



District of Columbia Government
Advisory Neighborhood Commission 6A-02
815 F Street, NE
Washington, DC 20002



November 2, 2005

Bill Crews, Zoning Administrator
Department of Consumer and Regulatory Affairs
941 North Capitol Street NE, Room 2200
Washington, DC 20002

Re: Certificate of Occupancy at 1124 E Street, NE

Mr Crews:

I would appreciate your immediate assistance regarding 1124 E Street, NE. Here are the facts:

1. **Zoning District and Structure.** According to 11 DCMR, 400.3 (Chapter 4, Residence Districts: Height, Area and Density Regulations), the minimum lot area conversion requirement is 900 square feet per apartment or condominium.
2. **Square Footage.** The property at 1124 E Street, NE is located on Square 0984, Lot 044. According to the taxpayer service center, the land area (lot square footage) is 1,710. The owner of the property is Endalkachew Tesfaye.
3. **Building Plan Status.** According to the Building Plan Review Status, the electrical, fire, mechanical and plumbing have been approved. However, the structural and zoning disciplines have not been approved. The agent is Benyam Zerinum and the tracking number is 236 D 5.
4. **Six Flats for Sale.** According to the real estate brokerage company, UrbanLand Company (www.urbanlandcompany.com/E-Street/eStreet.html), they are offering six flats for sale with a fall 2005 delivery date. The number listed for UrbanLand Company is (202) 636-7001.
5. **Illegal Work.** The residents have called both the Metropolitan Police Department as well as Ms. Jones at DCRA (442-STOP) to complain that the contractor continues to work on Sundays.
6. **Stop Work Orders.** According to Ms. Jones, the property has two unresolved stop work orders.

Based on these facts, it appears that Mr. Zerinum has constructed six condominiums that would require a lot square footage of 5,400 square feet. The data for Square 0984, Lot 044 suggests that this project is 3,690 square feet short of a legal conversion. This is in addition to (1) the sale of these units is taking place without the required zoning inspections and (2) the developer has been able to substantially complete this project with two unresolved stop work orders.

Accordingly, the following actions are requested: (1) immediate inspection of the property to ensure that the structure is in compliance with zoning district and structure requirements, (2) a stop work order is enforced until the two previous stop work orders have been resolved, and (3) that fines be levied against the owner if work continues to take place on Sundays or in violation of a stop work order. Finally, I would appreciate a written response regarding the findings of the zoning district and structure requirements review by November 16, 2005. In short, if these flats were constructed illegally, what courses of action will DCRA take to enforce compliance?

Respectfully yours,

Joseph Fengler, ANC 6A-02

cc: Councilmember Jim Graham, Chair of the Committee on Consumer and Regulatory Affairs
Councilmember Sharon Ambrose
Ms. Elizabeth Carter, Special Assistant to Building and Land Regulation Administration