

Government of the District of Columbia
Department of Consumer and Regulatory Affairs

1100 4th Street SW
Washington DC 20024
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dcra.dc.gov



C of O

CERTIFICATE OF OCCUPANCY

PERMIT NO. CO1602543

Issued Date: 06/03/2016

Address: 625 H ST NE		Zone: HS/C-2-C	Ward: 6	Square: 0859	Suffix:	Lot: 0838
Description of Occupancy: CONDITIONAL CERTIFICATE OF OCCUPANCY FOR 90 DAYS FOR A MIXED-USE BUILDING CONSISTING OF 82 APARTMENT UNITS ON THE 1ST & 2ND FLOORS. (RETAIL USE ON THE GROUND FLOOR CORE AND SHELL APPROVED UNDER CO1602238); TO EXPIRE ON 9-28-16.						
Permission Is Hereby Granted To: 625 H ST NE RES PJV, LLC		Trading As: NA	Floor(s) Occupied 1ST & 2ND		Occupant Load: 82 No. of Seats	
Property Owner: 625 H ST NE RES PJV, LLC		Address: 1608 U ST NW WASHINGTON, DC 20008-3912		BZAPUD Number: 17621		Occupied Sq. Footage: 91373
				PERMIT FEE: \$476.43		
Building Permit Number (if applicable) B1310178		Type of Application: Partial Occupancy	Approved Building Code Use: Mixed Use (Specify): Approved Zoning Code Use: Apartment house			
<p>Conditions/ Restrictions:</p> <p>CONDITIONAL AND TEMPORARY CERTIFICATE OF OCCUPANCY FOR 90 DAYS FOR A MIXED-USE BUILDING TO EXPIRE ON 9-28-16. THIS DEVELOPMENT IS EXEMPT FROM I.Z. MAINTAIN 263 AUTOMOBILE PARKING SPACES ON THE LOT CONSISTING OF 108 SPACES FOR RESIDENTIAL USE; 57 SPACES FOR RETAIL USE AND 88 SPACES FOR OFFICE USE. MAINTAIN 10 BICYCLE PARKING SPACES ON THE LOT. MAINTAIN 6 LOADING FACILITIES ON THE LOT, (4 EXISTING TO BE MAINTAINED AS IS); (TWO NEW LOADING BERTHS AT 30 FT. AND 58 FT. DEEP SHALL BE PROVIDED INCLUDING THEIR 100 SQ-FT. AND 200 SQ-FT LOADING PLATFORMS). PRIOR TO ISSUANCE OF THE FINAL C OF O CONDITIONS 2 THROUGH 9 OF BZA ORDER NO. 17621 SHALL BE SATISFIED. (CORE AND SHELL APPROVED UNDER CO1602238)</p> <p>ALL BUILDING CODE CONDITIONS MUST BE SATISFIED PRIOR TO ISSUANCE TO FINAL C OF O.</p> <p>THIS CERTIFICATE MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS MAIN ENTRANCE, EXCEPT PLACES OF RELIGIOUS ASSEMBLY. Use complies with DCMR Title 11 (Zoning) and Title 12 (Construction).</p> <p>As a condition precedent to the issuance of this Certificate, the owner agrees to conform with all conditions set forth herein, and to maintain the use 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 spaces whose use is authorized by this Certificate and to require any changes which may be necessary to ensure compliance with all the applicable regulations of the District of Columbia.</p>						
Director: Melinda Bolling		Permit Clerk: John McFarland		Expiration Date: 09/28/2016		
6/3/2016 TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1039						

