CFA/OGB Submission for Permit Extension
Approved per OG 21-170 (Containers) and OG 21-052 (Fence)

Sandlot Northwest, LLC
c/o EastBanc, Inc.
3307 M Street, NW, Suite 400 Washington DC 20007 202.737.1000

2715 Pennsylvania Avenue, NW
Certificate of Occupancy, Container, Fence Permits

Fence Permit: F2200101 (extension of F2100279)/Extension of: B2102125
Approved per OG 21-170 (Containers) and OG 21-052 (Fence)
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Approved v Actual - Restroom Container
Approved v Actual - Fence
The Certificate of Occupancy, Container Permit and Fence Permit have a termination date of December 31, 2021. We are proposing to extend our permits for one additional year to **December 31, 2022** while we continue to navigate delays and supply chain constraints regarding our eventual development of 2715 Pennsylvania Avenue.

In the meantime, we would like to continue operations at Sandlot Georgetown, providing a place of community for the greater neighborhood and a gathering place for all.
Since its grand opening on May 6th, Sandlot Georgetown has become a place of gathering for the Georgetown community. Hosting weekly cultural events produced by Ian Callender, owner of Sandlot and our site’s cultural arts operator, the temporary activation has provided something new to Georgetown and with its seasonal programming, an ever-evolving curation.

Additionally, throughout the course of operation, Sandlot Georgetown has provided various food options to the Georgetown community via food trucks, restaurant pop-ups, and mobile vending food trailers. One of our most successful and longest standing vendors this summer/fall season was the introduction of the PLNT Burger, a mobile food trailer showcasing plant-based food by DMV local operator, Spike Mendelsohn.
Summary of Activity and Mission Statement
“Thankful” Market Pop Up w/ 10 local vendors, ranging from coffee, jewelry, vintage goods, and artwork showcasing small businesses

Comedy Show produced by NYC based Fools Circle Comedy hosted by Teklai
Adobo DMV event uniting the cultural diasporas of Central + South America, the Caribbean, and Africa in the DMV

DMVBesties hosted Sunday Brunch, a network building event for young adults in the DC metro area
PLNT Burger in collaboration with Vegan Drip sponsored event celebrating plant-based eating and DC as a hub for the movement

DC Native Toast event following the conclusion of the DC Native Ride
ADDENDA
# Certificate of Occupancy

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

**Certificate of Occupancy**

**PERMIT NO. C02101928**

**Issued Date:** 04/21/2021

<table>
<thead>
<tr>
<th>Address</th>
<th>Zone</th>
<th>Lot:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2715 PENNSYLVANIA AVE NW</td>
<td>UNZONED</td>
<td>015</td>
</tr>
</tbody>
</table>

**Description of Occupancy:**
Outdoor Alfresco, with sunroom, for gathering of up to 240 people.

**Expires:** 12/31/2021

<table>
<thead>
<tr>
<th>Permission Is Herby Granted To:</th>
<th>Trading As:</th>
<th>Floor(s) Occupied</th>
<th>Occupant Load:</th>
</tr>
</thead>
<tbody>
<tr>
<td>INITIO LP</td>
<td>N/A</td>
<td>1ST, Summer Garden</td>
<td>240</td>
</tr>
</tbody>
</table>

**Property Owner:**
INITIO LP

<table>
<thead>
<tr>
<th>Address</th>
<th>BZA/PUD Number</th>
<th>Occupied Sq. Footage</th>
<th>PERMIT FEE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>3307 M ST, NW WASHINGTON, DC 20007</td>
<td>120</td>
<td>82.50</td>
<td></td>
</tr>
</tbody>
</table>

**Building Permit Number:**
B2102125

**Type of Application:**
Ownership Change

<table>
<thead>
<tr>
<th>Approved Building Code Use</th>
<th>Other (Specify):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approved Zoning Code Use</td>
<td>Other</td>
</tr>
<tr>
<td>Approved Zoning General Use</td>
<td>Other</td>
</tr>
</tbody>
</table>

**Conditional Restrictions:**

This Certificate must always be conspicuously displayed at the address main entrance, except places of religious assembly. Use copies of DCMR Title 11 (Zoning) and Title 12 (Construction).

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 as 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.

**Director:** Ernie Cheppah  
**Permit Clerk:** admin  
**Expiration Date:** 12/31/2021
**Department of Consumer and Regulatory Affairs**

**Permit Operations Division**
1100 4th Street SW
Washington DC 20024
Tel. (202) 442-4589 Fax (202) 442-4582

**FENCE PERMIT**

**PERMIT NO.** F2100279

**Address of Project:** 2715 PENNSYLVANIA AVE NW
**Owner Address:** C/O EASTBANC, INC. 3307 M STREET, NW 3307 M ST NW WASHINGTON, DC 20007

**Permission is hereby granted to:** Initio LP

**Description of Work:** Amend Permit F2100098 for temporary fence. Construct 4' high pressure-treated horizontal board fence at the perimeter of the vacant lot at 2715 Pennsylvania Avenue, NW. No concrete footings or structural elements. It shall be removed by December 31, 2021.

**Fence Type:** Wood
**Existing Use of Bldg:** Mixed Use (Specify)
**Fence Height:** 4
**Material:**
**Color:** Natural

**Type of Work:** Placement of Fence

**Placement of Fence:** Entirely on Owners Property

**License Number:** 410520000649
**Contractors Address:**

**Conditions/Restrictions:**
Approved to extend the duration of the temporary fence to end, and be removed by, December 31, 2021.

Permit Fee: $36.30

This permit is associated with the building permit number: [Blank]

This permit expires if no construction is started within 1 year or if the last inspection is over 1 year.

All construction done according to the current construction codes and zoning regulations.

As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work 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 to inspect all work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this Permit must start within one (1) year of the date appearing on this permit or the permit is automatically void. If work is started, any application for continuation of this permit must be made to the Director of Consumer and Regulatory Affairs in accordance with the District Government ordinances relevant to the permit.

**Director:** Ernest Chappah
**Permit Clerk:** Ernest Chappah
**Expiration Date:** 02/18/2022

To report waste, fraud, or abuse by any DC government official, call the DC Inspector General at 1-800-521-1869.

To schedule a construction inspection or for inquiries call (202) 442-5607.

Call Mass Utility at 811 or 1-800-257-7777 at least 48 hours prior to excavation to obtain a ticket. [Website Link]

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**Approved**

**Fence Permit**
**B2102125**

**Permit NO.:**

**Address of Project:**
2715 PENNSYLVANIA AVE NW

**Zone:** N/ZONED
**Ward:** 1
**Square:** 1194
**Suffix:**
**Lot:** 0015

**Permit Restrictions:**
HPRB, YEARBUILT/PRIOR/1978

**Owner Address:**
3307 M ST NW
3307 M ST NW
WASHINGTON, DC 20007 335

**Permit Type:**
Construction

**Existing Use:**
Other (Specify)

**Proposed Use:**
Other (Specify)

**Building Construction Type:**
TYPE V - ANY MATERIALS PERMITTED

**Agent Name / Address:**
Olusola Payne
200 Stevenson Square
Alexandria, VA 22304

**Contractor Name / Address:**
TRI KELLY CONSTRUCTION INC
3949 ADDISON WOODS ROAD
FREDERICK, MD 21704

**Existing Dwelt:**
0

**Proposed Dwelt:**
0

**No. of Stories:**
1

**Description Of Work:**
Installation of new restroom shipping container on empty lot.

**Conditions/ Restrictions:**
1) Permitted water shall be provided for public hand-washing facilities. (2017 DCRC, 416.3) Permitted water shall be supplied through a temperature limiting device, following the requirements of Section 607.1.2. Note that the water heater selector does not satisfy this requirement.
2) No signage or advertising shall be installed without further permit approval. No more than one temporary structure shall be erected on the property.
3) All shipping containers, sheds, tables, trucks and other associated items SHALL be removed from the property prior to permit expiration.

**This Permit Expires if no construction is started within 1 year or if the inspection is over 1 year.**

**All Construction Done According To The Current Building Codes And Zoning Regulations:**
As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work 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 work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this permit must start within one (1) year of the date appearing on this permit or the permit is automatically void. If work is started, any application for partial refund

**Chromelecon Permit**

**Director:**
Ernest Chrappah

**Permit Clerk:**
TCarrington

**Approved**

**Container Permit**

**Issue Date:** 04/02/2021
**Expiration Date:** 04/02/2022

**Call Miss Utility at 911 or 202-363-1234 at least 48 hours prior to excavation to obtain a ticket. ([www.missutility.washingtondc.gov](http://www.missutility.washingtondc.gov).**