ratio (GAR) Landscape Checklist must be issued by DOEE to obtain a permanent Certificate of Occupancy. This Permit Expires if no Construction is Started Within 1 Year or if the Inspection is Over 1 Year. All Construction Done According To The Current Building Codes And Zoning Regulations; As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work 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 work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this Permit must start within one(1) year of the date appearing on this permit or the permit is automatically void. If work is started, any application for partial refund</p>						
Director: Ernest Chrappah		Permit Clerk TCARRINGTON		Board of Zoning Adjustment District of Columbia CASE NO.20521 EXHIBIT NO.40		
TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639 To schedule a CONSTRUCTION INSPECTION or for INQUIRIES CALL (202) 442-9557 Call Miss Utility at 811 or 1-800-257-7777 at least 48 Hours prior to excavation to obtain a ticket. //www.missutility.net/wshingtondc/dcstatelaw.asp						

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Permit Restrictions: YEARBUILTPRIOR1978 If this permit was issued to a building built before 1978, it is subject to full compliance with the Lead-Hazard Prevention and Elimination Act, its associated regulations, and the EPA Lead Renovation, Repair and Painting Rule. To determine how to comply, visit the Department of Energy and Environment's Lead-Safe and Healthy Housing Division website at https://doee.dc.gov/service/environmental-applications-licenses-and-permits or contact them at (202) 535-2600 prior to beginning work under the permit. For more information on how to comply with EPA visit https://www.epa.gov/lead .					
Director: Ernest Chrappah <i>Ernest Chrappah</i>		Permit Clerk TCARRINGTON			
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