

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**



March 28, 2016

Via Emailed PDF and US Mail

Martin Sullivan  
Sullivan & Barros, LLP  
1990 M Street NW, Suite 200  
Washington, DC 20036

Re: 1135 Okie Street NE—Removal of an Existing Loading Dock

Dear Mr. Sullivan:

This letter confirms our discussion on January 7, 2016, regarding your request for confirmation that you will be able, under the Zoning Regulations, to remove one of the three loading docks on the Property located at 1135 Okie Street NE (the “Property”). The Property is improved with a one-story warehouse (the “Building”). Certificate of Occupancy No. CO1600343 (the “C of O”) authorizes use of the Building for “light manufacturing (distilled alcoholic beverages) with accessory retail sales and office, (office for manufacturing business only)”. A copy of the C of O is attached as Exhibit A.

The Building has a floor area of 17,000 square feet, according to the C of O. Currently, the building has 3 loading berths and platforms, per the site plan attached as Exhibit B. On the site plan, these berths and platforms are labeled Dock A, Dock B, and Dock C. Pursuant to 11 DCMR § 2201, the loading requirement for the Building (industrial use between 5,000 and 25,000 square feet) consists of one (1) loading berth at ad depth of 30 feet, and one loading platform of at least one hundred (100) square feet.

According to the site plan, the Building currently has three (3) loading berths and platforms, all of sufficient size to comply with the loading requirement. Therefore, since only one berth and platform are required, you are permitted to remove up to two (2) of the three (3) existing berths/platforms, as long as you retain at least one (1) loading berth at 30 feet deep with a loading platform at 100 square feet.

Sincerely,   
Matthew Le Grant  
Zoning Administrator

Attachments: A- Certificate of Occupancy #CO1600343  
B- Site Plan

File: Det Let re 1135 Okie St NE to Sullivan 3-28-16

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1100 4<sup>th</sup> Street, SW 3<sup>rd</sup> Floor Washington, D.C. 20024  
Phone: (202) 442-4576 Fax: (202) 442-4871

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

1100 4th Street SW  
Washington DC 20024  
(202) 442 - 4400  
dcra.dc.gov



# C of O

## CERTIFICATE OF OCCUPANCY

**PERMIT NO. CO1600343**

**Issued Date: 11/04/2015**

Address: <b>1135 OKIE ST NE</b>		Zone: <b>C-M-1</b>	Ward: <b>5</b>	Square: <b>PAR</b>	Suffix:	Lot: <b>0083</b>
Description of Occupancy: <b>LIGHT MANUFACTURING (DISTILLED ALCOHOLIC BEVERAGES) WITH ACCESSORY RETAIL SALES AND OFFICE, (OFFICE FOR MANUFACTURING BUSINESS ONLY)</b>						
Permission Is Hereby Granted To: <b>ONE EIGHT DISTILLING, LLC</b>		Trading As: <b>ONE EIGHT DISTILLING</b>	Floor(s) Occupied <b>1ST FLOOR</b>	Occupant Load: No. of Seats		
Property Owner: <b>SWEETWATER DC, LLC</b>		Address: <b>ALEXANDER WOOD 3232 ELLICOTT ST NW WASHINGTON, DC 20008-2027</b>	BZA/PUD Number:	Occupied Sq. Footage: <b>17000</b>		
		PERMIT FEE: <b>\$136.40</b>				
Building Permit Number (if applicable)	Type of Application:	Approved Building Code Use Other (Specify):  Approved Zoning Code Use: <b>Light manufacturing, processing or fabricating</b>				
<p><b>Conditions/ Restrictions:</b> *** ADDITIONAL LOAD OF 6,569 SQ. FT. FOR STORAGE PURPOSES ONLY (MAX. 21 PPL.) ***</p> <p><b>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).</b></p> <p><b>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.</b></p>						
Director: <b>Melinda Bolling</b>	Permit Clerk <b>John McFarland</b>		Expiration Date:			
<p>11/4/2015 TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639</p>						



