

From: [Martin Sullivan](#)
To: [Martin Sullivan](#)
Subject: FW: 1641 R Street NW - BZA #20042
Date: Wednesday, January 26, 2022 9:44:22 PM

From: dcra support <support@dcra.mail.kustomerapp.com>
Sent: Tuesday, January 25, 2022 5:32 PM
To: Martin Sullivan <msullivan@sullivanbarros.com>
Subject: Re: 1641 R Street NW - BZA #20042

Good afternoon Mr. Sullivan,

OZA has reviewed your concerns about the permits involved in 1641 R Street NW and we have determined the following:

1. Building permit application #B2006351 was approved for rear addition from the 2nd to the 4th floor in accordance with BZA order no. 20042. You are correct in that the BZA application was granted with an approximate 9 foot gap between the rear addition and the north property line abutting 1709 17th Street, NW. This permit was issued on 7-2-2020.

2. In August 2021 an application for " Construction of 3 new rear balconies on the 2nd, 3rd and 4th floors." was submitted to DCRA for review (permit #2111020). These balconies are proposed to occupy the aforementioned gap between the new addition and the north property line. This permit had **not** yet been issued.

3. Upon further review of the permit materials it has been determined that, although the application showed Zoning approval, this was in fact a clerical error and the application was Held for Correction for multiple reasons including:

"OZA did not find any evidence in either Exhibit #41 of BZA Order No. 20042 or on the approved plans Sheet #A001 for previous permit B2006351 of a BZA proposed or approved balcony. BZA Exhibit No 41, page 8, 9, 10 and 11 shows additions in red but not a balcony addition. On page 13 of Exhibit 41 for BZA Order No. 20042 the elevation shows new windows in an existing wall but no balconies. The applicant must go back to the BZA to get the newly proposed features approved as a new modification to the approved BZA Order No 20042"

4. This approval error has been corrected and the Zoning review for application #B2111020 is currently in a HFC status, and the permit is still under review. No construction on these balconies should be occurring until a permit is issued.

5. At this time there is a Zoning Hold on the permit application to prevent any accidental issuance of this permit.

I hope this information is helpful.

Regards,

Tarek Bolden

Program Analyst | Zoning Compliance Division | Office of the Zoning Administrator
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