

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Appeal No. 15906 of Paul Reneau, pursuant to 11 DCMR 3105.1 and 3200.2 from the decision of the Acting Administrator of the Building and Land Regulation Administration, Department of Consumer and Regulatory Affairs made on September 28, 1993 to the effect that Certificate of Occupancy No. B164219 erroneously includes the fourth floor of a four-unit apartment building in an R-5-B District at premises 1312 21st Street, N.W. (Square 69, Lot 134).

HEARING DATES: March 23, 1994; June 15, 1994; and  
September 14, 1994

DECISION DATE: September 14, 1994 (Bench Decision)

ORDER

PROCEDURAL HISTORY:

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1. On April 23, 1991 Building Permit B349341 was issued for internal preliminary demolition and structural work to convert the subject building into a four-unit apartment building. When an additional floor and deck were added, attempts were made both by the Building Inspection Commission and the Historic Preservation Review Board (HPRB) to have the addition removed. As a result of the rejection by the HPRB of the addition, the fourth floor was effectively constructed without a permit. On November 25, 1992, Occupancy Permit B164219 was issued, after which time the Mayor's Agent for the HPRB denied permission for the fourth floor addition (this decision was appealed to the D.C. Court of Appeals). The Zoning Administrator of the District of Columbia, having become aware of the erroneous issuance of the aforementioned Occupancy Permit, issued a letter informing the appellant of the mistake and requested its surrender for correction. As this was not done, the Acting Administrator for the Building and Regulation Administration issued a letter of proposed revocation. On October 5, 1993, a fine was imposed on the appellant by an Administrative Law judge for having built a fourth floor without the benefit of a proper permit.

2. This appeal was filed on October 8, 1993, from the administrative decision to revoke certificate of occupancy numbered B164219, for the fourth floor of 1312 21st Street N.W., Square 69, Lot 134, located in an R-B-5 district.

3. This issue first came before the board on March 23, 1994 and was postponed until June 15, 1994 when it was once again postponed until September 14, 1994. On September 14, 1994, the Board heard and decided this appeal.

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APPLICATION NO. 15906

As Director of the Board of Zoning Adjustment, I certify and attest that on NOV 4 1996 a copy of the order entered on that date in this matter was mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Paul Reneau  
1529 Corcoran St., N.W.  
Washington, D.C. 20009

Russell Gamble  
Chairman, Dupont Circle ANC 2B  
1347 Connecticut Avenue, N.W.  
Ste. 2  
Washington, D.C. 20036

Sara Madux  
Chairperson, ANC 2A  
1920 G Street, NW #100  
Washington, D.C. 20006

A handwritten signature in cursive script, reading "Madeliene H. Dobbins", written over a horizontal line.

MADELIENE H. DOBBINS  
Director

DATE NOV 4 1996