



June 22, 2017

**Meridith H. Moldenhauer**

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**VIA IZIS AND HAND DELIVERY**

Frederick L. Hill  
Chairperson  
DC Board of Zoning Adjustment  
441 4th St. NW, 2nd Fl., Washington, DC 20001

**Re: Request to Extend BZA Order No. 18987 (Pierce Investments LLC)**

Dear Chairperson Hill and Members of the Board:

Pursuant to Subtitle Y § 705, a two-year time extension is requested for BZA Order No. 18987 (Pierce Investments LLC). The application was approved by the Board of Zoning Adjustment (“BZA”) on July 14, 2015, permitting construction of a five-story multi-family building containing 46 dwelling units in the C-2-A District at 1124 Florida Avenue NE. The underlying Order is set to expire on July 23, 2017. A copy of this Order is attached as Exhibit A.

**Compliance with Subtitle Y § 705.1**

Pursuant to Subtitle Y § 705.1, the Board may grant an extension of the time periods in Subtitle Y 702.1 for good cause shown upon the filing of a written request by the applicant before the expiration of the approval, provided the Board determines the following requirements are met:

- a) *“The extension request is served on all parties to the application by the applicant, and all parties are allowed thirty (30) days to respond;”*

On today’s date, June 22, 2017, a copy of the time extension request has been served on the Office of Planning, ANC 5D, and Srours Florida Avenue LLC (the prior property owner), the only parties to the application. The expiration date of the Order is July 23, 2017 and the requirement is satisfied.

- b) *“There is no substantial change in any of the material facts upon which the Board based its original approval of the application that would undermine the Board’s justification for approving the original application;”*

There have been no substantial changes in any of the material facts upon which the Board based its original approval. The applicant’s plans for development of the site are substantially similar to those approved by the Board.

- c) *"The applicant demonstrates that there is good cause for such extension, with substantial evidence of one (1) or more of the following criteria:*
1. *An inability to obtain sufficient project financing due to economic and market conditions beyond the applicant's reasonable control;*
  2. *An inability to secure all required governmental agency approvals by the expiration date of the Board's order because of delays that are beyond the applicant's reasonable control; or*
  3. *The existence of pending litigation or such other condition, circumstance, or factor beyond the applicant's reasonable control."*

Since the approval of Order No. 18987, the property owner has taken numerous actions in pursuit of obtaining necessary building permits for the project, including:

- An entity associated with the applicant has taken ownership of the property
- Obtaining Raze Permit R1500182
- Performing demolition of existing building on site
- Obtaining Plumbing and Gas Permit P1600219
- Obtaining Foundation Only Permit FD1600025
- Submitting plans for review by DDOE and WASA

Despite these efforts, the Applicant has not been able to move the project forward to the building permit phase at this time. Consequently, the Applicant seeks a two year time extension of the BZA Approval. Thank you for your attention to this matter.

A check in the amount of \$1,081.60 is enclosed for the filing fee.

In support of the request, please find attached:

- Exhibit A - copy of the underlying Order
- Exhibit B - PIVS report
- Exhibit C – Permit Tracker record
- Exhibit D – Recent streetview of the property

Sincerely,

COZEN O'CONNOR



BY: MERIDITH H. MOLDENHAUER

MHM  
Attachments

## Certificate of Service

I certify that on June 22, 2017, I delivered a copy of the foregoing document via hand delivery or first class mail to the addresses listed below.

Joel Lawson  
Stephen Mordfin  
DC Office of Planning  
1100 4<sup>th</sup> St. NW, Suite 650E  
Washington, DC 20024  
[planning@dc.gov](mailto:planning@dc.gov)

ANC 5D  
Chairperson Clarence Lee  
1519 Trinidad Ave. NE  
Washington, DC 20002

ANC SMD 5D06  
Commissioner H. Yvonne Buggs  
1113 Montello Ave. NE  
Washington DC 20002

Srours Florida Avenue LLC  
14672 Southlawn Lane  
Rockville, MD 20850



Meridith H. Moldenhauer

# EXHIBIT A

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Board of Zoning Adjustment**



**Application No. 18987 of Pierce Investments LLC**, as amended,<sup>1</sup> pursuant to 11 DCMR § 3103.2, for variances from the floor area ratio requirements under § 771 and the rear yard requirements under § 774, to allow the construction of a five-story multi-family building containing 46 units in the C-2-A District at premises 1124 Florida Avenue N.E. (Square 4070, Lot 808).

**HEARING DATE:** June 9, 2015<sup>2</sup>  
**DECISION DATES:** June 16 and July 14, 2015

**SUMMARY ORDER**

**SELF-CERTIFIED**

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR § 3113.2. (Exhibit 6.) The zoning relief requested was subsequently amended, based on revised plans filed by the Applicant. (Exhibits 32 and 38A.)

The Board of Zoning Adjustment (“Board”) provided proper and timely notice of the public hearing on this application by publication in the *D.C. Register* and by mail to Advisory Neighborhood Commission (“ANC”) 5D, and to owners of property within 200 feet of the site. The site of this application is located within the jurisdiction of ANC 5D, which is automatically a party to this application. On July 7, 2015, four ANC 5D Commissioners submitted a letter indicating that, on July 2, 2015, the ANC held a special meeting at which the Applicant presented revised plans and the four Commissioners voted to support the project, as revised. The letter also indicated that the Commissioners submitted this confirmation of their vote in an

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<sup>1</sup> In addition to the relief captioned above, the Applicant’s original application requested a variance from the height requirements of § 770 and the loading requirements on § 2201. The Applicant removed the request for a loading variance in Exhibit 32 by reducing the number of units from 52 to 44. The Applicant further amended the application in Exhibit 38 to remove height variance request, based on the revised plans. The revised plans in Exhibits 38A and 38B also reduce the amount of rear yard and FAR relief requested. At the public hearing on June 9, 2015, the Applicant’s testimony indicated that there are 46 units. The caption has been revised accordingly.

<sup>2</sup> The hearing was originally scheduled for April 28, 2015, and postponed to June 9, 2015 at the Applicant’s request.

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abundance of caution and based on the understanding that the ANC 5D Chair had not submitted the official ANC resolution to the Board.<sup>3</sup> (Exhibit 38C.)

The Office of Planning ("OP") submitted a timely report on June 2, 2015, recommending denial of the variances for height and floor area ratio ("FAR"), but expressed no opposition to the rear yard variance. (Exhibit 33.) OP testified at the public hearing, reiterating its support of the rear yard variance, but noting that it does not find a uniqueness that creates a practical difficulty as it related to the height and FAR variances. The District Department of Transportation ("DDOT") submitted a timely report on June 2, 2015, indicating that it had no objection to the Applicant's requests for variance relief. (Exhibit 34.) DDOT also testified in support at the public hearing.

At the public hearing, a nearby resident, Karen Ramsey, testified in opposition, noting that community members raised concerns regarding parking, remediation, and lack of notice for the community meetings. Ms. Ramsey also noted that, at prior community meetings, there was strong opposition to granting height and FAR variances. One nearby resident submitted a letter in opposition. (Exhibit 30.) The homeowner to the east of the property submitted a letter in support. (Exhibit 37.)

As directed by 11 DCMR § 3119.2, the Board has required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case, pursuant to § 3103.2, for a variance from the floor area ratio requirements under § 771 and the rear yard requirements under § 774. No parties appeared at the public hearing in opposition to this application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board and having given great weight to the OP report filed in this case, the Board concludes that in seeking a variance from floor area ratio requirements under § 771 and the rear yard requirements under § 774, the Applicant has met the burden of proving under § 3103.2, that there exists an exceptional or extraordinary situation or condition related to the property that creates a practical difficulty for the owner in complying with the Zoning Regulations, and that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Pursuant to 11 DCMR § 3100.5, the Board has determined to waive the requirement of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and conclusions of law. It is therefore **ORDERED** that this application is hereby **GRANTED, SUBJECT TO THE APPROVED PLANS AT EXHIBITS 38A AND 38B.**

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<sup>3</sup> Because this filing did not meet several of the regulatory requirements of 11 DCMR § 3115.1, it did not constitute a formal ANC report to which the Board would give "great weight." Nonetheless, the Board considered the ANC's support in its deliberations and in its decision to approve the relief requested.


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**VOTE:**       **3-1-1** (Jeffrey L. Hinkle, Marnique Y. Heath (by absentee ballot), and Robert E. Miller (by absentee ballot) to Approve; Lloyd J. Jordan to Deny;<sup>4</sup> one Board seat vacant.)

**BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT**

The majority of the Board members approved the issuance of this order.

ATTESTED BY: \_\_\_\_\_



**SARA A. BARDIN**  
**Director, Office of Zoning**

**FINAL DATE OF ORDER:** July 23, 2015

PURSUANT TO 11 DCMR § 3125.9, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO § 3125.6.

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSE OF SECURING A BUILDING PERMIT, OR THE APPLICANT FILES A REQUEST FOR A TIME EXTENSION PURSUANT TO § 3130.6 AT LEAST 30 DAYS PRIOR TO THE EXPIRATION OF THE TWO-YEAR PERIOD AND THAT SUCH REQUEST IS GRANTED. NO OTHER ACTION, INCLUDING THE FILING OR GRANTING OF AN APPLICATION FOR A MODIFICATION PURSUANT TO §§ 3129.2 OR 3129.7, SHALL EXTEND THE TIME PERIOD.

PURSUANT TO 11 DCMR § 3125, APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE

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<sup>4</sup> At the public meeting on July 14, 2015, Member Hinkle made a motion to approve the application, which Chairman Jordan seconded in order to move the motion forward, as no other members participating on the case were present at the public meeting. For once the motion was seconded and a vote was taken, Chairman Jordan voted to oppose the application.

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BOARD AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT.

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 *ET SEQ.* (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.



# EXHIBIT B

Property Information	
Address:	1124 FLORIDA AVE NE
SSL:	4070 0808
Ward:	Ward 5
ANC:	ANC 5D
SMD:	SMD 5D06
Census Tract:	008802
Zone:	

### Property Conditions

Property Conditions : No. of Records = 0						
Address	Unit	SSL	Type	Date Issued	Description	Detailed Description
No Property Condition Records						

### Issued Permits

Issued Permits : No. of Records = 4								
Address	Unit	SSL	Id	Type	Date Issued	Completion Status	Completion Date	Detailed Description
1124 FLORIDA AVE NE, WASHINGTON N, DC 20002		4070 0808	P1600219	Supplemental /Plumbing and Gas	2015/10/08	Permit Issued	2015/10/08	
1124 FLORIDA AVE NE, WASHINGTON N, DC 20002		4070 0808	R1500182	Construction/ Raze	2015/10/30	Permit Issued	2015/10/30	raze a one story commercial building
1124 FLORIDA AVE NE, Washington, DC 20002		4070 0808	SB1400121	Construction/ Miscellaneous/Soil Boring	2014/01/23	Permit Issued	2014/01/23	Drill 8 soil Borings using Geoprobe to 20 feet for soil ? water sampling. Holes will be 2 inches in diameter. Work to be performed as part of due diligence Phase II investigation for property transaction to see if site is contaminated.
1124 FLORIDA AVE NE, Washington, DC 20002		4070 0808	SB1400343	Construction/ Miscellaneous/Soil Boring	2014/07/11	Permit Issued	2014/07/11	Mobilize drill rig to advance up to 12 soil borings and construct monitoring wells in 3 of the borings. The borings and monitoring wells diameter is eight inches by 30 feet depth. In order to assess the soil and groundwater conditions based on data provided in previous investigations, and as directed

### Property Maps

No map available for this property

### Property Photo



4070 0808 09/28/2004

## Owners

Owners : No. of Records = 1

Address	Unit	SSL	Owner
1124 - 1126 FLORIDA AV NE		4070 0808	K TWO LLC
<i>More Details are &gt;&gt;</i>			
Use Code : 192			
Exemption Code :			
Tax Class :			
Tax Rate : 0			
Sale Price : \$2,767,925.00			
Sale Date : 2015/05/15			
Deed :			
Sale Type : MARKET			
Deed Date : 2015/05/15			
Other Owner :			
CPMS Address : , 907 N ST NW # C2, WASHINGTON, DC 20001-4829			

## CAMA

CAMA : No. of Records = 2

Address	SSL #	Building #	Complex #	Unit #	Units	Actual Year Built
1124 - 1126 FLORIDA AV NE	4070 0808	1			0.00	1933
<i>More Details are &gt;&gt;</i>						
Material : Brick/Concr						
Style :						
Gba : 3430						
External Wall : Brick						
Wall Height : 8.00						
Roof :						
# Bath Rooms :						
# Half Baths :						
Heating Type :						
AC :						
Internal Wall :						
# Rooms :						
# Bed Rooms :						
# Kitchens :						
# Fireplaces :						
Year Remodeled :						
Eyb : 1941						
Stories :						
1124 - 1126 FLORIDA AV NE	4070 0808	2				1900
<i>More Details are &gt;&gt;</i>						
Material : Default						
Style :						
Gba : 3043						
External Wall : Brick						
Wall Height : 10.00						
Roof :						
# Bath Rooms :						
# Half Baths :						
Heating Type :						

**AC :**  
**Internal Wall :**  
**# Rooms :**  
**# Bed Rooms :**  
**# Kitchens :**  
**# Fireplaces :**  
**Year Remodeled :**  
**Eyb : 1913**  
**Stories :**

## Residential Cases

### Residential Cases : No. of Records = 3

Address	Unit	SSL	Id	Type	Completion Status	Completion Date	
1124 FLORIDA AVE NE, WASHINGTON, DC 20002		4070	0808	SVP1502594	Compliance/Housing/Vacant Property	Vacant	2015/03/13
1124 FLORIDA AVE NE, WASHINGTON, DC 20002		4070	0808	SVP1502600	Compliance/Housing/Vacant Property	Cancelled	2015/03/11
1124 - 1126 FLORIDA AVE NE, WASHINGTON, DC 20002		4070	0808	SVP1700125	Compliance/Housing/Vacant Property	Vacant Lot	2017/05/10

## Commercial Inspections

### Commercial Inspections : No. of Records = 5

Address	Unit	SSL	Id	Type	Completion Status	Completion Date	Detailed Description
1124 FLORIDA AVE NE, WASHINGTON, DC 20002		4070	0808	P1600219	Plumbing Rough-In	Approved	2015/11/05
1124 FLORIDA AVE NE, WASHINGTON, DC 20002		4070	0808	R1500182	Raze Initial Inspection	Approved	2015/10/27 raze a one story commercial building
1124 FLORIDA AVE NE, WASHINGTON, DC 20002		4070	0808	R1500182	Raze Initial Inspection	Disapproved	2015/10/22 raze a one story commercial building
1124 - 1126 FLORIDA AVE NE, WASHINGTON, DC -		4070	0808	ECC122589	C/O (Certificate of Occupancy) Zoning	No Cause	2006/01/23
1124 - 1126 FLORIDA AVE NE, WASHINGTON, DC -		4070	0808	ECC122370	C/O Zoning	Cause	2005/12/05

## Occupancy

### Occupancy : No. of Records = 5

Address	Unit	SSL	Id	Type	Date Issued	Completion Status	Completion Date	Detailed Description
1124 FLORIDA AVE NE, WASHINGTON N, DC 20002- 7104			CO105667	Certificate of Occupancy	2006/02/13	Completed		
1124 FLORIDA AVE NE, WASHINGTON N, DC 20002- 7104			CO151829	Certificate of Occupancy	2007/09/19	Completed		

1124 FLORIDA AVE NE, WASHINGTON, DC 20002- 7104	CO33435	Certificate of Occupancy	2002/05/03	Completed
1124 FLORIDA AVE NE, WASHINGTON, DC 20002- 7104	CO35754	Certificate of Occupancy	2002/06/17	Completed
1124 FLORIDA AVE NE, WASHINGTON, DC 20002- 7104	CO52293	Certificate of Occupancy	2003/04/11	Completed

## BBL

BBL : No. of Records = 23												
Address	Unit	SSL	License #	Description	Detail	Last Name	First Name	Corporate Name	Trade Name	Start Renewal	End Renewal	License Status
1124 FLORIDA AVE NE		4070 0808	68002464	Motor Veh Sales Serv Repair	Motor Vehicle Dealer			LATINO TAXI CAB, INC.	AVILA'S CAR CENTER	2010/04/0 1	2012/03/3 1	Expired
1124 FLORIDA AVE NE		4070 0808	64003503	Motor Veh Sales Serv Repair	Motor Vehicle Salesman	ORLAND O	LOUIS	I.D.G.A.F..N.W.A. INC	LOBO'S DISCOUN T CAR CENTER	2004/10/0 1	2006/09/3 0	Expired
1124 FLORIDA AVE NE		4070 0808	50005696	Motor Veh Sales Serv Repair	Motor Vehicle Salesman	GOODWI N	LEARLEY	I.D.G.A.F./ N.W.A., INC	LOBO'S DISCOUN T CAR CENTER	2004/03/0 1	2006/02/2 8	Expired
1124 FLORIDA AVE NE		4070 0808	50008627	Motor Veh Sales Serv Repair	Motor Vehicle Salesman	LOBO	DENNIS	IDGAF/NWA INC	LOBO'S DISCOUN T CAR CENTER	2002/10/3 1	2004/02/2 8	Expired
1124 FLORIDA AVE NE		4070 0808	53002478	Motor Veh Sales Serv Repair	Motor Vehicle Salesman	LANE	LARRY	I.D.G.A.F.-N.W.A. INC.	LOBO'S DISCOUN T CAR CENTER	2004/03/0 1	2006/02/2 8	Expired
1124 FLORIDA AVE NE		4070 0808	53006594	Motor Veh Sales Serv Repair	Motor Vehicle Salesman	GUERRE RO-AVILA	CIRILO	IDGAF/NWA INC		2006/03/0 1	2008/02/2 9	Expired
1124 FLORIDA AVE NE		4070 0808	50005944	Motor Veh Sales Serv Repair	Motor Vehicle Salesman	WILLIS	RICHARD O	IDGAF/NWA INC	LOBO'S DISCOUN T CARDS CENTER	2002/07/1 9	2004/02/2 8	Expired
1124 FLORIDA AVE NE		4070 0808	53001243	Motor Veh Sales Serv Repair	Motor Vehicle Salesman	ZALAYA JR	PEDRO		LOBO'S DISCOUN T CAR CENTER	2003/03/1 9	2004/02/2 8	Expired
1124 FLORIDA AVE NE		4070 0808	54001246	Motor Veh Sales Serv Repair	Motor Vehicle Salesman	JAVIER	JESUS	IDGAF/NWA INC.	LOBO'S DISCOUN T CAR CENTER	2006/03/0 1	2008/02/2 9	Expired
1124 FLORIDA AVE NE		4070 0808	50005875	Motor Veh Sales Serv Repair	Motor Vehicle Salesman	JACKSON	MICHEAL	LO BO'S DISCOUNT CAR CENTER		2002/03/0 1	2004/02/2 8	Expired
1124 FLORIDA AVE NE		4070 0808	50005877	Motor Veh Sales Serv Repair	Motor Vehicle Salesman	IRBY	JOHN	LO BO'S DISCOUNT CAR CENTER		2004/03/0 1	2006/02/2 8	Expired
1124 FLORIDA AVE NE		4070 0808	54001253	Motor Veh Sales Serv Repair	Motor Vehicle Salesman	GOMEZ	LEONAR DO		LOBO'S DISCOUN T CAR CENTER	2004/02/2 3	2006/02/2 3	Expired
1124 FLORIDA AVE NE		4070 0808	68003033	Motor Veh Sales Serv Repair	Motor Vehicle Salesman	GUERRE RO	CIRILO	LATINO TAXI CAB, INC.	AVILA'S CAR CENTER	2010/05/0 1	2012/04/3 0	Expired
1124 FLORIDA AVE NE		4070 0808	40004856	Motor Veh Sales Serv Repair	Auto Wash	GOODWI N	LEARLEY		B & G AUTO CENTER	2000/08/1 8	2002/08/1 7	Expired
1124 FLORIDA AVE NE		4070 0808	50004853	Motor Veh Sales Serv Repair	Motor Vehicle Dealer			IDGAF/NWA INC	LOBO'S DISCOUN T CAR CENTER	2005/11/0 1	2007/10/3 1	Expired

1124 FLORIDA AVE NE	4070 0808	50005876	Motor Veh Sales Serv Repair	Motor Vehicle Salesman	VESSELS	TIFFANY	IDEAF/NWA INC	LOBO'S DISCOUN T CAR CENTER	2004/03/0 1	2006/02/2 8	Expired
1124 FLORIDA AVE NE	4070 0808	54001076	Motor Veh Sales Serv Repair	Motor Vehicle Salesman	GRACYA LNY	MELISSA		LOBO'S DISCOUN T CAR CENTER	2006/03/0 1	2008/02/2 9	Expired
1124 FLORIDA AVE NE	4070 0808	54001252	Motor Veh Sales Serv Repair	Motor Vehicle Salesman	ADAMES	SERGIO		LOBO'S DISCOUN T CAR CENTER	2004/02/2 3	2006/02/2 8	Expired
1124 FLORIDA AVE NE	4070 0808	67002078	Motor Veh Sales Serv Repair	Motor Vehicle Salesman	SANCHEZ	JOSE	IDGAF/NWA, INC.	LOBO'S DISCOUN T CAR CENTER	2007/04/0 1	2009/03/3 1	Expired
1124 FLORIDA AVE NE	4070 0808	50004267	Motor Veh Sales Serv Repair	Auto Wash			I.D.E.A.F/ N.W.A INC	LOBO'S DISCOUN T CAR CENTER	2002/05/3 1	2003/08/3 1	Expired
1124 FLORIDA AVE NE	4070 0808	50008576	Motor Veh Sales Serv Repair	Motor Vehicle Salesman	THURMA N	MICHAEL	LOBO'S DISCOUNT AUTO		2002/03/0 1	2004/02/2 8	Expired
1124 FLORIDA AVE NE	4070 0808	53002148	Motor Veh Sales Serv Repair	Auto Rental			I.D.G..A.F.-N.W.A. INC	LOBO'S DISCOUN T CAR CENTER	2003/05/0 5	2005/08/3 1	Expired
1124 FLORIDA AVE NE	4070 0808	64003501	Motor Veh Sales Serv Repair	Motor Vehicle Salesman	DIAZ	RAFAEL	I.D.G.A.F.-N.W.A. INC	LOBO'S DISCOUN T CAR CENTER	2004/10/0 1	2006/09/3 0	Expired

# EXHIBIT C



# Track Status of Building Permit Application

To review the status of an application, enter the Application ID or Property Address below and click find to continue. Please note that the application status is refreshed every night at **3.00 AM** so the status you see below reflects the updates from the day before.

**Search By:**                      **Application ID**                      **Property Address**

Enter the Property Address to review Application Status:

<b>St. No.*</b>	<b>St. Name*</b>	<b>St. Suffix*</b>	<b>Quad*</b>	<b>Find</b>
1124	FLORIDA	Avenue ▾	NE ▾	

## Application Status by Property Address:

Please see the table below for review statuses. The table is not shown if the reviews have not been identified. A blank Status date means that the initial review has not been completed.

## Permits Status

ApplicationID	Permit Type	Date Filed	Full Address	Agent Name	Phone Number
<input type="checkbox"/> FD1600025	Foundation Only Permit	11/19/2015	1124 FLORIDA AVE NE	K TWO LLC K TWO LLC	202-352-0381
<b>Description of Work</b>					
New Foundation Work					
<b>Discipline</b>		<b>Review Status</b>		<b>Status Date</b>	
Plan Review Coordinator		Projectdox Accepted		2015-11-19	
Plan Review Coordinator		Projectdox Under Review		2015-12-10	
Structural Review		Structural Review Approved		2016-01-26	
DDOE SE-SW Review Pending		Comments Submitted to Applicant for Correction		2015-12-10	
DDOT Review		DDOT Review Approved		2015-12-14	
Zoning Review		Zoning Review Approved		2015-12-11	
<input type="checkbox"/> R1500182	Raze Permit	8/13/2015	1124 FLORIDA AVE NE		
<b>Description of Work</b>					
raze a one story commercial building					
<b>Discipline</b>		<b>Review Status</b>		<b>Status Date</b>	
Application Review		Application Accepted		08/13/2015	
Approval Letter Status		Approval Letters Received		10/30/2015	
Issue Permit		Permit Issued		10/30/2015	
<input type="checkbox"/> SB1400343	Soil Boring Permit	6/11/2014	1124 FLORIDA AVE NE	RPS, INC.	301-731-4767
<b>Description of Work</b>					
Mobilize drill rig to advance up to 12 soil borings and construct monitoring wells in 3 of the borings. The boirngs and monitoring wells diameter is eight inches by 30 feet depth. In order to assess the soil and groundwater conditions based on data provided in previous investigations, and as directed by DDOE, Apex proposes to conduct a subsurface investigation using direct-push drilling technology -i.e. Geoprobe-. Apex will utilize a truck or track mount direct push rig to collect soil samples continuously from the ground surface to a proposed final depth of approximately 30 feet bgs. Soil samples will be collected continuously in a 48- or 60-inch, stainless steel, core sampler. Within the core sampler is an acetate liner in which each soil sample is containerized for inspection and sample collection when brought to the surface. Apex will field screen all soil samples for volatile organic compounds - VOCs- using a calibrated photo-ionization detector -PID-. Upon drilling to the appropriate depth, permanent groundwater monitoring wells will be installed in three of the soil borings. The wells will be constructed using two-inch Schedule 40 polyvinyl chloride -PVC- well screen and casing. The annular space around the well screen will be backfilled with filter sand that extends from the base of the well to two feet above the screen. Above the filter sand, a minimum two-foot bentonite seal will be installed. The remaining annular space around the well casing will be grouted to the ground surface, preventing surface infiltration. Flush mount well covers with locking well caps will be installed at the ground surface. As per site plan, work plans report, DDOE Construction Application ans Schematic Form. All wok will be conducted under DDOE regulation.					
<b>Discipline</b>		<b>Review Status</b>		<b>Status Date</b>	
Plan Review Coordinator		Application Accepted		06/11/2014	
DDOE Review		DDOE Review N/A		07/10/2014	
Structural Review		Structural Review Approved		07/11/2014	
Issue Permit		Permit Issued		07/11/2014	
<input type="checkbox"/> SB1400121	Soil Boring Permit	1/8/2014	1124 FLORIDA AVE NE	IKE SINGH	703-980-8515

<b>Description of Work</b>					
Drill 8 soil Borings using Geoprobe to 20 feet for soil & water sampling. Holes will be 2 inches in diameter. Work to be performed as part of due diligence Phase II investigation for property transaction to see if site is contaminated.					
<b>Discipline</b>		<b>Review Status</b>		<b>Status Date</b>	
Plan Review Coordinator		Application Accepted		01/08/2014	
Structural Review		Structural Review Approved		01/23/2014	
DDOE Review		DDOE Review N/A		01/23/2014	
Issue Permit		Permit Issued		01/23/2014	
Management Review		Management Review N/A		01/23/2014	
SB1300161	Soil Boring Permit	3/18/2013	1124 FLORIDA AVE NE	LARRY JOHNSON ECS MID-ATLANTIC, LLC	703-471-8400
<b>Description of Work</b>					
Drill 14 environmental borings to 15 feet using a geoprobe to sample soil. Drill 3 geotechnical borings to 80-feet using hollow-stem augers. Containerize investigation-derived waste on site in 55-gallon drums until results received.					
<b>Discipline</b>		<b>Review Status</b>		<b>Status Date</b>	
Plan Review Coordinator		Application Accepted		03/18/2013	
Structural Review		Structural Review Approved		03/18/2013	
DDOE Review		In-Process			

## Tell us what you think

Send us an **email** with your comments. We'll respond within two business days.

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- Age-Friendly DC
- Sustainable DC
- Connect DC
- Great Streets
- 72hours Emergency Planning

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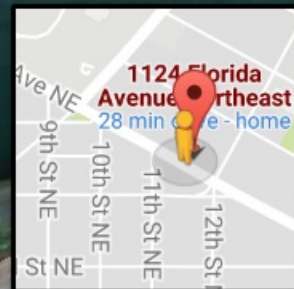
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# EXHIBIT D

1124 Florida Ave NE  
Washington, District of Columbia  
Street View - Oct 2016



Google