

SUPERIOR COURT OF THE DISTRICT OF COLUMBIA
CIVIL DIVISION

DISTRICT OF COLUMBIA)
441 4th Street, NW)
Washington, D.C. 20001)

Plaintiff,)

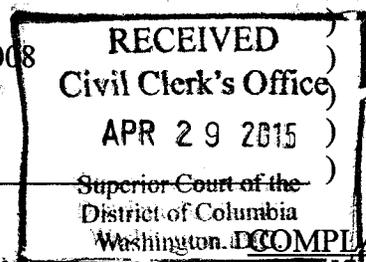
v.)

DOUGLAS G. JEFFERIES)
2220 Q Street, NW)
Washington, D.C. 20008)

Defendant.)

15 - 003096

Civ. No.:



COMPLAINT
(Injunctive Relief and Damages)

The District of Columbia, by and through its undersigned attorneys, and the Office of the Attorney General for the District of Columbia, hereby brings suit against Defendant Douglas G. Jefferies, and respectfully states as follows:

Preliminary Statement

This is an action brought pursuant to D.C. Code § 47-2828(a) - (c) (2015), D.C. Code § 47-2851.02 (2015), 11 DCMR § 3203 (2015), 12A DCMR § 110A, 14 DCMR § 101.1 (2015), 14 DCMR § 101.5 (2015), and 14 DCMR § 200.3 (2015). The District of Columbia ("the District"), by filing this Complaint, seeks to address the egregious and unsafe business practices of the Defendant, who operates an unlicensed residential housing business, public hall, boarding house, bed and breakfast, and general business at 2220 Q Street, NW, Washington, D.C. 20008.

Within the District of Columbia, no person shall operate a housing business in any premises without first receiving a Basic Business License ("BBL") for the premises by the

Department of Consumer and Regulatory Affairs (“DCRA”).¹ In addition, no person shall use any structure, for any purpose until a Certificate of Occupancy Permit has been issued by DCRA stating that the use complies with the applicable Zoning Regulations and the Construction Codes of the District of Columbia.²

Defendant’s total and willful disregard of the District’s licensing requirement for residential housing businesses constitutes a danger to the health, welfare, and safety of the guests residing within his property. A BBL certifies a property’s compliance with regulations made and promulgated for the purpose of preserving and promoting the public health, safety, welfare, and morals through the abatement of certain conditions affecting residential buildings, including insufficient protection against fire hazards, inadequate lighting and ventilation, and other unsanitary or unsafe conditions. In fact, as a condition of obtaining a BBL, the District is authorized to first inspect the business premises to ensure the property’s compliance with the District’s law relating to the presence of rodents, waste storage and disposal, maintenance of common areas so that they are free of trash and debris, fire prevention and control laws, and any laws governing housing businesses.

Accordingly, the District seeks to address the past, present, and future illegal use of 2220 Q Street, NW, Washington, D.C. 20008, and asks this Court to issue a Preliminary Injunction, and subsequently a Permanent Injunction, requiring the Defendant to cease operation of his residential housing business, unless and until he obtains the appropriate BBLs with proper

¹A BBL is defined as a “single document designed for public display . . . that certifies District agency license approval and that incorporates the endorsements for individual licenses included in the basic business license system that the District requires” D.C. Code § 47-2851.01.

² A Certificate of Occupancy is not required for a one-family dwelling, or certain community based residential facilities. See 11 DCMR § 3203.1.

endorsements from DCRA, and a Certificate of Occupancy Permit. The District also seeks sanctions against the Defendant by imposing civil fines, penalties, and fees for each day that he has been operating in this jurisdiction without the appropriate licenses.

Jurisdiction

1. The Court has subject matter jurisdiction pursuant to D.C. Code § 11-921 (2015).
2. The Court has personal jurisdiction pursuant to D.C. Code § 13-423 (2015).

Parties

3. Plaintiff, the District of Columbia, is a municipal corporation created under the laws of the United States and is capable of suing and being sued pursuant to D.C. Code § 1-102 (2015).

4. Defendant Douglas G. Jefferies is the owner of record for the property located at 2220 Q Street, NW, Washington, D.C. 20008 (“2220 Q Street, NW” or “the property”).

Facts

5. 2220 Q Street, NW, is a single family residence that is being operated as a General Business and offered for rent as a One Family Rental, Public Hall, Boarding House, and Bed and Breakfast.

6. Defendant Jefferies does not hold a BBL to operate a General Business at 2220 Q Street, NW.

7. Defendant Jefferies does not hold a BBL to operate a One Family Rental at 2220 Q Street, NW.

8. Defendant Jefferies does not hold a BBL to operate a Public Hall at 2220 Q Street, NW.

9. Defendant Jefferies does not hold a BBL to operate a Boarding House at 2220 Q Street, NW.

10. Defendant Jefferies does not hold a BBL to operate a Bed and Breakfast at 2220 Q Street, NW.

11. DCRA is the sole licensing agency in the District of Columbia tasked with the responsibility of issuing licenses and applicable endorsements to property owners who choose to engage in a business in the District of Columbia.

12. As of the filing of the foregoing Complaint, DCRA has not issued a single license to the Defendant to operate a business at 2220 Q Street, NW, nor has the Defendant applied for any such licenses.

13. Additionally, DCRA has not issued Defendant Jefferies a Certificate of Occupancy Permit stating that the use of his property, as described *supra*, complies with the provisions of the Zoning and Construction Codes of the District of Columbia, nor has the Defendant applied for such Certificate.

14. This property came to the attention of undersigned's office as a result of numerous complaints from the surrounding neighbors, as well as notifications from the Executive Office of the Mayor and the Office of D.C. Councilmember Jack Evans that they too were receiving numerous complaints about the unlawful use of the property as a party venue – as opposed to a residence.

MPD COMPLAINTS

15. Between April 19, 2014 and April 12, 2015, the Metropolitan Police Department (“MPD”) responded to approximately 103 Calls for Service at the property, 90 of which for complaints of disorderly conduct. Additionally, many of the surrounding neighbors have called

MPD to report loud and excessive noise. Within the District of Columbia, it has been “declared public policy . . . that every person is entitled to ambient noise levels that are not detrimental to life, health, and enjoyment of his or her property[,]” and that “excessive or unnecessary noises within the District are a menace to the welfare and prosperity of the residents and businesses of the District.” 20 DCMR § 2700.1 (2015). Therefore, it is unlawful for any person to make, continue, or cause to be continued any unreasonable loud noise in the District of Columbia between the hours of 10:00 p.m. and 7:00 a.m., that is likely to annoy or disturb persons in their residences See D.C. Code 22 § 1321(d) (2015); 20 DCMR § 2800.2 (2015). Notwithstanding these guidelines, MPD has responded to numerous calls for loud music at the property, including on the following dates:

- (a) **05/09/2014 (11:29 p.m.)** – MPD Officers could hear loud music coming from inside the property from approximately one block away;
- (b) **05/18/2014 (12:10 a.m.)** - MPD Officers could hear loud music coming from the rear of the property upon their arrival;
- (c) **07/04/2014 (2:07 a.m.)** - MPD Officers could hear loud music and loud voices coming from the inside of the property upon their arrival;
- (d) **07/06/2014 (11:30 p.m.)** - MPD Officers could hear loud music coming from inside the property from approximately one block away upon their arrival;
- (e) **08/24/2014 (1:00 a.m.)** - MPD Officers could hear loud music coming from the roof-top area upon their arrival;
- (f) **09/28/2014 (12:20 a.m.)** - MPD Officers could hear loud music and loud voices coming from the inside of the property upon their arrival;
- (g) **10/26/2014 (2:30 a.m.)** - MPD Officers could hear loud music and loud voices coming from the inside of the property upon their arrival;
- (h) **11/19/2014 (12:11 a.m.)** – MPD Officers responded to the property three times on this day and issued a PD-61 Citation to an individual renting the property for the evening for a violation of the Noise Act;

- (i) **12/12/2014 (11:45 p.m.)** – MPD Officers advised an individual renting the property for the evening of the Noise Act;
- (j) **12/13/2014 (12:32 a.m.)** - MPD Officers could hear loud music coming from inside of the property upon their arrival;
- (k) **12/30/2014 (11:57 p.m.)** - MPD Officers advised an individual located at the property of the Noise Act;
- (l) **01/11/2015 (1:30 a.m.)** - MPD Officers could hear loud singing and music coming from inside of the property upon their arrival;
- (m) **04/11/2015 (11:11 p.m.)** - MPD Officers advised an individual hosting a party at the location of the Noise Act; and
- (n) **4/11/2015 (1:31 a.m.)** - MPD Officers could hear loud music and voices coming from inside of the property upon their arrival, and notified an individual renting the location that evening of the Noise Act.

DCRA INVESTIGATION

16. Similarly, DCRA received complaints from the community that the property is unlawfully operating as a business without the proper licenses. As a result, on February 26, 2015, DCRA Investigator Richard Coward conducted a pro-active investigation at the property. This investigation revealed that from 2014 to the present day, Defendant Jefferies' property, 2220 Q Street, NW, was being used as a Public Hall, General Business, and a One Family Rental without proper licensure or a Certificate of Occupancy Permit for use of the property in such capacities.

17. Mr. Coward's investigation further revealed that Defendant Jefferies' property was being advertised as a "Celebrity House Hunter Mansion" on the website www.airbnb.com.³ According to the website, the property features were listed as follows:

³ Airbnb is advertised as a "trusted community marketplace for people to list, discover, and book unique accommodations around the world — online or from a mobile phone." About Us - Airbnb, *About Us*, AIRBNB, (Apr. 28, 2015, 3:04 PM), <https://www.airbnb.com/about/about-us>.

- (a) The property is available for rent at "party based rates (\$1,500)" with an additional fee of \$100 for "extra people" after the first guest;
- (b) The property can host and accommodate families, convention groups, weddings, private concerts, celebrity accommodations and nearly any request;
- (c) Entertaining guests must be pre-approved. With notice the cost per person for party is only \$20 (spontaneous entertainment fee \$50 per person);
- (d) The property is capable of accommodating 400 people inside and another 100 people outside;
- (e) The property is nearly 6,000 square feet and has 6 bedrooms (5 beds), and 5 bathrooms;
- (f) "Check in time is 3:00 p.m. and check out time is 11:00 a.m.";
- (g) The amenities include a kitchen, internet, television, indoor fireplace, swimming pool, pool table, ping pong, dart board, a slot machine, 4 sun decks, a wraparound garden, and breakfast;
- (h) The owner provides "fresh sheets, blankets and towels, soap, shampoo, and conditioner";
- (i) The owner provides coffee, juice, bottled water, soft drinks, breakfast sandwiches, and pancakes; and
- (j) If beer, wine, alcohol or food is consumed, the owner requests that the customer "leave an ample amount to replace."

18. The website also contains over 40 reviews of past guests who have rented the property dating back to 2014. For example, one reviewer, who hosted a New Year's party at the property for 215 people described his experience as follows:

Great place to have a party! Everyone was impressed :)

Some friends and I rented Doug's house to host a New Year's Eve party for 215 people, and could not have been happier with the venue. The house didn't even seem crowded because of the

distributed layout (it's really 2 houses combined via a 2-story open living room and rooftop deck with a heated pool).

Doug had his handyman Geo help us with all of the setup, breakdown and cleanup, which was a HUGE help. (thanks again Geo - you're the man).

The house is centrally located in the Dupont area (about 2 blocks from Dupont Circle), and exceeded all of our guest's expectations. Whatever your event is (for example: wedding reception, bachelor party, birthday party, new year's eve party, etc) this place is perfect!

19. Yet another reviewer, who rented the property in December 2014 to host a 50 person wedding ceremony and reception, described his experience as follows:

We had an overwhelmingly positive experience at Doug's place where we hosted our 50 person wedding ceremony and reception. The house is made for parties. It's got a really cool layout, a great sound system, and plenty of space for people to hang out. Doug was also a really considerate host. He talked me through the reservation process(which is a little more complicated for an event), he was super helpful with getting situated for everything, and he even made a sign with our names on it to help our guest find the house, which despite its excellent location, is a little hidden. I'd have no reservations recommending this house for potential guests.

20. As a result of DCRA's investigation, on February 26, 2015, DCRA issued a Notice of Infraction to Defendant Jefferies advising that he has been charged with violating D.C. Code § 47-2851.02 for:

- (a) Engaging in a rental business without a Basic Business Housing Residential License and One Family Rental endorsement;
- (b) Engaging in a general business without a Basic Business General Business License and General Business endorsement; and
- (c) Engaging in an entertainment business without a Basic Business Entertainment License and Public Hall endorsement.

21. The Notice of Infraction also charged the Defendant with violating 11 DCMR § 3203 for his failure to obtain a Certificate of Occupancy Permit to operate a Public Hall business at the property. On March 26, 2015, Investigator Coward personally served Defendant Jefferies with the Notice of Infraction at the property. The Defendant denied the charges.

22. Furthermore, on February 27, 2015, DCRA officials personally served Defendant Jefferies with an Order to Cease and Desist and posted the Order on the property.⁴ Pursuant to the Order, the Defendant was “ordered to Cease and Desist all business activity at 2220 Q Street, N.W., immediately.” The Order also advised as follows:

This order also serves as official notice that there are no Basic Business Licenses or a Certificate of Occupancy for this property. You have been engaging in business activity at this property in violation of D.C. Official Code § 47-2851.02 and 12 DCMR § 110A.1. This unlicensed business has resulted in numerous calls for service to the Metropolitan Police Department (MPD). Additionally, you continue to advertise the property in the public domain, despite the lack of required business licenses and certificate of occupancy.

23. Upon receipt, Defendant Jefferies balled up the Order to Cease and Desist and tore down the postings from his property. After the DCRA official left his property, the Defendant

⁴ This is not the first time that Defendant Jefferies has been issued a Cease and Desist Order from a District agency for engaging in unlicensed business activities in this jurisdiction. On November 19, 2014, the Alcoholic Beverage Control Board (“The Board”) ordered another one of Jefferies’ businesses, STROGA, a yoga studio located at 1808 Adams Mill Road, NW, Washington, D.C. 20009, to Cease and Desist the illegal sale of alcoholic beverages at the business in violation of D.C. Code §§ 25-102(a), (d) (2015). An Alcoholic Beverage Regulation Administration (“ABRA”) investigation revealed that a local promoter had rented out STROGA to host a party, which included a DJ, food, and alcohol. In response to a complaint received regarding this event, an ABRA Investigator conducted a site visit on the day of the party and observed numerous bars set up throughout the venue, as well as individuals serving and consuming alcohol. STROGA was not licensed to serve or sell alcoholic beverages in the District. Additionally, ABRA’s investigation revealed that the company was operating on an expired Basic Business License and Certificate of Occupancy.

contacted Vincent Parker, a DCRA Business Compliance Manager, and informed him "that he was still going to operate in violation of the Cease and Desist that night and in the future."

24. In further response to DCRA's Order, on March 17, 2015, William G. Dansie, Esquire, sent a letter to Vincent Parker advising that "it is not Mr. Douglas Jeffries [sic] making the noise at 2220 Q Street, NW, Washington, DC 20008. He is not running any business."

25. To date, Defendant Jefferies continues to knowingly and unlawfully operate a business at his property in total and complete disregard of the licensing laws of this jurisdiction.

26. Moreover, not only is Defendant Jefferies deliberately choosing to operate an illegal business at his property, but, upon information and belief, the Defendant has failed to properly register his property as a business with the Office of Tax and Revenue ("OTR"). As a result, the Defendant has failed to pay additional business taxes on his rental income. Accordingly, the Office of the Attorney General has referred the Defendant to OTR for further investigation and enforcement.

COUNT I
(Unlawful Operation of a General Business Without a Properly Endorsed Basic Business License)

27. The District hereby incorporates by reference herein Paragraphs 1 through 26.

28. Within the District of Columbia, "[a] person which is required under law to obtain a license issued in the form of an endorsement to engage in a business in the District of Columbia shall not engage in such business in the District of Columbia without having first obtained a basic business license and any necessary endorsements" D.C. Code § 47-2851.02(a).

29. As described *supra*, Defendant Jefferies is unlawfully conducting a business at 2220 Q Street, NW, by holding his property out for rent, and indeed renting out his property as a

venue to host events, including weddings, private concerts, and celebrity accommodations, without a BBL as required by law.

30. At all times mentioned herein, Defendant Jefferies did not possess a Basic Business General Business License endorsement for "General Business" to engage in the above-mentioned business at the property.

COUNT II
(Unlawful Operation of a Residential Housing Business Without a Properly Endorsed Basic Business License)

31. The District hereby incorporates by reference herein Paragraphs 1 through 30.

32. Within the District of Columbia, "[a] person which is required under law to obtain a license issued in the form of an endorsement to engage in a business in the District of Columbia shall not engage in such business in the District of Columbia without having first obtained a basic business license and any necessary endorsements" D.C. Code § 47-2851.02(a).

33. Additionally, owners of residential buildings in which one or more dwelling units or rooming units are offered for rent or lease shall obtain a Basic Business License for the premises by the Department of Consumer and Regulatory Affairs, pursuant to D.C. Code § 47-2828(a), (c) and 14 DCMR § 200.3.

34. As described *supra*, Defendant Jefferies is unlawfully conducting a residential housing business at 2220 Q Street, NW, by renting one or more dwelling units within his property without a BBL as required by law.

35. At all times mentioned herein, Defendant Jefferies did not possess a Basic Business Housing: Residential License endorsement for "One Family Rental" to engage in the above-mentioned business activities at the property.

COUNT III
(Unlawful Operation of a Public Hall Without a Properly Endorsed Basic Business License)

36. The District hereby incorporates by reference herein Paragraphs 1 through 35.

37. Within the District of Columbia, “[a] person which is required under law to obtain a license issued in the form of an endorsement to engage in a business in the District of Columbia shall not engage in such business in the District of Columbia without having first obtained a basic business license and any necessary endorsements” D.C. Code § 47-2851.02(a).

38. Additionally, owners of buildings in which entertainment of any description or kind is conducted for profit or gain, and the occupancy load is over 400 people, must obtain a Public Hall BBL. D.C. Code § 47-2820 (b) (2015); 19 DCMR § 1600.1 (2015).

39. As described *supra*, Defendant Jefferies is unlawfully conducting an entertainment business for profit at 2220 Q Street, NW. For example, the Defendant advertises his property on rental websites such as *Airbnb* as capable of accommodating 400 people inside and another 100 people outside, and available for rent at “party based rates (\$1,500)” with an additional fee of \$100 for “extra people” after the first guest. The Defendant also advertises that guests may be provided entertainment with preapproval, and that the cost per person is \$20, or \$50 per person for spontaneous entertainment.

40. At all times mentioned herein, Defendant Jefferies did not possess a Basic Business Entertainment License endorsement for “Public Hall” to engage in the above-mentioned business activities at the property.

COUNT IV
(Unlawful Operation of Boarding House Without a Properly Endorsed Basic Business License)

41. The District hereby incorporates by reference herein Paragraphs 1 through 40.

42. Within the District of Columbia, “[a] person which is required under law to obtain a license issued in the form of an endorsement to engage in a business in the District of Columbia shall not engage in such business in the District of Columbia without having first obtained a basic business license and any necessary endorsements” D.C. Code § 47-2851.02(a).

43. Additionally, a property owner who uses, maintains, or advertises a building, or part of a building, as an enclosure where meals or lunches are furnished for a consideration, to five or more transients who have sleeping accommodations upon the premises, must obtain a Boarding House BBL. D.C. Code § 47-2828(b), 11 DCMR § 14-199.

44. As described *supra*, Defendant Jefferies is unlawfully conducting a boarding house for consideration at 2220 Q Street, NW. At a minimum, the Defendant provides coffee, juice, bottled water, soft drinks, breakfast sandwiches, and pancakes to his customers, who also have access to 6 bedrooms (5 beds) during their stay.

45. At all times mentioned herein, Defendant Jefferies did not possess a Basic Business Housing: Transient License endorsement for “Boarding House” to engage in the above-mentioned business activities at the property.

COUNT V
(Unlawful Operation of a Bed and Breakfast Without a Properly Endorsed Basic Business License)

46. The District hereby incorporates by reference herein Paragraphs 1 through 45.

47. Within the District of Columbia, “[a] person which is required under law to obtain a license issued in the form of an endorsement to engage in a business in the District of Columbia shall not engage in such business in the District of Columbia without having first obtained a basic business license and any necessary endorsements” D.C. Code § 47-2851.02(a).

48. Additionally, a property owner who provides short-term lodging for profit as a bed and breakfast, must obtain a Bed and Breakfast BBL. D.C. Code § 47-2828(b).

49. As described *supra*, Defendant Jefferies is unlawfully conducting a bed and breakfast at 2220 Q Street, NW. At a minimum, the Defendant provides coffee, juice, bottled water, soft drinks, breakfast sandwiches, and pancakes to his customers, as well as short-term lodging in one of his 6 bedrooms (5 beds).

50. At all times mentioned herein, Defendant Jefferies did not possess a Basic Business Housing: Transient License endorsement for "Bed and Breakfast" to engage in the above-mentioned business activities at the property.

COUNT VI
(Unlawful Operation of a Business Without a Properly Issued Certificate of Occupancy Permit)

51. The District hereby incorporates by reference herein Paragraphs 1 through 50.

52. Within the District of Columbia, no person shall use any structure, land, or part of any structure or land for any purpose until a Certificate of Occupancy has been issued to that person stating that the use complies with the provisions of the Zoning and Construction Codes. 11 DCMR § 3203.1; D.C. Code § 6-641.09. The issuance of a Certificate of Occupancy ensures that the use of the property complies with the applicable Zoning Regulations and the Construction Codes, including related building, electrical, plumbing, mechanical and fire protection requirements. 12A DCMR § 110A.

53. At all times mentioned herein, Defendant Jefferies did not possess a Certificate of Occupancy Permit to engage in ANY of the above-mentioned business activities at the property.

Relief Requested

Wherefore, the District of Columbia respectfully requests injunctive relief and damages

against the Defendant, as follows:

1. That the Court enjoins Defendant Douglas G. Jefferies to cease operation of all business activity at the property unless and until he obtain the appropriate Basic Business Licenses with proper endorsements from DCRA;
2. That the Court enjoins Defendant Douglas G. Jefferies to cease operation of all business activity at the property unless and until he obtain the appropriate Certificate of Occupancy Permit from DCRA;
3. That Defendant Douglas G. Jefferies shall submit to the District a copy of the Basic Business Licenses and Certificate of Occupancy Permit for the property, within one week of issuance by delivering a copy to Althea Geletka, Paralegal Specialist, 441 4th Street, NW, Suite 1060 North, Washington, D.C. 20001;
4. Sanctions against the Defendant by imposing civil fines, penalties, and fees for each day that he has been operating in this jurisdiction without the appropriate licenses;
5. An award attorney fees; and
6. Any other relief the Court deems appropriate.

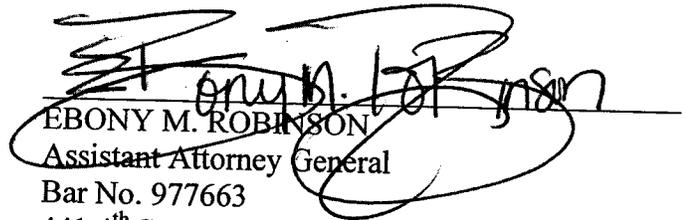
Respectfully Submitted,

KARL A. RACINE
Attorney General for the District of Columbia

ALICIA D. WASHINGTON
Interim Deputy Attorney General, Public Safety
Division

VANESSA NATALE
Chief, Neighborhood and Victim Services Section

(CONTINUES)

A large, stylized handwritten signature in black ink, appearing to read "Ebony M. Robinson", is written over the typed name and title.

EBONY M. ROBINSON
Assistant Attorney General

Bar No. 977663

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SUPERIOR COURT OF THE DISTRICT OF COLUMBIA
CIVIL DIVISION

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441 4th Street, NW)
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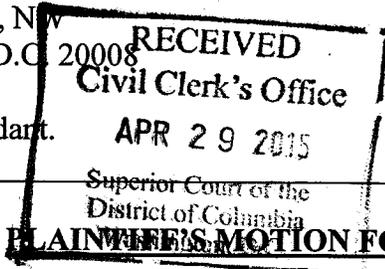
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v.)

Civ. No.: **15 - 003096**

DOUGLAS G. JEFFERIES)
2220 Q Street, NW)
Washington, D.C. 20008)

Defendant.)



PLAINTIFF'S MOTION FOR PRELIMINARY INJUNCTION

Plaintiff, the District of Columbia ("District"), by and through its undersigned attorneys, and the Office of the Attorney General for the District of Columbia, hereby respectfully requests that the Court issue a Preliminary Injunction pursuant to D.C. Super. Ct. Civ. R. 65(a) and 14 DCMR § 101.5 (2015), to address Defendant Douglas G. Jefferies' unlawful operation of a residential housing business absent the appropriate Basic Business Licenses and Certificate of Occupancy Permit. Specifically, the District seeks a Preliminary Injunction enjoining the Defendant as follows:

1. That the Court enjoins Defendant Douglas G. Jefferies to cease operation of all business activity at the property unless and until he obtain the appropriate Basic Business Licenses with proper endorsements from DCRA;
2. That the Court enjoins Defendant Douglas G. Jefferies to cease operation of all business activity at the property unless and until he obtain the appropriate Certificate of Occupancy Permit from DCRA;

3. That Defendant Douglas G. Jefferies shall submit to the District a copy of the Basic Business Licenses and Certificate of Occupancy Permit for the property, within one week of issuance, by delivering a copy to Althea Geletka, Paralegal Specialist, 441 4th Street, NW, Suite 1060 North, Washington, D.C. 20001;

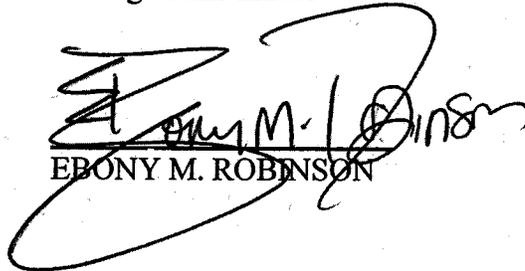
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5. An award attorney fees; and

6. Any other relief the Court deems appropriate.

ORAL HEARING REQUESTED

The Plaintiff hereby requests an oral hearing in this matter.

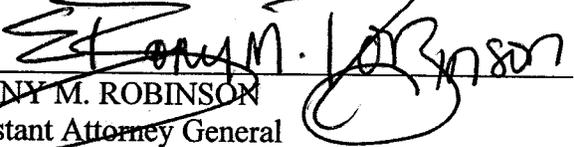

EBONY M. ROBINSON

Respectfully Submitted,

KARL A. RACINE
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Attorneys for the District of Columbia

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v.

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Washington, D.C. 20008

Defendant.

Civ. No.:

**MEMORANDUM OF POINTS AND AUTHORITIES IN SUPPORT OF THE DISTRICT
OF COLUMBIA'S MOTION FOR A PRELIMINARY INJUNCTION**

I. Case Background¹

This is an action brought pursuant to D.C. Code § 47-2828(a) - (c) (2015), D.C. Code § 47-2851.02 (2015), 11 DCMR § 3203 (2015), 12A DCMR § 110A (2015), 14 DCMR § 101.1 (2015), 14 DCMR § 101.5 (2015), and 14 DCMR § 200.3 (2015). The District of Columbia (“the District”), by filing this Complaint, seeks to address the egregious and unsafe business practices of the Defendant, who operates an unlicensed residential housing business, public hall, boarding house, bed and breakfast, and general business at 2220 Q Street, NW, Washington, D.C. 20008.

Within the District of Columbia, no person shall operate a housing business on any premises without first receiving a Basic Business License (“BBL”) for the premises by the

¹ The factual allegations alleged and submitted herein are based upon the affidavit of Cristobal Ramon and Investigator Richard Coward, hereby attached as Exhibits 1 and Exhibit 2, respectively.

Department of Consumer and Regulatory Affairs (“DCRA”).² In addition, no person shall use any structure for any purpose until a Certificate of Occupancy Permit has been issued by DCRA stating that the use complies with the applicable Zoning Regulations and the Construction Codes of the District of Columbia.³

Defendant’s total and willful disregard of the District’s licensing requirement for residential housing businesses constitutes a danger to the health, welfare, and safety of the guests residing within his property. A BBL certifies a property’s compliance with regulations made and promulgated for the purpose of preserving and promoting the public health, safety, welfare, and morals through the abatement of certain conditions affecting residential buildings, including insufficient protection against fire hazards, inadequate lighting and ventilation, and other unsanitary or unsafe conditions. In fact, as a condition of obtaining a BBL, the District is authorized to first inspect the business premises to ensure the property’s compliance with the District’s law relating to the presence of rodents, waste storage and disposal, maintenance of common areas so that they are free of trash and debris, fire prevention and control laws, and any laws governing housing businesses.

Accordingly, the District seeks to address the past, present, and future illegal use of 2220 Q Street, NW, Washington, D.C. 20008, and asks this Court to issue a Preliminary Injunction, and subsequently a Permanent Injunction, requiring the Defendant to cease operation of his residential housing business, unless and until he obtains the appropriate BBLs with proper

²A BBL is defined as a “single document designed for public display . . . that certifies District agency license approval and that incorporates the endorsements for individual licenses included in the basic business license system that the District requires” D.C. Code § 47-2851.01.

³ A Certificate of Occupancy is not required for a one-family dwelling, or certain community based residential facilities. See 11 DCMR § 3203.1.

endorsements from DCRA, and a Certificate of Occupancy Permit. The District also seeks sanctions against the Defendant by imposing civil fines, penalties, and fees for each day that he has been operating in this jurisdiction without the appropriate licenses.

II. Facts

Defendant Douglas G. Jefferies is the owner of record for the property located at 2220 Q Street, NW, Washington, D.C. 20008 ("2220 Q Street, NW" or "the property"). 2220 Q Street, NW, is a single family residence that is being operated as a General Business and offered for rent as a One Family Rental, Public Hall, Boarding House, and Bed and Breakfast. However, Defendant Jefferies does not hold a BBL to operate as a General Business (see Exhibit 3, DCRA Certificate), a One Family Rental (see Exhibit 4, DCRA Certificate), a Public Hall (see Exhibit 5, DCRA Certificate), a Boarding House (see Exhibit 6, DCRA Certificate), or a Bed and Breakfast (see Exhibit 7, DCRA Certificate).

DCRA is the sole licensing agency in the District of Columbia tasked with the responsibility of issuing licenses and applicable endorsements to property owners who choose to engage in a business in the District of Columbia. As of the filing of the foregoing Motion, DCRA has not issued a single license to the Defendant to operate a business at 2220 Q Street, NW, nor has the Defendant applied for any such licenses. Additionally, DCRA has not issued Defendant Jefferies a Certificate of Occupancy Permit stating that the use of his property, as described *supra*, complies with the provisions of the Zoning and Construction Codes of the District of Columbia, nor has the Defendant applied for such Certificate. (See Exhibit 8, February 27, 2015 Letter from DCRA.)

This property came to the attention of undersigned's office as a result of numerous complaints from the surrounding neighbors, as well as notifications from the Executive Office of

the Mayor and the Office of D.C. Councilmember Jack Evans that they too were receiving numerous complaints about the unlawful use of the property as a party venue – as opposed to a residence.

MPD COMPLAINTS

Additionally, between April 19, 2014 and April 12, 2015, the Metropolitan Police Department (“MPD”) responded to approximately 103 Calls for Service at the property, 90 of which for complaints of disorderly conduct. Many of the surrounding neighbors have called MPD to report loud and excessive noise. Within the District of Columbia, it has been “declared public policy . . . that every person is entitled to ambient noise levels that are not detrimental to life, health, and enjoyment of his or her property[,]” and that “excessive or unnecessary noises within the District are a menace to the welfare and prosperity of the residents and businesses of the District.” 20 DCMR § 2700.1 (2015). Therefore, it is unlawful for any person to make, continue, or cause to be continued, any unreasonable loud noise between the hours of 10:00 p.m. and 7:00 a.m., that is likely to annoy or disturb persons in their residences. See D.C. Code 22 § 1321(d) (2015); 20 DCMR § 2800.2 (2015). Notwithstanding these guidelines, MPD has responded to numerous calls for loud music at the property, including on the following dates:

- (a) **05/09/2014 (11:29 p.m.)** – MPD Officers could hear loud music coming from inside the property from approximately one block away;
- (b) **05/18/2014 (12:10 a.m.)** - MPD Officers could hear loud music coming from the rear of the property upon their arrival;
- (c) **07/04/2014 (2:07 a.m.)** - MPD Officers could hear loud music and loud voices coming from the inside of the property upon their arrival;
- (d) **07/06/2014 (11:30 p.m.)** - MPD Officers could hear loud music coming from inside the property from approximately one block away;

- (e) **08/24/2014 (1:00 a.m.)** - MPD Officers could hear loud music coming from the roof-top area upon their arrival;
- (f) **09/28/2014 (12:20 a.m.)** - MPD Officers could hear loud music and loud voices coming from the inside of the property upon their arrival;
- (g) **10/26/2014 (2:30 a.m.)** - MPD Officers could hear loud music and loud voices coming from the inside of the property upon their arrival;
- (h) **11/19/2014 (12:11 a.m.)** - MPD Officers responded to the property three times on this day and issued a PD-61 Citation to an individual renting the property for the evening for a violation of the Noise Act;
- (i) **12/12/2014 (11:45 p.m.)** - MPD Officers advised an individual renting the property for the evening of the Noise Act;
- (j) **12/13/2014 (12:32 a.m.)** - MPD Officers could hear loud music coming from inside of the property upon their arrival;
- (k) **12/30/2014 (11:57 p.m.)** - MPD Officers advised an individual located at the property of the Noise Act;
- (l) **01/11/2015 (1:30 a.m.)** - MPD Officers could hear loud singing and music coming from inside of the property upon their arrival;
- (m) **04/11/2015 (11:11 p.m.)** - MPD Officers advised an individual hosting a party at the location of the Noise Act; and
- (n) **4/11/2015 (1:31 a.m.)** - MPD Officers could hear loud music and voices coming from inside of the property upon their arrival, and notified an individual renting the location that evening of the Noise Act.

DCRA INVESTIGATION

Similarly, DCRA received complaints from the community that the property is unlawfully operating as a business without the proper licenses. As a result, on February 26, 2015, DCRA Investigator Richard Coward conducted a pro-active investigation at the property. This investigation revealed that from 2014 to the present day, Defendant Jefferies' property, 2220 Q Street, NW, was being used as a Public Hall, General Business, and a One Family Rental without proper licensure or a Certificate of Occupancy Permit for use of the property in such

capacities. Mr. Coward's investigation further revealed that Defendant Jefferies' property was being advertised as a "Celebrity House Hunter Mansion" on the website www.airbnb.com.⁴ (See Exhibit 2, Affidavit of Investigator Richard Coward.) According to the website, the property features were listed as follows:

- (a) The property is available for rent at "party based rates (\$1,500)" with an additional fee of \$100 for "extra people" after the first guest;
- (b) The property can host and accommodate families, convention groups, weddings, private concerts, celebrity accommodations and nearly any request;
- (c) Entertaining guests must be pre-approved. With notice the cost per person for a party is only \$20 (spontaneous entertainment fee \$50 per person);
- (d) The property is capable of accommodating 400 people inside and another 100 people outside;
- (e) The property is nearly 6,000 square feet and has 6 bedrooms (5 beds), and 5 bathrooms;
- (f) "Check in time is 3:00 p.m. and check out time is 11:00 a.m.";
- (g) The amenities include a kitchen, internet, television, indoor fireplace, swimming pool, pool table, ping pong, dart board, a slot machine, 4 sun decks, a wraparound garden, and breakfast;
- (h) The owner provides "fresh sheets, blankets and towels, soap, shampoo, and conditioner";
- (i) The owner provides coffee, juice, bottled water, soft drinks, breakfast sandwiches, and pancakes; and
- (j) If beer, wine, alcohol or food is consumed, the owner requests that the customer "leave an ample amount to replace."

⁴ Airbnb is advertised as a "trusted community marketplace for people to list, discover, and book unique accommodations around the world — online or from a mobile phone." About Us - Airbnb, *About Us*, AIRBNB, (Apr. 28, 2015, 3:04 PM), <https://www.airbnb.com/about/about-us>.

The website also contains over 40 reviews of past guests who have rented the property dating back to 2014. For example, one reviewer, who hosted a New Year's party at the property for 215 people described his experience as follows:

Great place to have a party! Everyone was impressed :)

Some friends and I rented Doug's house to host a New Year's Eve party for 215 people, and could not have been happier with the venue. The house didn't even seem crowded because of the distributed layout (it's really 2 houses combined via a 2-story open living room and rooftop deck with a heated pool).

Doug had his handyman Geo help us with all of the setup, breakdown and cleanup, which was a HUGE help. (thanks again Geo - you're the man).

The house is centrally located in the Dupont area (about 2 blocks from Dupont Circle), and exceeded all of our guest's expectations. Whatever your event is (for example: wedding reception, bachelor party, birthday party, new year's eve party, etc) this place is perfect!

Yet another reviewer, who rented the property in December 2014 to host a 50 person wedding ceremony and reception, described his experience as follows:

We had an overwhelmingly positive experience at Doug's place where we hosted our 50 person wedding ceremony and reception. The house is made for parties. It's got a really cool layout, a great sound system, and plenty of space for people to hang out. Doug was also a really considerate host. He talked me through the reservation process(which is a little more complicated for an event), he was super helpful with getting situated for everything, and he even made a sign with our names on it to help our guest find the house, which despite its excellent location, is a little hidden. I'd have no reservations recommending this house for potential guests.

As a result of DCRA's investigation, on February 26, 2015, DCRA issued a Notice of Infraction to Defendant Jefferies advising that he has been charged with violating D.C. Code § 47-2851.02 for:

- (a) Engaging in a rental business without a Basic Business Housing Residential License and One Family Rental endorsement;
- (b) Engaging in a general business without a Basic Business General Business License and General Business endorsement; and
- (c) Engaging in an entertainment business without a Basic Business Entertainment License and Public Hall endorsement.

The Notice of Infraction also charged the Defendant with violating 11 DCMR § 3203 for his failure to obtain a Certificate of Occupancy Permit to operate a Public Hall business at the property. (See Exhibit 9, Notice of Infraction.) On March 26, 2015, Investigator Coward personally served Defendant Jefferies with the Notice of Infraction at the property. The Defendant denied the charges.

Furthermore, on February 27, 2015, DCRA officials personally served Defendant Jefferies with an Order to Cease and Desist and posted the Order on the property.⁵ (See Exhibit 10, Order to Cease and Desist.) Pursuant to the Order, the Defendant was “ordered to Cease and Desist all business activity at 2220 Q Street, NW, immediately.” The Order also advised as follows:

⁵ This is not the first time that Defendant Jefferies has been issued a Cease and Desist Order from a District agency for engaging in unlicensed business activities in this jurisdiction. On November 19, 2014, the Alcoholic Beverage Control Board (“The Board”) ordered another one of Jefferies’ businesses, STROGA, a yoga studio located at 1808 Adams Mill Road, NW, Washington, D.C. 20009, to Cease and Desist the illegal sale of alcoholic beverages at the business in violation of D.C. Code §§ 25-102(a), (d) (2015). An Alcoholic Beverage Regulation Administration (“ABRA”) investigation revealed that a local promoter had rented out STROGA to host a party, which included a DJ, food, and alcohol. In response to a complaint received regarding this event, an ABRA Investigator conducted a site visit on the day of the party and observed numerous bars set up throughout the venue, as well as individuals serving and consuming alcohol. STROGA was not licensed to serve or sell alcoholic beverages in the District. Additionally, ABRA’s investigation revealed that the company was operating on an expired Basic Business License and Certificate of Occupancy. (See Exhibit 11, Order to Cease and Desist and Summary Suspension of Event Site.)

This order also serves as official notice that there are no Basic Business Licenses or a Certificate of Occupancy for this property. You have been engaging in business activity at this property in violation of D.C. Official Code § 47-2851.02 and 12 DCMR § 110A.1. This unlicensed business has resulted in numerous calls for service to the Metropolitan Police Department (MPD). Additionally, you continue to advertise the property in the public domain, despite the lack of required business licenses and certificate of occupancy.

Upon receipt, Defendant Jefferies balled up the Order to Cease and Desist and tore down the postings from his property. After the DCRA official left his property, the Defendant contacted Vincent Parker, a DCRA Business Compliance Manager, and informed him "that he was still going to operate in violation of the Cease and Desist that night and in the future." In further response to DCRA's Order, on March 17, 2015, William G. Dansie, Esquire, sent a letter to Vincent Parker advising that "it is not Mr. Douglas Jeffries [sic] making the noise at 2220 Q Street, NW, Washington, DC 20008. He is not running any business."

To date, Defendant Jefferies continues to knowingly and unlawfully operate a business at his property in total and complete disregard of the licensing laws of this jurisdiction. Moreover, not only is Defendant Jefferies deliberately choosing to operate an illegal business at his property, but, upon information and belief, the Defendant has failed to properly register his property as a business with the Office of Tax and Revenue ("OTR"). As a result, the Defendant has failed to pay additional business taxes on his rental income. Accordingly, the Office of the Attorney General has referred the Defendant to OTR for further investigation and enforcement.

III. Argument

In deciding whether to grant injunctive relief under District of Columbia law, the Court generally must consider whether: 1) the movant is likely to succeed on the merits; 2) the movant will be irreparably harmed absent injunctive relief; 3) the movant will suffer greater harm than

the non-movant if the relief is not granted; and 4) the public interest favors granting the injunctive relief. *See District of Columbia v. Reid et al.*, 104 A.3d 859, 865 21-24 (D.C. 2014); *District of Columbia v. Group Ins. Admin.*, 633 A.2d 2, 21-24 (D.C. 1993); *Barry v. Washington Post Co.*, 529 A.2d 319, 320-21 (D.C. 1987); *In re Antioch University*, 418 A.2d 105, 109 (D.C. 1980); *Wieck v. Sterenbuch*, 350 A.2d 384, 387 (D.C. 1976); *see also Washington Metro. Area Transit Comm'n v. Holiday Tours, Inc.*, 559 F.2d 841, 843 (1977); *Virginia Petroleum Jobbers Ass'n v. Federal Power Comm'n*, 259 F.2d 921, 925 (1958).

A. The District Has a Substantial Likelihood of Succeeding on the Merits

There is a substantial likelihood that the District will prevail on the merits of its claim contending that the Defendant is unlawfully operating residential housing businesses. Within the District of Columbia, owners of residential buildings in which one or more dwelling units or rooming units are offered for rent or lease shall obtain a license to operate this business, pursuant to D.C. Code §§ 47-2828(a),(c) and 14 DCMR § 200.3. The attached Certificates from the DCRA show that the Defendant does not hold Basic Business Licenses for his properties. (See Exhibits 3- 7, DCRA Certifications.) Additionally, DCRA has not issued Defendant Jefferies a Certificate of Occupancy Permit stating that the use of his property, complies with the provisions of the Zoning and Construction Codes of the District of Columbia, nor has the Defendant applied for such Certificate. (See Exhibit 8, February 27, 2015 Letter from DCRA.) The Defendant is undoubtedly conducting residential housing businesses at his property without the requisite BBLs or Certificate of Occupancy Permit as required by law.

Accordingly, there is little question that the District has a substantial likelihood of succeeding on the merits of its claims, and as such, the District submits to the Court that immediate action must be taken to abate the unlawful operation of residential housing businesses

absent appropriate BBLs.

B. The District Will Be Irreparably Harmed Absent Injunctive Relief

The District will undoubtedly experience irreparable harm absent injunctive relief. As a condition of obtaining a BBL, the District is authorized to first inspect the housing business premises to ensure the property's compliance with the District's law relating to the presence of rodents, waste storage and disposal, maintenance of common areas so that they are free of trash and debris, fire prevention and control laws, and any laws governing housing businesses. See 14 DCMR § 202.2 In the absence of preliminary injunctive relief, the District is unable to inspect the premises to certify the property's compliance with regulations made and promulgated for the purpose of preserving and promoting the public health, safety, welfare, and morals through the abatement of unsanitary and unsafe conditions affecting residential buildings.

Moreover, pursuant to 14 DCMR § 101.5, the D.C. Council has recognized that the nature of the harm arising from violations of Title 14 of the Code of D.C. Municipal Regulations calls for speedy relief. A basic business license safeguards the health, security and welfare of District citizens. The Defendant is currently offering his property for rent as a party venue, absent a determination by DCRA that his property complies with housing and building regulations. Without such immediate relief, there is no way for the District to correct the daily threat to the occupants' health and safety.

C. The Balance of Harms Favors Granting Injunctive Relief

The balance of harm to the District and its citizens outweighs the "harm" to the Defendant. The property presents a danger to the health and safety of the community. The District's BBL requirements ensure that properties are free of fire and health code violations. Property owners' noncompliance with District law presents a public nuisance and endangers the

lives of District residents and occupants.

In contrast, the Defendant certainly cannot complain that he is harmed by being required to come into compliance with the law.

D. The Public Interest Favors Granting Injunctive Relief

The public at large has a great interest in ensuring that properties within the District of Columbia are safe and free of potential health hazards. The public also expects that property owners will meet all health code standards and ensure that their properties are utilized for legal purposes, and when this does not occur, that they will be required to do so.

Additionally, the consequences of the unlicensed business activity at issue extend far beyond the Defendant's failure to obtain the appropriate business licenses. Unfortunately, the surrounding neighborhood is being subjected to excessive loud noise and traffic that results from many of the events unlawfully held at the property. Within the District of Columbia, it has been "declared public policy that every person is entitled to ambient noise levels that are not detrimental to life to life, health, and enjoyment of his or her property," and that "excessive or unnecessary noises within the District are a menace to the welfare and prosperity of the residents and businesses of the District." 20 D.C.M.R. § 2700.1. However, Cristobal Ramon, for example, who lives just a few feet away from the property, and whose bedroom faces the alley used to gain entrance to the property, has had to call MPD over 40 times since May 2014 to report excessive noise and crowding generated at the property and in the alley. (See Exhibit 1, Affidavit of Cristobal Ramon.) He, as well as other residents, has been awakened to loud music playing from inside the property, and their quiet use and enjoyment of their respective properties have been frustrated by the Defendant's unlawful business activities. Plaintiff contends that the Defendant will simply continue to violate District laws unless, and until, he is forced to come

into compliance by a court order.

IV. Plaintiff's Proposed Remedy

The Court has been given broad power to fashion a remedy for the speedy abatement of properties that are conducting residential housing businesses without a BBL. *See* 14 DCMR § 101.5.

Based upon the foregoing, the District requests the following relief:

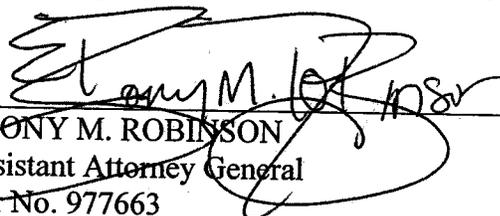
1. That the Court enjoins Defendant Douglas G. Jefferies to cease operation of all business activity at the property unless and until he obtain the appropriate Basic Business Licenses with proper endorsements from DCRA;
2. That the Court enjoins Defendant Douglas G. Jefferies to cease operation of all business activity at the property unless and until he obtain the appropriate Certificate of Occupancy Permit from DCRA;
3. That Defendant Douglas G. Jefferies shall submit to the District a copy of the Basic Business Licenses and Certificate of Occupancy Permit for the property, within one week of issuance, by delivering a copy to Althea Geletka, Paralegal Specialist, 441 4th Street, NW, Suite 1060 North, Washington, D.C. 20001;
4. Sanctions against the Defendant by imposing civil fines, penalties, and fees for each day that he has been operating in this jurisdiction without the appropriate licenses;
5. An award attorney fees; and
6. Any other relief the Court deems appropriate.

Respectfully Submitted,

KARL A. RACINE
Attorney General for the District of Columbia

ALICIA D. WASHINGTON
Interim Deputy Attorney General, Public Safety
Division

VANESSA NATALE
Chief, Neighborhood and Victim Services Section

A handwritten signature in black ink, appearing to read "Ebony M. Robinson", is written over a horizontal line. The signature is stylized and somewhat cursive.

EBONY M. ROBINSON
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Washington, D.C. 20001
Telephone: (202) 727-4171
Facsimile: (202) 741-8943
Email: ebony.robinson@dc.gov

Attorneys for the District of Columbia

AFFIDAVIT OF CRISTOBAL RAMON

I, Cristobal Ramon, having been placed under oath, hereby state the following:

1. I, Cristobal Ramon, am over the age of 18 and competent to give testimony under oath.
2. I reside in the 2200 block of Q Street NW, Washington, DC 20008 in an apartment building and have since January of 2014. My home is located directly across from the front entrance of the property, and separated by an alley. This alley is used by the guests of the property to enter and exit, and easily becomes loud, crowded, and congested. Oftentimes, the alley is so crowded that it is impassable by cars, which also park in the alley. It is my understanding from conversations with my neighbors that live to the west of the property that sometimes these cars block the entrances to their garages.
3. On or about March of 2014, when the weather started to get warm, I began to notice disruptive activity taking place at 2220 Q Street, N.W., Washington, D.C 20008 ("the property"). Specifically, large parties were being hosted on weekend evenings and they would continue into the early morning hours. The weekend parties occurred on several different occasions and the early morning noise that resulted from the parties was becoming intrusive and kept me from being able to be comfortable in my home.
4. As a result of the loud weekend parties, I started to call 911 concerning the noise in order that the Metropolitan Police Department ("MPD") could issue noise citations to the owner of 2220 Q Street NW.
5. To my knowledge, the owner of 2220 Q Street NW is Douglas Jefferies.
6. Although I do not believe that the property is properly licensed to operate as a business in the District; I am aware of the following instances in which the property was rented out by the owner and used as a party venue:
 - (a) June 1st
 - (b) June 7th
 - (c) June 9th
 - (d) June 15th
 - (e) July 4th
 - (f) July 6th
 - (g) July 7th
 - (h) November 3rd
 - (i) November 13th
 - (j) December 18th
 - (k) December 20th
 - (l) January 1st
 - (m) March 22nd
 - (n) April 11th

Exhibit
1

(o) April 12th

7. Among the above-mentioned dates, those that I observed with 50 or more people include: June 7th, June 15th, January 1st, November 13th, December 13th, December 18th, December 20th, April 11th, and April 12th.
8. Most recently, between April 12, 2015 and April 13, 2015, a group of 40 to 50 people hosted a loud party at the property. My observations of the party were as follows:
 - (a) At 4:00 p.m. a group of five people -- four women and one man -- arrived to the apartment and began blasting loud music as they loaded alcohol and food into the property. During this time, one individual said hello to Jefferies and introduced the other four individuals who did not appear to know him.
 - (b) Between 6:00 p.m. and 9:30 p.m., more people began to arrive to the party.
 - (c) By 11:00 p.m., the party began to blast music through the windows of the house. As people entered the property, the music would blast through as the noise of people talking would hit the alley. People wearing dress clothes and non-dress clothes arrived to the party.
 - (d) At 11:20 p.m., the Metropolitan Police Department ("MPD") came to tell the host to turn down the music. MPD took down the host's information as he explained to them that this was his birthday party and a military event. The host closed the windows but the noise continued as new arrivals opened the door and talked in the alley. The host is not the same individual who met with Jefferies earlier in the afternoon.
 - (e) MPD returned at 12:30 a.m., and asked the host to turn down the music or face the prospect of having the party shutdown. The young man pleaded with them, stating that he "was military" and shouldn't have the party shutdown because of this issue. Police issue a warning and the party continued with loud music. The young man tells one of his friends that using the military excuse "was a good line" for having sure the party continues on. People in high-octane motorcycles began to leave the party, making a loud commotion.
 - (f) MPD returned at 1:25 a.m. to tell the host that he must bring the party to an end. The host tells them that he is telling people to leave at 1:30 a.m. and reuses his line about the military. While only a few people leave, the party turns up the music even louder. During this time, the party sets off the fire alarms, this creates even louder noise throughout the alley.
 - (g) MPD returns at 2:00 a.m. to tell the host that people must leave and turn down the music. The host tells them that he is making them leave but people do not leave until 3:00 a.m.
 - (h) At 9:00 a.m. the next morning, I awake to loud music playing from the roof of the building.

9. As a result of the excessive noise and crowding generated at the property and in the alley, I have called MPD over 40 times within the last year to report excessive noise and crowding. I am aware of the following calls made to unified dispatch to report excessive noise emanating from the property:

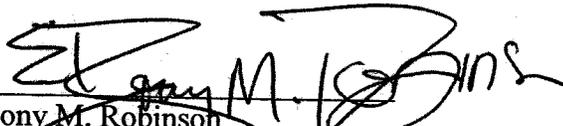
- (a) May: 5/4, 5/18
- (b) June: 6/1, 6/9, 6/28
- (c) July: 7/4, 7/6, 7/7, 7/15, 2/26
- (d) August: 18
- (e) November: 11/3 (2 times), 11/4, 11/12, 11/13 (2 times), 11/24, 11/25, 11/27
- (f) December: 12/13, 12/18 (3 times), 12/19, 12/20, 12/30
- (g) January 1/1 (3 times), 1/2, 1/11 (3 times), 1/18

10. In addition to my observations of the noise and overcrowding at the property, I also personally observed alcohol being consumed at the property. As a result, I contacted Alcoholic Beverage Regulation Administration ("ABRA") to advise of my observations and to inquire into whether the property had a liquor license. I learned that the property does not have a liquor license, and as a result, I filed a Complaint with ABRA (See Exhibit 1.) To date, the Complaint is pending.



Cristobal Ramon

Cris Ramon personally appeared before me on this 23rd day of April 2015 and made oath that the facts set forth in the above statement are true.



Ebony M. Robinson
Assistant Attorney General
Oath Administered pursuant to D.C. Code § 1-301.113

February 21, 2015

Fred Moosally
Director
Alcoholic Beverage Regulation Administration
2000 14th Street, NW Suite 400S
Washington, DC 20009

Re: Noise Issues at 2220 Q Street, NW

Dear Mr. Moosally,

The undersigned residents ("the residents") are filing this petition to request the Alcoholic Beverage Regulation Administration (ABRA) to resolve noise and conduct issues associated with the commercial activities at a house on 2220 Q Street, NW ("the property"). The owner of this property, Mr. Douglas Jefferies ("the proprietor"), advertises and rents this space as a "party house" on websites such as AirBnB. While some of the proprietor's guests use the house for quiet stays, others have engaged in a range of disruptive behavior that has led residents to call DC Metropolitan Police (MPD) over 60 times in 2014 to make these individuals comply with DC noise regulations.¹

Despite these complaints with MPD, the proprietor continues to rent the property to disruptive individuals, including companies that have used this space for their holiday parties and promotion companies that throw parties with DJs. Given that the proprietor's commercial activities are the source of the problem, the residents are requesting ABRA to investigate and potentially issue a decision that makes the proprietor's commercial activities at the property comply with DC noise and licensing regulations.

The following sections will present the facts supporting the resident's petition against the proprietor's commercial activities at the property:

1. The property is located at 2220 Q Street, NW. The property's entrance is located in an alley between 2208 and 2222 Q Street, NW. The buildings surrounding the property include row houses, basement apartments, and an apartment building with windows facing the property.

According to the proprietor's description of the property on websites such as AirBnB, the property has a two-story rooftop with a heated pool and a sound system. Police reports indicate that the building has noise-proof walls that ostensibly block the noise of loud parties; section 5 will address this issue.

2. The proprietor advertises and rents out this property on websites such as AirBnB for \$1200 a night. These websites allow property owners and renters to rent rooms or entire homes to guests for short and medium-term stays. In the case of the

¹ A list of these regulations appear on <http://www.dcregs.dc.gov/Gateway/ChapterHome.aspx?ChapterNumber=20-27>.



property related to this petition, the owner advertises this space on AirBnB not only a location for short-term stays, but also as a:

“over-the-top space is capable of accommodating up to 400 people inside, and another 100 people outside

Event rates: \$1,500. for up to 50 people than \$20 per person thereafter. Rates double for additional guests above the reservation number.”

Appendix A contains a copy of the advertisements from these websites as well as reviews from guests who have stayed at the property.

3. While the property owner has rented out this space to individuals who have used this space for quiet, short-term stays, the property owner has also rented out his space to a range of groups that have engaged in noisy behavior. Examples of these violations include:
 - a. Individuals who throw parties on the building's rooftop during weekday evenings and nights. These gatherings include instances where individuals are shouting and using the building's audio system.
 - b. In May 2014, the property owner allowed guests to record a rap video with extremely loud music throughout the course of an afternoon.
 - c. In June 2014, the property owner allowed guests to throw two large parties that included a DJ playing extremely loud music between 8:00 PM and 1:00 AM. In addition to noise from the DJ, the guests made noise as they entered and exited the alley.
 - d. In December 2014, the property owner rented out the space to a company that threw an extremely loud holiday party. The property owner also rented out this space to other groups that threw loud parties during the course of the month.
 - e. On January 1, 2015, the property owner rented out the space to a group that threw a party for 215 people. In addition to noise from music, the party hosts transported noisy guests to and from the property using private vans that blocked the alley.

These examples form only a handful of instances that have led residents in the area to call MPD over 60 times to ask these guests to cease their activities. In these instances, officers from MPD have addressed these complaints with high levels of professionalism in these situations.

4. According to police reports, many of the guests who receive warnings or citations state that the proprietor tells them that the residents have called DC metropolitan

police. While the residents appreciate these warnings, they clearly have not prevented guest from throwing loud parties that violate DC noise regulations. As one individual noted in a review on AirBnB:

“spent 5 nights there with a large group of colleagues.

The house itself is awesome and the location was great (5-min walk to Dupont Circle + many commodities). A house caretaker passed by everyday to clean up, make sure all was good, helping out in case of necessity.

If you are looking for a house to party, this is definitely the place for it (they have a heated swimming pool). However, make sure you are not too noisy after 10pm. DC law is super strict and police came 3 times due to neighbor complaints.”

As the quote indicates, guests clearly do not follow the proprietor’s warnings. Instead, they view the property as a site for loud parties irrespective of the legal ramifications of these actions.

Many of the issues related to these noise violations stem from the proprietor’s failure to inform residents of their responsibilities under DC noise regulations. Residents who have spoken with police officers who responded to their complaints have learned that many of these individuals do not realize that their activities violate DC noise regulations. These conversations suggest that the proprietor has not taken measures to ensure that his guests comply with DC law.

5. As noted in Section 1, conversations with DC police have revealed that the house has noise proof walls that prevent loud noises from escaping the parties in the property. These walls fail to resolve these problems for three reasons:
 - These walls do not block the noise when guests open and close the property’s door during loud parties.
 - These walls do not block the loud noises and music that guests produce when using the property’s rooftop.
 - These walls do not address the noise that guests make when they are walking through the alley to attend and leave these parties.

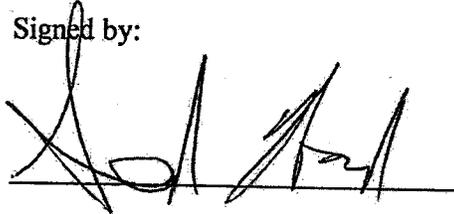
Ultimately, the proprietor’s decision to install these soundproof walls reflects his decision to accommodate loud parties and guests instead of respecting DC noise regulations and the residents around the property.

While the residents understand that property owners have many fundamental rights to utilize their property for their own ends, property owners must also respect zoning and

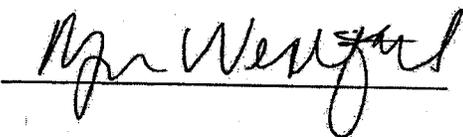
noise violations laws that regulate the utilization of private property. As this petition demonstrates, the proprietor's disrespect for these laws merits an investigation and potential action by ABRA. The residents would appreciate any effort by the agency to respond to this petition and its contents.

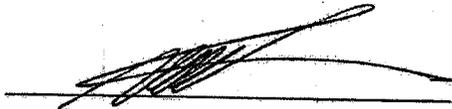
If representatives from the agency would like additional information from the residents filing this petition, they can contact Ellen Goldstein, ANC 2D 02, at 2d02@anc.dc.gov

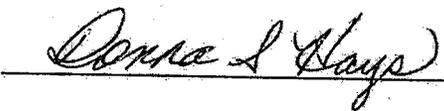
Signed by:

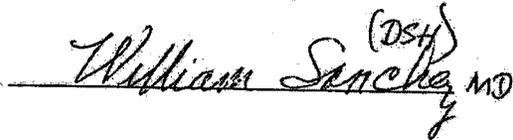














Alan P. Keys

Lee Bonfante

Ben M. August
Carl A. Key

Mark

Donald Stoberg

W. Koch.

Robert

John

Photos About Where You're Going The Host Log In

Help List Your Space (/rooms/new)

Sign Up (/signup_login?redirect_params[action]=show&redirect_params[controller]=rooms&redirect_params[id]=789295)

Log In (/login?redirect_params[action]=show&redirect_params[controller]=rooms&redirect_params[id]=789295)



Doug

Celebrity House Hunter Mansion

Washington, DC, United States ★★★★★ (34)

- Entire home/apt
- 16 Guests
- 6 Bedrooms
- 5 Beds

Request to Book
\$1200 Per Night

Check In Check Out

Guests

Request to Book ⚡ **Instant Book**

635 people viewed Doug's place this week

Save to Wish List

Share: f

(http://www.facebook.com/sharer.php?u=https%3A%2F%2Fwww.airbnb.com%2Frooms%2F789295%3F%3D3)

(https://twitter.com/intent/tweet?source=tweetbutton&text=Love+this%21+%22Celebrity+House+Hunter+Mansion++in+Washington%22+%40airbnb+%23Travel&url=https%3A%2F%2Fwww.airbnb.com%2Frooms%2F789295%3F%3D4&related=airbnb) @ ...

About This Listing

Party base rates: \$1500. upto 50 people, than \$20 per person. up to 400 people.
Accommodates weddings, convention groups, family reunions, etc.
References confirm we "exceed expectations."

UNEXPECTED GUESTS FEES ARE DOUBLE!

Contact Host

(https://a1.muscache.com/ic/pictures/11914227/81766885_491.jpg?interpolation=lanczos-none&size=x_large&output-format=progressive-jpeg&output-quality=70)

(https://a1.muscache.com/ic/pictures/11914236/b9b730a6_original.jpg?interpolation=lanczos-none&size=x_large&output-format=progressive-jpeg&output-quality=70)

(https://a1.muscache.com/ic/pictures/11914227/81766885_491.jpg?interpolation=lanczos-none&size=x_large&output-format=progressive-jpeg&output-quality=70)

(https://a1.muscache.com/ic/pictures/11914236/b9b730a6_original.jpg?interpolation=lanczos-none&size=x_large&output-format=progressive-jpeg&output-quality=70)

The Space	Property type: House (/s/Washington--DC?type=house)	Beds: 5
	Accommodates: 16+	Check In: 3:00 PM
	Bedrooms: 6	Check Out: 11:00 AM
	Bathrooms: 5	Pet Owner: Dog(s)

- Amenities**
- Kitchen
 - Internet
 - Shampoo
 - Heating

- Photos About this listing Reviews The Host Location + More
- Kitchen
 - Internet
 - TV
 - Essentials**
 - Shampoo
 - Heating
 - Air Conditioning
 - Washer
 - Dryer
 - Free Parking on Premises
 - Wireless Internet
 - Cable TV
 - Breakfast
 - Pets Allowed
([/explore/washington--dc/house/pet-friendly](#))
 - Family/Kid Friendly
([/explore/washington--dc/house/family-friendly](#))
 - Suitable for Events
 - Smoking-Allowed**
 - Wheelchair Accessible
 - Elevator in Building
 - Indoor Fireplace
 - Buzzer/Wireless-Intercom**
 - Doorman**
 - Pool ([/explore/washington--dc/house/pool](#))
 - Hot-Tub**
 - Gym**
 - Smoke Detector
 - Carbon Monoxide Detector
 - First Aid Kit
 - Safety-Gard**
 - Fire Extinguisher

Prices

Extra people: \$100 / night after the first guest

Cancellation: Strict ([/home/cancellation_policies#strict](#))

Description

The Space

CONVENIENT So conveniently located, you'll save money staying here. 98% WalkScore rating online means everything is conveniently located to the house. The subway (METRO) is 2 blocks away. There are 100 restaurants within walking distance. Plus, the house is entertaining itself, from the heated swimming pool, pool table, ping pong table, poker table, darts, and games.

AMENITIES. The living room and cooks kitchen offer a large space for gatherings while others are playing pool or ping pong or swimming. Plus, parents or adults can keep an eye on the swimmer from the living room from the underwater window in the pool.

PARTIES
This over-the-top space is capable of accommodating up to 400 people inside, and another 100 people outside

Event rates: \$1,500. for up to 50 people than \$20 per person thereafter. Rates double for additional guests above the reservation number.

This nearly 6,000 Square foot, this 5 bedroom, 5 bathroom house features a swimming pool, pool table, ping pong, dart board, poker table, 4 sun decks, a wrap around garden, two koi ponds, a 25 foot stone waterfall, and more.

The master suite has a fireplace, private bathroom and two private decks.

The fifth bedroom is a loft style overlooking the living room with an office and sitting area overlooking the living room and window into the swimming pool.

The house has a 1,000 SF open kitchen, living room and dining room area. There is also the Game room with a pool table, ping pong, darts, card table, and even a slot machine!

Photos About this listing **Reviews** **The Host** **Location**
 This house offers every kind of outdoor space; sunny, shady, covered, comfortable, one even has a gorgeous city sky line views of Roslyn and Rock Creek Park. From the top deck you can even see the Washington Monument. "Just the tip" Point it out to others. Follow the Church roof line to the far left. You'll get it.

The space is stimulating. The attention to detail and imaginative design is one of a kind!

The house loves to host families, convention groups, receptions, private concerts, celebrity accommodations, and more.

The House is available for private events. Rates vary depending on the details of the event. The base rate is \$1,500. for up to 50 people, than \$20 per person thereafter.

This house can accommodate nearly any request. Please shall specifics details about your event and be as accurate as possible.

SURPRISES prevents us from creating the best experience possible for you and your guests.

Check-in: 3pm - Early check-in based on availability.
 Check-out: 11am - Late check out based on availability.
 Please let us know in advance. Luggage storage available.

Supplies: We provide fresh sheets, blankets and towels, soap, shampoo, and conditioner.

We are looking forward to your stay here in DC!!

Guest will be given an access code to the front door and garage door.

If I am in town I will either stay in the basement apartment, or near by. I am available to help navigate the house which is often helpful given the various complexities and size of the house.

The house has a 98% out of 100% on (website hidden)

This gorgeous neighborhood is conveniently located and within walking distance to the following.

- 1 block from Rock Creek Park and Parkway.
- 2 blocks from Dupont Circle and Metro.
- 3 blocks from Georgetown & Phillips Collection.
- 4 blocks from more than 40 restaurants.
- 5 blocks from the Washington Hilton.
- 7 blocks from Adams Morgan.
- 10 blocks from the White House.

Rock creek park and parkway are one block from the house. The park offers running trails, workout stations, and access to the creek. The parkway access road is two blocks away which makes everything easy and fast to get to. Airport 8 minutes away.
 Capitol Hill 10 minutes away.
 FedEx Field 33 minutes away.

The house has a 98% out of 100% on (website hidden)

This gorgeous and extremely safe neighborhood is within walking distance to the following.

- 1 block from Rock Creek Park and Parkway.
- 2 blocks from Dupont Circle and Metro.
- 3 blocks from Georgetown & Phillips Collection.
- 4 blocks from more than 40 restaurants.
- 5 blocks from the Washington Hilton.
- 7 blocks from Adams Morgan.
- 10 blocks from the White House.

Driving in and out of the house is as easy as in gets in DC. There are two parking spaces feet from the front door of the house.

The Rock Creek parkway exit and entrance (a main artery with limited lights) is two blocks away which makes everything easy and fast to get to. Such as:
 Airport - 8 minutes away.
 Capitol Hill - 10 minutes away.
 FedEx Field- 33 minutes away.

Photos About this listing **Upon check out, please strip the beds and leave them in a pile with used towels.** Reviews The Host Location

Please take all of the food and beverages you brought with you.

All dishes should be washed and left on the kitchen counter. It's easier for us to put things away.

Please put all trash in trash bags and place them to the right of the outdoor water fountain. The door is near the only bathroom on the first floor.

Someone will be by each day to feed the fish, turtles and plants.

If you'd like us to make the bed and provide fresh towels please let us know.

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If you'd like us to make the bed and provide fresh towels please let us know.

Guest Access

The guests have access to everything except the garage, and any locked closets or doors.

Interaction with Guests

If I am in town, I will be available whenever needed.

The Neighborhood

Right behind Embassy Row, it's the safest neighborhood in DC. It's walking distance to Dupont Circle, Georgetown and Adams Morgan and the White House. Two blocks from the Metro (subway).

Getting around

The bus stop is one block away.
 The Metro is two blocks away.
 Bike Share is two blocks away.

Photos About this listing **Other Things to Note** Reviews The Host Location

It's the coolest house in DC. You're gonna love it. Check out the reviews.

+ More

House Rules

- smoking is permitted on the first floor in the wrap around garden and on the upper deck where ash trays can be found.
- Noise levels controlled outside. At 10pm the outside areas are closed during gatherings to control noise.
- Please park tightly in the two legal spaces we have, they're slated. Parking illegally in the alley is prohibited.
- Respect the house.
- Kitchen. Coffee, juice, bottled water, and soft drinks, breakfast sandwiches or pancakes

If you consume beer, wine, or alcohol or an other food, please leave an ample enough to replace.

The house is created to host almost any type of gathering. We would love to accommodate all guests for such parties with pleasure as long as the details for the event are thoroughly thought out and pre-approved by me or my staff. Entertaining guests must be pre-approved. With notice the cost per person for party is only \$20. (spontaneous entertainment fee \$50 per person).

+ More

Availability

1 night minimum stay

[View Calendar](#)

★★★★★
34 Reviews ★★★★★

Summary

Accuracy	★★★★★	Location	★★★★★
	★★★★★	Check In	★★★★★
	★★★★★	Value	★★★★★
Communication			★★★★★
Cleanliness	★★★★★		★★★★★
	★★★★★		



ers/show/2749055
Megan
(users/show/2749055)

Doug's house is stunning! We were greeted by Doug and his beautiful dog Haiti when we arrived and he gave us a tour of the accommodations. Doug was very available to us during our stay – one night when we had questions about turning on the fireplace, he responded via text within a few minutes. The only part that was a little surprising was when Doug came through the main living room area a few times to check on us and do work around the house. It wasn't bothersome but since the ad had said it was a listing for the entire home/apt, I had thought we would have the whole premise to ourselves undisturbed. This was never an issue but I did want to give other travelers a heads up.

Thanks again Doug for your hospitality and for letting us stay :)

+ More

January 2015



ers/show/2348623
Andrew
(users/show/2348623)

Great place to have a party! Everyone was impressed :)

Some friends and I rented Doug's house to host a New Year's Eve party for 215 people, and could not have been happier with the venue. The house didn't even seem crowded because of the distributed layout (it's really 2 houses combined via a 2-story open living room and rooftop deck with a heated pool).

Photos About this listing ^{Reviews} ^{The Host} ^{Location} Doug had his handyman Geo help us with all of the setup, breakdown and cleanup, which was a HUGE help. (thanks again Geo - you're the man).

The house is centrally located in the Dupont area (about 2 blocks from Dupont Circle), and exceeded all of our guest's expectations. Whatever your event is (for example: wedding reception, bachelor party, birthday party, new year's eve party, etc) this place is perfect!

+ More
January 2015


/users/show/208957
Matthew
(/users/show/20895302)

We had an overwhelmingly positive experience at Doug's place where we hosted our 50 person wedding ceremony and reception. The house is made for parties. It's got a really cool layout, a great sound system, and plenty of space for people to hang out. Doug was also a really considerate host. He talked me through the reservation process (which is a little more complicated for an event), he was super helpful with getting situated for everything, and he even made a sign with our names on it to help our guest find the house, which despite its excellent location, is a little hidden. I'd have no reservations recommending this house for potential guests.

+ More
December 2014


/users/show/369658
Zachary
(/users/show/3696658)

This was the best stay of my life. Doug was the perfect host—kind, helpful, professional. The house is amazing in every way, and the location cannot be beat. In every way, this is a dream location, highly recommended to anyone coming to DC.

+ More
October 2014


/users/show/1645217
Paul
(/users/show/1645217)

We had our wedding reception at Doug's amazing party house. The house is loads of fun. It's enormous and capable of handling parties far larger than ours. The roof decks, the game room, etc... my guests were greatly impressed and the party will be one that we always remember.

When we arrived Doug helped us unload and asked about everything we would need and did his very best to accommodate. He also had one staff member, Jason, help us with setup and stayed through the first two hours of the party to ensure everything went smoothly. When we realized we had forgot our bottled water at home he arranged to have some delivered. Thanks Jason!

If there were things that weren't great... I guess the communication leading up to the party was sparse and frustrating. Doug spends much of his time in Haiti for his Mission Results work. He was employing a service called Guesty to manage his correspondence. The triangular discussions between myself, Guesty, and Doug were not productive. Responses were not timely and generally incomplete. A non-answer would be followed up a week of silence. Doug is rightfully reevaluating his use of Guesty. I think Guesty can probably handle his typical lodging bookings where they just arrange key drops for a traveler renting a bedroom but they seem unable to be helpful for those of us who need to know more information for event planning.

The only other thing I was less than thrilled about was the method Doug used for counting guests. We understood we'd be charged \$20 per guest and were fine with that. But he doesn't manage that via an honor system. He reviews videotape from security cameras. At checkout he told me I had 6 guests more than I knew I possibly could have. The number was higher than our RSVPs. And we had several no shows and no unexpected people show up. So a few guests must have been inadvertently double counted when he was scanning his security footage and deriving his number. To his credit he was willing to let me sit down and go through all the footage and come up with my number. He was willing to be transparent. But we were headed to a brunch event with our wedding party and didn't have time to jump through those extra hoops and conceded to his number.

Photos About this listing

Our event was great. The house was great. We'd do it all over again. And while I never nitpick my Airbnb experiences in reviews I did feel in this case the negatives I brought up were critical enough for people to potentially planning parties to know about.

+ More
September 2014



Jeffrey
(users/show/556516)

Doug's house exceeded all expectations. I used it to host my wife's 30th birthday party and a pre dinner. Doug was away, but Jason, who hosted in his stead was more attentive than I could have imagined. If we needed anything he was moving to provide it before the request was fully made. He assisted the chef I brought in and helped to navigate the shift from our family dinner to the full party.

The pictures of the house don't do it justice and it was perfect for our guests, who fell in love with the space. It offers something for every guest and allowed us to create themed spaces that added to the night. The sound system in the house was so great we didn't need a DJ, and despite the parking challenges in the neighborhood, Jason helped to make arrangements for our guests coming in from outside the area that had to drive.

We only had one problem with our experience. The company that booked the house for the day after us was aggressive; coming into the home while we were there with little regard for our space and looking for us to check out earlier than agreed on the next day. Jason handled them politely, and reassured us that we would not be rushed. Because of the popularity of the property the logistics of getting in to set up for an event could have been better planned. But Jason made what could have been an uncomfortable situation, manageable.

What I love most about the house is the fact that the proceeds go to support Doug's work in Haiti. The country remains in need, and anyone working in earnest to support the people there should be supported. Thank you Doug for you work....and your house.

+ More
July 2014



Yolanda
(users/show/574192)

This place is truly amazing. Doug and his team go the extra mile to make sure you have an amazing time. They provided a place that is just incredible and gave additional help like room set up, and help with our drinks and food serving. I truly felt like an A-list with this place from start to finish. Worth every penny.

+ More
July 2014

This host has 6 reviews for other properties.

[View Other Reviews \(users/show/3738638\)](#)

[1 \(/rooms/this_hosting_reviews/789295?reviews_page=1\)](#)

[2 \(/rooms/this_hosting_reviews/789295?reviews_page=2\)](#)

[3 \(/rooms/this_hosting_reviews/789295?reviews_page=3\)](#)

[4 \(/rooms/this_hosting_reviews/789295?reviews_page=4\)](#)

[5 \(/rooms/this_hosting_reviews/789295?reviews_page=5\)](#)

About the Host, Doug



(users/show/3738638)

I've been in the fitness industry for over a decade. My passion and work in Haiti consumes most of my day outside of work in the fitness industry, and walking my 2 year old Husky/ Shepard puppy who has a very cool disposition and is loved by EVERYONE that meets him, including dog skeptics.

[View full profile \(users/show/3738638\)](#)

+ More

Washington, District of Columbia,
United States
Member since October 2012

Response rate: 88%
Response time: within a few hours

Photos About this listing **Connect with host** The Host Location

Connections Are you or your friends connected with this host?

 Connect with Facebook (https://www.facebook.com/v2.0/dialog/oauth?client_id=138566025676&redirect_uri=https%3A%2F%2Fwww.airbnb.com%2Fusers/show/3738638#review)

Trust

40
Reviews

(/users/show/3738638#review)

Kalorama (<http://www.airbnb.com/locations/washington-dc/kalorama>)
Dignified denizens in distinguished dwellings.

Neighborhood

exclusive · quiet streets · stunning homes · residential · historic · community

Listing Location
Q Street Northwest, (/s/Q-Street-Northwest-Washington-DC) Washington, (/s/Washington-DC) District of Columbia, (/s/District-of-Columbia-United-States) United States (/s/United-States)

Similar Listings

Photos About this listing Reviews The Host Location

English
USD

Company

About (/about/about-us)
Jobs (/jobs)
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(http://blog.airbnb.com)
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Policies (/policies)
Disaster Response
(/disaster-response)
Terms & Privacy
(/terms)

Discover

Trust & Safety (/trust)
Invite Friends (/invite?
r=6)
Airbnb Picks
(/wishlist/airbnb_picks)
Mobile (/mobile)
Support NYC
(https://www.airbnbny.com/stories)
Business Travel
(/business-travel-
management)
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Hosting

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Responsible Hosting
(/help/responsible-
hosting)
Home Safety (/home-
safety)
Stories (/stories)

Join Us On

f s+ w in @ 
(https://www.airbnb.com/rooms/789295)

© Airbnb, Inc.



Where are you going?



Hey, I'm Doug!

Washington, District of Columbia, United States (/s/Washington--District-of-Columbia--United-States) · Member since October 2012

I've lived in this neighborhood and this ever growing house for over a decade. My passion and work in Haiti consumes most of my day outside of work in the fitness industry, and walking my 2 year old Husky/ Shepard puppy who has a very cool disposition and is loved by EVERYONE that meets him, including dog skeptics.

40

Reviews

(/users/show/3738638#reviews)



Verified ID

Reviews (40)

Reviews From Guests



Paul

(/users/show/17891697)

January 2015

Initially disappointed that the Host was unable to be in the GuestHouse plus no other guests were there. But his young managers showed me respect and at Doug's urging introduced me to an orphanage nearby (That Doug helped establish). So thanks to his very helpful involved staff my experience was most memorable and worthwhile.

+ More

🏠 HAITIAN VOLUNTEER GUESTHOUSE in PAP (<https://www.airbnb.com/rooms/822635>)



(/users/show/3738638)

Response from Doug:

Thank you Paul, Setting expectations is so important. It's critical that volunteers considering this trip communicate with me directly first. Paul is a traveler, and he was in Cuba for weeks before his trip to Haiti which made him unreachable. Haiti is a challenge for anyone. Paul went from being incredibly disappointed to being overwhelmed at the impact Mission Results has had, both inside the community center and surrounding community. Doug



Megan

(/users/show/2749055)

January 2015

Doug's house is stunning! We were greeted by Doug and his beautiful dog Haiti when we arrived and he gave us a tour of the accommodations. Doug was very available to us during our stay -- one night when we had questions about turning on the fireplace, he responded via text within a few minutes. The only part that was a little surprising was when Doug came through the main living room area a few times to check on us and do work around the house. It wasn't bothersome but since the ad had said it was a listing for the entire home/apt, I had thought we would have the whole premise to ourselves undisturbed. This was never an issue but I did want to give other travelers a heads up. Thanks again Doug for your hospitality and for letting us stay :)

+ More

🏠 Celebrity House Hunter Mansion (<https://www.airbnb.com/rooms/789295>)



Dana

(/users/show/23935073)

January 2015

Doug is an incredibly welcoming and accommodating host. He and his staff did everything possible to make me feels safe and comfortable during my stay. Doug also goes out of his way to make sure you have the opportunity to see "the real Haiti," outside the walls of the community center, and to help you do get involved with whatever you're interested in, while you're in Haiti. There is always staff on the premises to answer questions or deal with any issues that arise.

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🏠 HAITIAN VOLUNTEER GUESTHOUSE in PAP (<https://www.airbnb.com/rooms/822635>)



Andrew

(/users/show/23486423)

January 2015

Great place to have a party! Everyone was impressed :) Some friends and I rented Doug's house to host a New Year's Eve party for 215 people, and could not have been happier with the venue. The house didn't even seem crowded because of the distributed layout (it's really 2 houses combined via a 2-story open living room and rooftop deck with a heated pool). Doug had his handyman Geo help us with all of the setup, breakdown and cleanup, which was a HUGE help. (thanks again Geo - you're the man). The house is centrally located in the Dupont area (about 2 blocks from Dupont Circle), and exceeded all of our guest's expectations. Whatever your event is (for example: wedding reception, bachelor party, birthday party, new year's eve party, etc) this place is perfect!

+ More

🏠 Celebrity House Hunter Mansion (<https://www.airbnb.com/rooms/789295>)



Matthew

(/users/show/20895302)

December 2014

We had an overwhelmingly positive experience at Doug's place where we hosted our 50 person wedding ceremony and reception. The house is made for parties. It's got a really cool layout, a great sound system, and plenty of space for people to hang out. Doug was also a really considerate host. He talked me through the

reservation process(which is a little more complicated for an event), he was super helpful with getting situated for everything, and he even made a sign with our names on it to help our guest find the house, which despite its excellent location, is a little hidden. I'd have no reservations recommending this house for potential guests.

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 **Celebrity House Hunter Mansion** (<https://www.airbnb.com/rooms/789295>)



Christina

(</users/show/21303585>)

October 2014

How do I put this experience into words? It was absolutely an amazing trip, and I already have plans on going back next year. The staff was friendly, helpful and went out of their way daily to make sure I was safe and had everything I needed. Mission results is a place like no other, it gives you the freedom to design and decide what you want your trip to be. It had made all the difference in the community and provides a safe place to learn english, swim, work out, play games and access to computers. When you are there, you are immersed in the culture and language and you are always learning. Learning kreyol, about the local people and the history of Haiti, while you are helping them practice and expanding their knowledge of english and telling them about your own culture too. I really enjoyed helping to teach the English class, and look forward to being able to use the new classroom. Sometimes the electricity was spotty and the internet didn't always work, but I can say those were the best times! Those were the nights when everyone would share stories and laugh the most. I can also say there is nothing else like being able to sleep outside on the porch, falling asleep to the best thunderstorm ever! I also had many opportunities to go into the near by neighbourhoods and spend lots of time with the children and families. This place is special, and Doug has the biggest heart for all of it. He is so dedicated to helping in any way he can, and his efforts are changing lives! I travelled by myself to Haiti, 30 year old American woman and loved every minute. If you are considering going anywhere, this is the place to be! You can be certain of your safety, enjoy real haiten food, ride around on a motorcycle, meet the most amazing and fun loving people, and you will be amazed at just how much you can fall in love with a country and its people. I highly recommend this place, it does so much and is such a vital part of the community. Not only do you get the trip of your life, but you also get to give back and help a country in dire and desperate need.

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 **HAITIAN VOLUNTEER GUESTHOUSE in PAP** (<https://www.airbnb.com/rooms/822635>)



Zachary

(/users/show/3696658)

October 2014

This was the best stay of my life. Doug was the perfect host--kind, helpful, professional. The house is amazing in every way, and the location cannot be beat. In every way, this is a dream location, highly recommended to anyone coming to DC.

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Paul

(/users/show/1645217)

We had our wedding reception at Doug's amazing party house. The house is loads of fun. It's enormous and capable of handling parties far larger than ours. The roof decks, the game room, etc... my guests were greatly impressed and the party will be one that we always remember. When we arrived Doug helped us unload and asked about everything we would need and did his very best to accommodate. He also had one staff member, Jason, help us with setup and stayed through the first two hours of the party to ensure everything went smoothly. When we realized we had forgot our bottled water at home he arranged to have some delivered. Thanks Jason! If there were things that weren't great... I guess the communication leading up to the party was sparse and frustrating. Doug spends much of his time in Haiti for his Mission Results work. He was employing a service called Guesty to manage his correspondence. The triangular discussions between myself, Guesty, and Doug were not productive. Responses were not timely and generally incomplete. A non-answer would be followed up a week of silence. Doug is rightfully reevaluating his use of Guesty. I think Guesty can probably handle his typical lodging bookings where they just arrange key drops for a traveler renting a bedroom but they seem unable to be helpful for those of us who need to know more information for event planning. The only other thing I was less than thrilled about was the method Doug used for counting guests. We understood we'd be charged \$20 per guest and were fine with that. But he doesn't manage that via an honor system. He reviews videotape from security cameras. At checkout he told me I had 6 guests more than I knew I possibly could have. The number was higher than our RSVPs. And we had several no shows and no unexpected people show up. So a few guests must have been inadvertently double counted when he was scanning his security footage and deriving his number. To his credit he was willing to let me sit down and go through all the footage and come up with my number. He was willing to be transparent. But we were headed to a brunch event with our wedding

party and didn't have time to jump through those extra hoops and conceded to his number. Our event was great. The house was great. We'd do it all over again. And while I never nitpick my Airbnb experiences in reviews I did feel in this case the negatives I brought up were critical enough for people to potentially planning parties to know about.

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[🏠 Celebrity House Hunter Mansion \(https://www.airbnb.com/rooms/789295\)](https://www.airbnb.com/rooms/789295)



Jeffrey
(/users/show/556516)

Doug's house exceeded all expectations. I used it to host my wife's 30th birthday party and a pre dinner. Doug was away, but Jason, who hosted in his stead was more attentive than I could have imagined. If we needed anything he was moving to provide it before the request was fully made. He assisted the chef I brought in and helped to navigate the shift from our family dinner to the full party. The pictures of the house don't do it justice and it was perfect for our guests, who fell in love with the space. It offers something for every guest and allowed us to create themed spaces that added to the night. The sound system in the house was so great we didn't need a DJ, and despite the parking challenges in the neighborhood, Jason helped to make arrangements for our guests coming in from outside the area that had to drive. We only had one problem with our experience. The company that booked the house for the day after us was aggressive; coming into the home while we were there with little regard for our space and looking for us to check out earlier than agreed on the next day. Jason handled them politely, and reassured us that we would not be rushed. Because of the popularity of the property the logistics of getting in to set up for an event could have been better planned. But Jason made what could have been an uncomfortable situation, manageable. What I love most about the house is the fact that the proceeds go to support Doug's work in Haiti. The country remains in need, and anyone working in earnest to support the people there should be supported. Thank you Doug for you work....and your house.

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[🏠 Celebrity House Hunter Mansion \(https://www.airbnb.com/rooms/789295\)](https://www.airbnb.com/rooms/789295)



Yolanda

(/users/show/574192)

This place is truly amazing. Doug and his team go the extra mile to make sure you have an amazing time. They provided a place that is just incredible and gave additional help like room set up, and help with our drinks and food serving. I truly felt like an A-list with this place from start to finish. Worth every penny.

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[🏠 Celebrity House Hunter Mansion \(https://www.airbnb.com/rooms/789295\)](https://www.airbnb.com/rooms/789295)



Ken

(/users/show/11973040)

What a gorgeous place! Doug and his team really went the extra mile to make sure we had everything we needed during our stay. I highly recommend this home if you are staying in DC. Everything is so close, even walkable if desired.

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[🏠 Celebrity House Hunter Mansion \(https://www.airbnb.com/rooms/789295\)](https://www.airbnb.com/rooms/789295)



Drew

(/users/show/13785641)

Doug was a FANTASTIC and accommodating host. His home is gorgeous, and it will meet all of your expectations. I would absolutely hope to return to Doug's place for future stays.

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[🏠 Celebrity House Hunter Mansion \(https://www.airbnb.com/rooms/789295\)](https://www.airbnb.com/rooms/789295)



Madeline

(/users/show/5547600)

We LOVED this place! We are a bunch of wonky work folks on a company retreat and this place had just the right mix of fun and space to make our whole retreat perfect. So comfortable. So many amenities. And...Doug is a generous and interesting host who was very flexible with our evolving needs. If we can, we'll be back!

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Michael

(/users/show/5433789)

This was our second time staying in Doug's house, and it was amazing again.

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Eskedar

(/users/show/16309021)

Words cannot express how much of an amazing host Doug is and the pictures you see of the house are not enough to capture the true essence and feel of this house, you have to experience it all for yourself! I held a surprise birthday event for my boyfriend and it felt like a movie. Everyone had a great time and Doug was extremely accommodating and helped make this event possible, I couldn't have pulled it off without him! Whether you're visiting D.C. or a Washingtonian looking for a staycation or an event venue, you can stop looking now. The house and the excellent accommodation and service Doug provides is worth every penny! You will not be disappointed, I guarantee it. I will most definitely rent this place again and again.

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Vincent

(/users/show/2255323)

Great place to stay, enormous sundecks, great livingroom, parking in front of the door, very rare in DC Doug is a very dedicated host, and we can only recommend to stay at his gem! to quote a former governor, 'i'll be back'

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Ashish

(/users/show/747534)

Late review but an amazing stay. The house was great and Doug was an awesome host. Highly recommended to anyone looking for an awesome place to stay in DC.

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Susan

(/users/show/2392224)

House was perfect for what we needed. Doug was a great host. Had 5 team members in town for a meeting and it was great to be able to stay in the same place so we could all connect in a relaxed environment. Ordered dinner in and took advantage of all the entertaining spaces. Will return - hopefully in summer so we can take advantage of the outside decks.

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Dave

(/users/show/9804238)

Doug was a fantastic host...and he doesn't lie, even cat people will love Haiti the husky/German Shepherd mix. The property is truly unique - a one of a kind experience. Had a great visit, hope to come back again!

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Jenna & Sven

(/users/show/207334)

I booked Doug's house for 2 nights including New Year's Eve and threw a party for a group of about 50 people for the ball drop. Twelve of us slept in the house for two nights and we really had a great time. It was the perfect set-up to cook a big meal and relax and hang out as a group-- and also an amazing place to throw a party. We got nothing but compliments from our guests. Most of all, Doug's friend Will took care of us during our stay since Doug was away. Will was an absolute stand-up host. We had a few glitches with the wifi and house settings and he came by to help out numerous times. Overall-- great experience and highly recommended! I wish we could have stayed longer.

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Mollie

(/users/show/400549)

Everything that you imagined the house would be is that much and more. Spectacular and a unique experience for any guest! Great location where you have access to it all!

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Nafiseh

(/users/show/2185957)

Doug's house is amazing! we celebrated a small birthday and had a great time!

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Michael

(/users/show/9718753)

The house is amazing; it's truly a unique experience for anyone who stays there. It was the perfect place to host a design team from NYC. The Airbnb was totally unexpected and they were blown away with what this home had to offer. The space, location and service from Doug and his team created an unforgettable couple of days in our nation's capital.

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Doug

(/users/show/2453998)

Doug was an amazing host! His house was incredible, and great for a mixed group celebration! We felt like we were in the Real World minus all the drama. I would absolutely rent this again, and Doug was an absolute joy to interact with. Truly a special place.

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Igor

(/users/show/9131202)

Nothing to say! Everything was awesome!! Thanks Doug for this nice house with heated pool!!

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Mark

(/users/show/8361053)

I had the pleasure of staying at Doug's Volunteer Guesthouse August 29 through September 3rd 2013. Everything was great, clean and friendly. The staff are helpful and always friendly, much appreciated especially when traveling in Haiti. The pool was a great escape from the Haiti heat. Clean and cool ! I have stayed at Doug's place before with my wife, daughter, and granddaughter and I'm sure I'll be back.

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🏠 HAITIAN VOLUNTEER GUESTHOUSE in PAP (<https://www.airbnb.com/rooms/822635>)



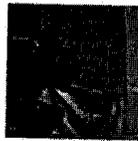
Emily

(/users/show/2000994)

Our group of nine rented Doug's house for a laid-back bachelorette weekend. The house was perfect for us, and Doug was a very kind and flexible host. The open kitchen/living/dining room allowed us to converse while we cooked and then easily transition into dinner. The sound system runs throughout the house, which was amazing because we were able to listen to music wherever we were - in the kitchen, on the roof deck, by the pool, etc. The location is also fabulous for walking to nearby restaurants and bars. I would highly recommend this place for any group get-together. Thanks Doug!

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David

(/users/show/6527125)

By far the best choice in Haiti to stay for those bold enough to travel here! I can say that Doug is absolutely fantastic and would recommend his place to anyone (especially if you are looking to do some volunteering with Haitian Orphans) The place is very secure.. his team on the ground there can pick you up from your port of entry and they looked after me the whole time I was there. Felt really at home in this place!

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🏠 HAITIAN VOLUNTEER GUESTHOUSE in PAP (<https://www.airbnb.com/rooms/822635>)



Hank

(/users/show/7684219)

Rented Doug's house for one night for a group 50th birthday party getaway to DC and had an absolute blast. The house is amazing - very social and great playful modern design features. Rooftop deck and pool was a big hit. Doug was a great host, very attentive and welcoming. We couldn't have asked for a better experience.

Thank you Doug!

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Lynne

(/users/show/535471)

Myself and 5 business partners (from Australia, Portugal, Belgium and the US) shared the house for 1 week. Amazing!!! All the amenities - even shampoo in the bathrooms and towels for the swimming pool. Haiti, the friendly husky dog, came to several meetings and warmed our hearts as she snoozed nearby. Doug, the owner and host was helpful and responsive. When we said we'd invited some US business partners to lunch one day he said, "I'll come in a cook for you." He grilled Hamburgers and salmon, served watermelon, chips, pies - waaaaay above our expectation and delicious, esp. since he did the shopping, too! In response we made a donation to his work in Haiti with orphans and felt so good about that whole transaction. We give Doug and the house our highest rating. Thanks, Doug!

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Chris And Dawn

(/users/show/714634)

The only thing nicer than Doug's pad is Doug himself. Doug welcomes us to his home, gave us a tour, invited us to use his home as if it were our own, and even opened up his fridge to share! Not only was Doug incredibly kind to me, he is also doing important work helping children in Haiti to improve their life. So its a win-win. You get to stay in an amazing place with a great host and help Doug help children in Haiti. What's not to love!

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Craig

(/users/show/5790220)

Doug was a great host. His house is unreal. I stay here with 10 of my friends for a reunion and it was very comfortable and spacious. I definitely recommend staying here, especially for large groups. And yes, Haiti his dog is the most well behaved dog I have ever met.

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(/users/show/3738638)

Response from Doug:

Thank you Craig, I look forward to hosting your next stay, hopefully.



Tom

(/users/show/1930659)

Doug is a wonderful host. His home is spacious and inviting. Our trip to DC was better as a result of staying with Doug. The home is very close to Dupont Circle; a real plus for me and my family. I would not hesitate to stay here again. The house is great. More importantly, Doug is a person of tremendous character.

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Nicholas

(/users/show/993029)

7 of us rented Doug's house for a week. It was fantastic! I've never seen such an amazing house. And in such a great location! Doug was a great host making our stay very comfortable. We will be back to stay here again!

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Cindy

(/users/show/3955817)

As stated in another review, we also used our stay to host an event, and we could not have found a more perfect place. We had a group of 40 people, and Doug had enough plates, glasses and flatware to accommodate our large number. The house is an architectural gem - its beautiful aesthetics are a tribute to Doug's attention to detail and exquisite taste. Doug is very easy to work with, highly responsive, and was dedicated to making our event special. I cannot thank him and Chris enough for all their efforts into helping us create a great experience for our guests. I would highly recommend this house for your next event. For those considering a place to stay while visiting DC, you will be right in the middle of everything. The metro and a number of great restaurants are within walking distance. I can assure you the house will be a great refuge to return to after a long day of sightseeing.

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Tommy

(/users/show/4543985)

6 of us decided to travel to DC for an event, so I jumped online to see if I could find a place that could accommodate us all. We found a gem! Doug's house is simply amazing! Thanks for the great weekend!

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 [Celebrity House Hunter Mansion \(https://www.airbnb.com/rooms/789295\)](https://www.airbnb.com/rooms/789295)



Jabari

[\(/users/show/2271687\)](/users/show/2271687)

The house is fantastic and in a great location. Doug was an extremely helpful and gracious host. I recommend this house without reservation. I am sure we will stay there again. Our trip would not have worked out so well without his involvement. Thanks Doug!

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[\(/users/show/3738638\)](/users/show/3738638)

Response from Doug:

Thank you Jabari, I hope you and your family stay in touch chose the stay here again soon.



Jackie

[\(/users/show/809996\)](/users/show/809996)

I can't say enough wonderful things about Doug and his house. He went above and beyond to make our stay a memorable one. We were mainly using the stay to host a dinner party in which Doug set up an AMAZING table, centerpieces, and offered us platters and table setting for our entire group of 17. I would love to come back here again and again. Everything was perfect, and Doug was an unbelievable host.

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 [Celebrity House Hunter Mansion \(https://www.airbnb.com/rooms/789295\)](https://www.airbnb.com/rooms/789295)



Stacey

(/users/show/4263659)

Gracious and Kind and Warm. I just fell in love with the house on AirBnB. The house and its host were/went above my expectations. I look forward to staying again and again and again!!

+ More

[Celebrity House Hunter Mansion \(https://www.airbnb.com/rooms/789295\)](https://www.airbnb.com/rooms/789295)



Jessy

(/users/show/3182140)

This is my first time to use airbub and Doug let us feel like back home. The place is really convenient, walking distance to subway. The neighbor is one of the safest areas in DC. We enjoyed the sunshine and the Doug's place a lot. The room was so fancy and cozy, just like the pictures show and the dog is so cute that we all love him.

If there is any chance to go to DC, we would definitely take Doug's house as our first choice.

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[Modern House for 4 in perfect 'hood \(https://www.airbnb.com/rooms/724931\)](https://www.airbnb.com/rooms/724931)

English

USD

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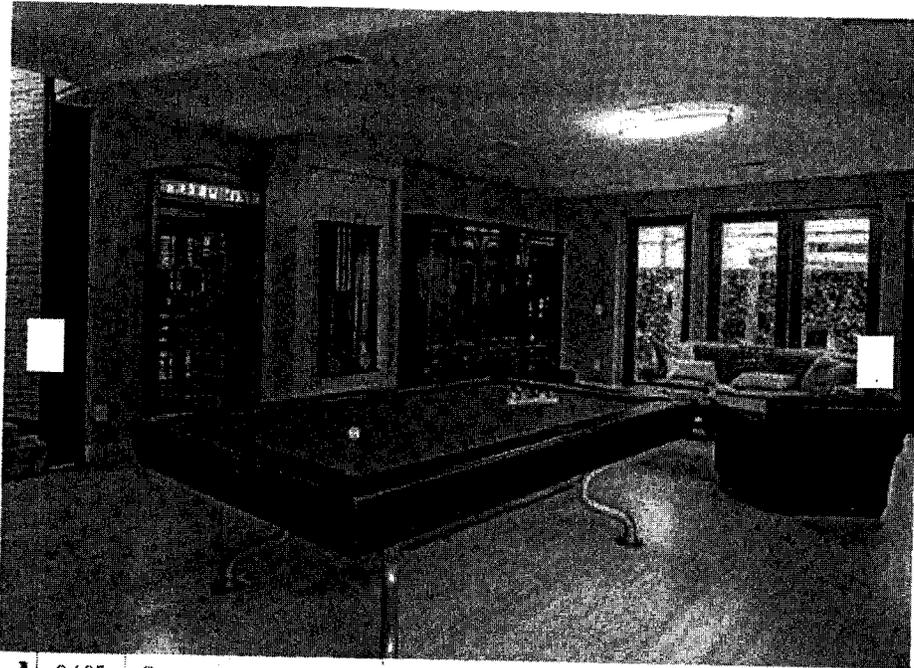
      
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2 / 25 Game room: ping pong, pool table, card table.



Amazing Pad from Celeb House Hunter

"Excellent"

1 review

From \$1,200 / night

Email Owner

Request Booking

Hide Property Details

5 bedrooms

5 bathrooms

Sleeps 15

House

As featured in *Celebrity House Hunters* in the Spring of 2012!

Search for "Biz Markie House" and watch from .45 seconds to 1.16 seconds. It's a short clip of the full show and it shows a portion of the house!

Spectacular, one-of-a-kind house situated in a private alley among the three most desirable neighborhoods in DC: Georgetown, Adams Morgan, and Dupont Circle! Two carriage houses combined to produce incomparable living spaces-- approx. 5,220 square feet, which contains a master bedroom suite (on separate floor) with private bathroom and access to rooftop decks. Also, two large bedroom suites each with private bathrooms! Kitchen,...

Overview

Map

Availability

Rates

Amenities

Reviews 1

2 travelers have booked this rental on FlipKey.

Amazing Pad from Celeb House Hunter

5 bedrooms 5 bathrooms Sleeps 15

Ready to book?

Check-in



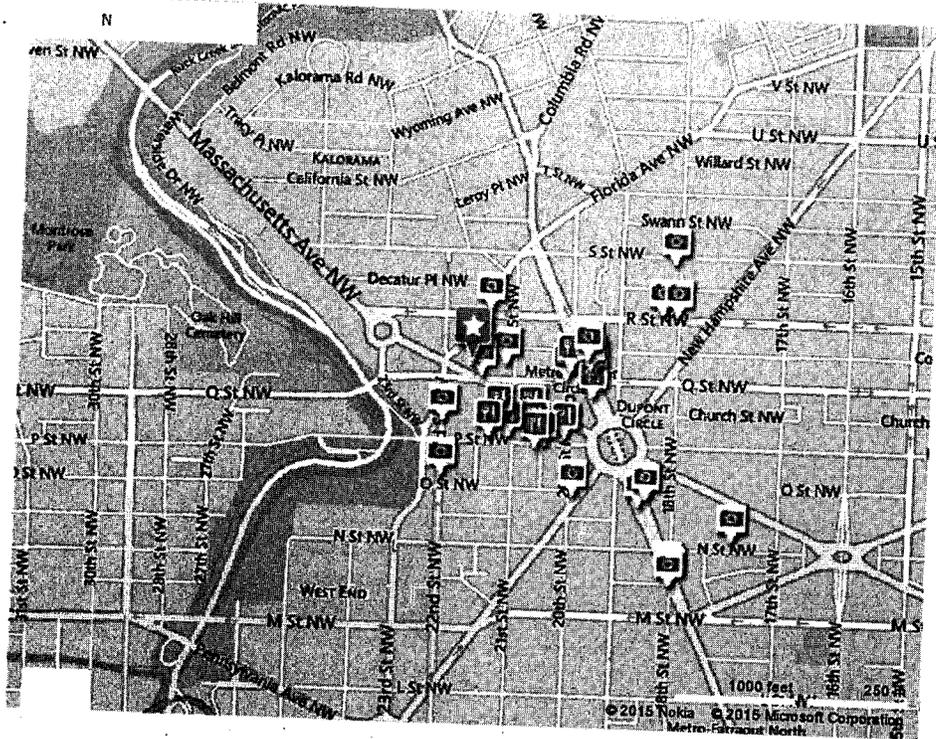
Check-out



Amazing Pad from Celeb House Hunter
Washington DC, District of Columbia

What's Nearby:

- Restaurants (20+)
- Attractions (20+)
- Nearby Rentals



1 guest v

From: **\$1,200** per night
Enter dates to see your price

Request Booking

Book on FlipKey. You'll be protected up to **\$10,000.**

Amazing Pad from Celeb House Hunter
5 bedrooms 5 bathrooms Sleeps 15

Need more information?

Contact Owner

Additional Location Information

More About This Location

City vacations

Getting There

- Nearest airport: DCA , 5 miles
- Nearest train station: Union Station, 4 miles
- Car is not necessary

Availability Last updated on February 02, 2015 >

February 2015							March 2015							April 2015						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7	1	2	3	4	5	6	7				1	2	3	4
8	9	10	11	12	13	14	8	9	10	11	12	13	14	5	6	7	8	9	10	11
15	16	17	18	19	20	21	15	16	17	18	19	20	21	12	13	14	15	16	17	18
22	23	24	25	26	27	28	22	23	24	25	26	27	28	19	20	21	22	23	24	25
							29	30	31					26	27	28	29	30		
May 2015							June 2015							July 2015						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
					1	2		1	2	3	4	5	6				1	2	3	4
3	4	5	6	7	8	9	7	8	9	10	11	12	13	5	6	7	8	9	10	11
10	11	12	13	14	15	16	14	15	16	17	18	19	20	12	13	14	15	16	17	18
17	18	19	20	21	22	23	21	22	23	24	25	26	27	19	20	21	22	23	24	25
24	25	26	27	28	29	30	28	29	30					26	27	28	29	30	31	
31																				

Not available for your dates? Check availability for 197 other Washington DC rentals

Check Availability for Washington DC

Rates

Rates shown in \$ USD

Dates	Nightly	Weekly	Monthly	Minimum Stay
All dates	\$1,200 Weekend \$1,200	\$8,000	Not listed	1 Night

Enter dates to see your price

Check-in



Check-out



Go

Don't see rates for your trip?

Contact Owner

Rental fees

- Damage Deposit | \$500 per stay
- Cleaning fee | per stay
- Fees for additional guests may apply.

Amenities

General	<p>Alarm Clock</p> <p>Linens Provided</p> <p>Clothes Dryer</p> <p>Central heating</p> <p>Towels Provided</p> <p>Bachelor or bachelorette parties allowed</p>	<p>Corporate bookings allowed</p> <p>A/C or climate control</p> <p>Soap/Shampoo Provided</p> <p>Housekeeping Optional</p> <p>Short breaks allowed (1-4 days)</p>	<p>Washing Machine</p> <p>Fireplace</p> <p>Iron</p> <p>Hair dryer</p> <p>Local Guides/Maps</p>
Phone / Internet	Internet Access		
Pool / Spa	Private outdoor pool (heated)		
Property Features	Elevator access	Parking	Mountain Views
Kitchen	<p>Grill</p> <p>Microwave</p> <p>Toaster</p>	<p>Paper Towels Provided</p> <p>Refrigerator</p> <p>Freezer</p>	<p>Blender</p> <p>Dishwasher</p> <p>Stove or Oven</p>
Entertainment	<p>Stereo or CD player</p> <p>Books</p>	<p>DVD Player</p> <p>Satellite or cable TV</p>	Television

Outdoor	Outdoor Dining Area Garden Deck	Garage Porch	Balcony or terrace Patio
Seating	24 Dining chairs	100 Lounge chairs	
Suitability	Pet friendly - no Suitable for the elderly - elevator access	Smoking allowed - no Wheelchair accessible - yes	Suitable for children - yes

What Past Guests Are Saying

Have you stayed here? Write a review

1 guest review

+ Show Reviews



Kim-Yen N

Outstanding

11/21/2014 | Kim-Yen N

I spent 5 nights there with a large group of colleagues.

The house itself is awesome and the location was great (5-min walk to Dupont Circle + many commodities). A house caretaker passed by everyday to clean up, make sure all was good, helping out in case of necessity.

If you are looking for a house to party, this is definitely the place for it (they have a heated swimming pool). However, make sure you are not too noisy after 10pm. DC law is super strict and police came 3 times due to neighbor complaints.

I would definitely recommend the place for any traveller looking for a great place to stay (either large group or possibility to rent a room only).

Showing 1-1 of 1 reviews

Nearby Rentals

Here 3 more rentals located nearby.



DUPONT CIRCLE *As Close...

from \$210/night
Less than 5 miles away in Washington DC



2 BR Apartment in DuPont Circle,...

from \$186/night
0.2 miles away in Washington DC



Glamorous in DuPont Circle,...

from \$199/night
0.1 miles away in Washington DC

Also Consider

FlipKey has rentals in over 11,000 destinations around the world:

New Orleans vacation rentals
204 rentals from \$110/night

Orlando vacation rentals
1,842 rentals from \$90/night

San Diego vacation rentals
465 rentals from \$150/night

Las Vegas vacation rentals
425 rentals from \$88/night

Chicago condos
274 rentals from \$99/night

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As featured in USA TODAY and recommended by Travel + Leisure in its annual Villa Guide:



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< View all 192 Washington DC rentals

Amazing Pad from Celeb House Hunter

1 Review "Outstanding"

E-mail a friend

Photos

Details

Availability

Map

FAQs

2 other travelers have booked this property

Check in Check out Guests

mm/dd/yyyy

mm/dd/yyyy

2

from

\$1,200

/Night

Additional fees may be applied by owner

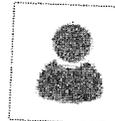
Request to Book

Or, send the owner a message

Send Message

This Property Has Payment Protection

Owner



Douglas J

Speaks English

Listed Since : **Aug 2013**

Response Rate: **35 %**

Response Time: **Within a few days**

Calendar Updated: **10 days ago**

Peace Of Mind Payment Protection

Receive our exclusive payment protection when you pay for this rental

on Tripadvisor. It's how we keep your payment safe, guaranteed.

[Learn more](#)

Other recommended properties



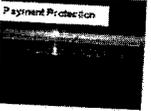
Georgetown Jewel Box...
2 Reviews

3 Bedrooms, 2 Bathrooms,
\$250 min per Night



Beautiful Murray Hill H...
2 Reviews

4 Bedrooms, 2 Bathrooms,
\$425 min per Night



Annapolis Crows Nest ...

5 Bedrooms, 3 Bathrooms,
\$695 min per Night



Property description

Washington DC | Rental Home – 5 Bedrooms, 5 Bathrooms, Sleeps 15

As featured in *Celebrity House Hunters* in the Spring of 2012!
Search for 'Biz Markie House' and watch from .45 seconds to 1.16 seconds. It's a short clip of the full show and it shows a portion of the house!

Spectacular, one-of-a-kind house situated in a private alley among the three most desirable neighborhoods in DC: Georgetown, Adams Morgan, and Dupont Circle! Two carriage houses combined to produce incomparable living spaces— approx. 5,220 square feet, which contains a master bedroom suite (on separate floor) with private bathroom and access to rooftop decks. Also, two large bedroom suites each with private bathrooms! Kitchen, dining room, large recreation/billiard room, elevator (yes, elevator!!), mezzanine office/den, lounge, and 2,000 square feet of outdoor space to i... more

Reviews from our community

Contribute to the TripAdvisor community and help fellow travelers find the perfect vacation rental

[Write a Review](#)



Kim-Yen N

1 review

"Outstanding"

Reviewed November 21, 2014 for a stay in November 2014

I spent 5 nights there with a large group of colleagues.

The house itself is awesome and the location was great (5-min walk to Dupont Circle + many commodities). A house caretaker passed by everyday to clean up, make sure all was good, helping out in case of necessity.

If you are looking for a house to party, this is definitely the place for it (they have a heated swimming pool). However, make sure you are not too noisy after 10pm. DC law is super strict and police came 3 times due to neighbor complaints.

I would definitely recommend the place for any traveller looking for a great place to stay (either large group or possibility to rent a room only). more

Problem with this review?

1-1 of 1 review

1

More Washington DC vacation rentals like this one



\$665 min per Night

Bozman
4 Bedrooms, 2 Bathrooms,
Sleeps 13

8 Reviews

Payment Protection



\$200 min per Night

Adelphi
3 Bedrooms, 2 Bathrooms,
Sleeps 10

1 Review

Payment Protection



\$345 min per Night

Berryville
4 Bedrooms, 2 Bathrooms,
Sleeps 16

1 Review

Payment Protection



\$650 min per Night

Manassas
4 Bedrooms, 3 Bathrooms,
Sleeps 10

1 Review

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Vacation Rentals (2309)

Montreal
Vacation Rentals (526)

More Family destinations:

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Vacation Rentals (477)

Martha's Vineyard
Vacation Rentals (1794)

Bethany Beach
Vacation Rentals (204)

Dewey Beach
Vacation Rentals (40)

Blue Hill
Vacation Rentals (18)

More History & Culture destinations:

Boston
Vacation Rentals (239)

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Elder Access Washington DC Vacation Rentals

Washington DC Vacation Rentals with Pools

Apartments in Washington DC, DC

House Rentals in Washington DC, DC

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Add your rental property to TripAdvisor and FlipKey at no charge. You pay only 3% commission on each confirmed, paid booking.

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Get more exposure

Showcase your property to travelers worldwide actively looking to rent in your destination every month.

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AFFIDAVIT OF RICHARD COWARD
INVESTIGATOR, REGULATORY INVESTIGATION SECTION, BUSINESS
LICENSING DIVISION, DISTRICT OF COLUMBIA DEPARTMENT OF CONSUMER
AND REGULATORY AFFAIRS

I, Richard Coward, having been placed under oath, hereby state the following:

1. I, Richard Coward, am over the age of 18 and competent to give testimony under oath.
2. I am employed as an Investigator in the Regulatory Investigation Section with the District of Columbia Department of Consumer and Regulatory Affairs ("DCRA"). My employment responsibilities include, but are not limited to, conducting inspections of businesses to ensure compliance with both regulatory and professional licensing regulations.
3. 2220 Q Street, N.W., Washington, D.C. 20008 ("the property") is a two story building with a rooftop pool.
4. According to the Real Property Assessment Database, the owner of the property is Douglas G. Jefferies.
5. On February 26, 2015, I was assigned to conduct an investigation of the property to determine whether the property was being used as a rental property and Public Hall without proper licensure or a Certificate of Occupancy Permit. My investigation revealed that Douglas G. Jefferies is operating a "party house" without a Certificate of Occupancy Permit for use of the property as a "Public Hall," and without a One Family Rental, General Business or Public Hall Basic Business License. (See Exhibit 1, Investigative Report.)
6. On February 26, 2015, in response to a complaint submitted to DCRA from the Office of D.C. Councilmember Jack Evans regarding the property 2220 Q Street NW being used as "party house" without proper licensure, I visited the website www.airbnb.com and observed that the property 2220 Q Street NW is being advertised as "Celebrity House Hunter Mansion." (See Exhibit 2.) The website states that the property is available for rent at "party based rates (\$1,500)," and accommodates weddings, convention groups, family reunions, etc. According to the website, the property is capable of accommodating 400 people inside and another 100 people outside. The property has 6 bedrooms (5 beds), 5 bathrooms. The website states that "check in time is 3:00 p.m. and check out time is 11:00 a.m." Some of the amenities provided are a swimming pool, pool table, ping pong, dart board, 4 sun decks, a wrap around garden, etc. The website also lists reviews of past guest who have rented the property.
7. Douglas Jefferies does not possess a Certificate of Occupancy Permit for use of the property as a Public Hall, Bed and Breakfast, and Boarding House. (See Exhibit 3.)
8. Douglas Jeffries is operating a "party house" without a Certificate of Occupancy Permit for use of the property as a "Public Hall," and without a One Family Rental, General

Business or Public Hall Basic Business License. (See Exhibit 4.)

9. Based upon my investigation and review of agency records, I concluded that Douglas Jefferies was violating the following District Regulations:

- (a) D.C.M.R. 11- 3203- Except as provided in 3203.7, 3203.8, or 3203.9, no person shall use any structure, land, or part of any structure or land for any purpose other than a one-family dwelling until a certificate of occupancy has been issued to that person stating that the use complies with the provisions of this title and the D.C. Construction Code, Title 12 D.C.M.R./**Public Hall** (\$2,000)
- (b) D.C. Official Code 47-2851.02- engaging in business without a basic business license or proper license endorsement /**Public Hall** (\$2,000)
- (c) D.C. Official Code 47-2851.02- engaging in business without a basic business license or proper license endorsement /**General Business** (\$2,000)
- (d) D.C. Official Code 47-2851.02- engaging in business without a basic business license or proper license endorsement /**One Family Rental** (\$2,000)

10. Accordingly, I recommended that Douglas Jefferies be referred to Civil Infractions for service of Notice of Infraction, and that the matter be referred to the Office of the Zoning Administrator, as well as Residential Inspections for Code Compliance.

11. On February 26, 2015, I prepared a Notice of Infraction to Defendant Jefferies advising that he has been charged with violating 11 DCMR § 3203 for his failure to obtain a Certificate of Occupancy Permit to operate a Public Hall business at the property AND D.C. Code § 47-2851.02 for:

- (a) Engaging in a rental business without a Basic Business Housing Residential License and One Family Rental endorsement;
- (b) Engaging in a general business without a Basic Business General Business License and General Business endorsement; and
- (c) Engaging in an entertainment business without a Basic Business Entertainment License and Public Hall endorsement.

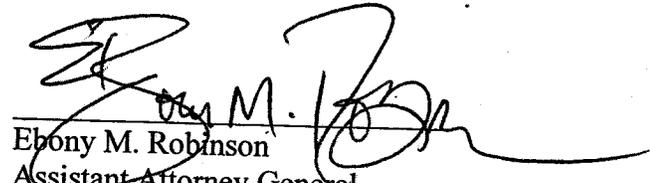
12. On February 27, 2015, I personally served Jefferies with an Order to Cease and Desist all business activity at 2220 Q Street, N.W., immediately. (See Exhibit 5.) I also posted the Order on the front door of the property. (See Exhibit 6.) As I turned to exit the property,

I heard the front door of the property open, and I turned around and observed Mr. Jeffries tear down the postings from his property.

13. On March 26, 2015, I personally served Douglas Jeffries with the Notice of Infraction at the property. (See Exhibit 7.) The Defendant denied the charges.


Richard Coward

Richard Coward personally appeared before me on this 23rd day of April 2015 and made oath that the facts set forth in the above statement are true.


Ebony M. Robinson
Assistant Attorney General
Oath Administered pursuant to D.C. Code § 1-301.113

Department of Consumer and Regulatory Affairs
Business and Professional Licensing Administration
Regulatory Investigations Section

INVESTIGATIVE REPORT

CASE NUMBER : 2015I0292
CASE ASSIGNMENT DATE : February 26, 2015
INVESTIGATOR : Richard Coward

COMPLAINANT

NAME : D.C. Councilmember Jack Evans

RESPONDENT

NAME : Douglas G. Jefferies
ADDRESS : 2220 Q Street NW, Washington, DC 20008-2817
VIOLATION ADDRESS : 2220 Q Street NW

INVESTIGATION SUMMARY

I was assigned (Exhibit #1) to conduct an investigation of the property 2220 Q Street NW to determine whether the property was being used as a rental property and Public Hall without proper licensure or a Certificate of Occupancy Permit. My investigation revealed that Douglas G. Jefferies is operating a "party house" without a Certificate of Occupancy Permit for use of the property as a "Public Hall," and without a One Family Rental, General Business or Public Hall Basic Business License.

INVESTIGATION

On February 26, 2015, in response to a complaint submitted to the Department of Consumer and Regulatory Affairs (DCRA) from the Office of D.C. Councilmember Jack Evans regarding the property 2220 Q Street NW being used as "party house" without proper licensure, I visited the website www.airbnb.com (Exhibit #2) and observed that the property 2220 Q Street NW is being advertised as "Celebrity House Hunter Mansion." The website states that the property is available for rent at "party based rates (\$1,500)," and accommodates weddings, convention groups, family reunions, etc. According to the website, the property is capable of accommodating 400 people inside and another 100 people outside. The property has 6 bedrooms (5 beds), 5 bathrooms. The website states that "check in time is 3:00 p.m. and check out time is 11:00 a.m." Some of the amenities provided are a swimming pool, pool table, ping pong, dart board, 4 sun decks, a wrap around garden, etc. The website also lists reviews of past guest who have rented the property.

AGENCY RECORD

According to Real Property Assessment database (Exhibit #3); the owner of 2220 Q Street NW is Douglas Jefferies.

Certification (Exhibit #4) was received from BLRA on February 26, 2015 stating that Douglas Jefferies does not possess a Certificate of Occupancy Permit for use of the property 220 Q Street



NW as "Public Hall."

Certifications (Exhibit #5) were received from BPLA on February 26, 2015, stating that Douglas Jefferies does not possess a Public Hall, General Business, or a One Family Rental Basic Business License for the property 2220 Q Street NW.

POSSIBLE VIOLATION(S)

D.C.M.R. 11- 3203- Except as provided in 3203.7, 3203.8, or 3203.9, no person shall use any structure, land, or part of any structure or land for any purpose other than a one-family dwelling until a certificate of occupancy has been issued to that person stating that the use complies with the provisions of this title and the D.C. Construction Code, Title 12 D.C.M.R./**Public Hall** (\$2,000)

D.C. Official Code 47-2851.02- engaging in business without a basic business license or proper license endorsement /**Public Hall** (\$2,000)

D.C. Official Code 47-2851.02- engaging in business without a basic business license or proper license endorsement /**General Business** (\$2,000)

D.C. Official Code 47-2851.02- engaging in business without a basic business license or proper license endorsement /**One Family Rental** (\$2,000)

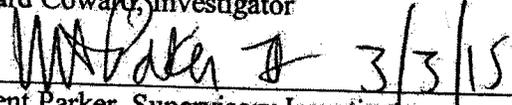
RECOMMENDATION

Refer to Civil Infractions for service of Notice of Infraction.

Refer to the Office of the Zoning Administrator.

Refer to Residential Inspections for Code Compliance.


Richard Coward, Investigator

 3/3/15
Vincent Parker, Supervisory Investigator

ATTACHMENTS

- Exhibit #1-Investigation Request
- Exhibit #2-airbnb.com website documentation
- Exhibit #3-Real Property Assessment documentation
- Exhibit #4-BLRA Certification
- Exhibit #5-BPLA Certifications



Verified Photo

The Space

Property type: House (/s/Washington--DC?type=house)

Accommodates: 16+

Bedrooms: 6

Bathrooms: 5

Beds: 5

Check In: 3:00 PM

Check Out: 11:00 AM

Pet Owner: Dog(s)

Amenities

Kitchen

Internet

TV

Kitchen

Internet

TV

Essentials

Shampoo

Shampoo

Heating

+ More

Suitable for Events

Smoking-Allowed

Wheelchair Accessible

Elevator In Building

Indoor Fireplace

Buzzer/Wireless-Intercom



-  Heating
-  Air Conditioning
-  Washer
-  Dryer
-  Free Parking on Premises
-  Wireless Internet
-  Cable TV
-  Breakfast
-  Pets Allowed (/explore/washington--dc/house/pet-friendly)
-  Family/Kid Friendly (/explore/washington--dc/house/family-friendly)

- Doormen
-  Pool (/explore/washington--dc/house/pool)
- Hot Tub
- Gym
- Smoke Detector
- Carbon Monoxide Detector
- First Aid Kit
- Safety Card
- Fire Extinguisher

Prices

Extra people: \$100 / night after the first guest

Cancellation: Strict (/home/cancellation_policies#strict)

Description

The Space

CONVENIENT So conveniently located, you'll save money staying here. 98% WalkScore rating online means everything is conveniently located to the house. The subway (METRO) is 2 blocks away. There are 100 restaurants within walking distance. Plus, the house is entertaining itself, from the heated swimming pool, pool table, ping pong table, poker table, darts, and games.

AMENITIES. The living room and cooks kitchen offer a large space for gatherings while others are playing pool or ping pong or swimming. Plus, parents or adults can keep an eye on the swimmer from the living room from the underwater window in the pool.

PARTIES

This over-the-top space is capable of accommodating up to 400 people inside, and another 100 people outside

Event rates: \$1,500. for up to 50 people than \$20 per person thereafter. Rates double for additional guests above the reservation number.

This nearly 6,000 Square foot, this 5 bedroom, 5 bathroom house features a swimming pool, pool table, ping pong, dart board, poker table, 4 sun decks, a wrap around garden, two koi ponds, a 25 foot stone waterfall, and more.

The master suite has a fireplace, private bathroom and two private decks.

The fifth bedroom is a loft style overlooking the living room with an office and sitting area overlooking the living room and window into the swimming pool.

The house has a 1,000 SF open kitchen, living room and dining room area. There is also the Game room with a pool table, ping pong, darts, card table, and even a slot machine!

This house offers every kind of outdoor space; sunny, shady, covered, comfortable, one even has a gorgeous city sky line views of Roslyn and Rock Creek Park. From the top deck you can even see the Washington Monument. "Just the tip" Point it out to others. Follow the Church roof line to the far left. You'll get it.

The space is stimulating. The attention to detail and imaginative design is one of a kind!

The house loves to host families, convention groups, receptions, private concerts, celebrity accommodations, and more.

The House is available for private events. Rates vary depending on the details of the event. The base rate is \$1,500. for up to 50 people, than \$20 per person thereafter.

This house can accommodate nearly any request. Please shall specifics details about your event and be as accurate as possible.

SURPRISES prevents us from creating the best experience possible for you and your guests.

Check-in: 3pm - Early check-in based on availability.

Check-out: 11am - Late check out based on availability.

Please let us know in advance. Luggage storage available.

Supplies: We provide fresh sheets, blankets and towels, soap, shampoo, and conditioner.

We are looking forward to your stay here in DC!!

Guest will be given an access code to the front door and garage door.

If I am in town I will either stay in the basement apartment, or near by. I am available to help navigate the house which is often helpful given the various complexities and size of the house.

The house has a 98% out of 100% on (website hidden)

This gorgeous neighborhood is conveniently located and within walking distance to the following.

- 1 block from Rock Creek Park and Parkway.
- 2 blocks from Dupont Circle and Metro.
- 3 blocks from Georgetown & Phillips Collection.
- 4 blocks from more than 40 restaurants.
- 5 blocks from the Washington Hilton.
- 7 blocks from Adams Morgan.
- 10 blocks from the White House.

Rock creek park and parkway are one block from the house. The park offers running trails, workout stations, and access to the creek. The parkway access road is two blocks away which makes everything easy and fast to get to. Airport 8 minutes away.

Capitol Hill 10 minutes away.

FedEx Field 33 minutes away.

The house has a 98% out of 100% on (website hidden)

This gorgeous and extremely safe neighborhood is within walking distance to the following.

- 1 block from Rock Creek Park and Parkway.
- 2 blocks from Dupont Circle and Metro.
- 3 blocks from Georgetown & Phillips Collection.
- 4 blocks from more than 40 restaurants.
- 5 blocks from the Washington Hilton.
- 7 blocks from Adams Morgan.
- 10 blocks from the White House.

Driving in and out of the house is as easy as in gets in DC. There are two parking spaces feet from the front door of the house.

The Rock Creek parkway exit and entrance (a main artery with limited lights) is two blocks away which makes everything easy and fast to get to. Such as:

Airport - 8 minutes away.

Capitol Hill - 10 minutes away.

FedEx Field- 33 minutes away.

Upon check out, please strip the beds and leave them in a pile with used towels.

Please take all of the food and beverages you brought with you.

All dishes should be washed and left on the kitchen counter. It's easier for us to put things away.

Please put all trash in trash bags and place them to the right of the outdoor water fountain. The door is near the only bathroom on the first floor.

Someone will be by each day to feed the fish, turtles and plants.

If you'd like us to make the bed and provide fresh towels please let us know.

Guest will be given an access code to the front door and garage door.

If I am in town I will either stay in the basement apartment, or near by. I am available to help navigate the house which is often helpful given the various complexities and size of the house.

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- 7 blocks from Adams Morgan.
- 10 blocks from the White House.

Rock creek park and parkway are one block from the house. The park offers running trails, workout stations, and access to the creek. The parkway access road is two blocks away which makes everything easy and fast to get to. Airport 8 minutes away.

- Capitol Hill 10 minutes away.
- FedEx Field 33 minutes away.

The house has a 98% out of 100% on (website hidden)

This gorgeous and extremely safe neighborhood is within walking distance to the following.

- 1 block from Rock Creek Park and Parkway.
- 2 blocks from Dupont Circle and Metro.
- 3 blocks from Georgetown & Phillips Collection.
- 4 blocks from more than 40 restaurants.
- 5 blocks from the Washington Hilton.
- 7 blocks from Adams Morgan.
- 10 blocks from the White House.

Driving in and out of the house is as easy as in gets in DC. There are two parking spaces feet from the front door of the house.

The Rock Creek parkway exit and entrance (a main artery with limited lights) is two blocks away which makes everything easy and fast to get to. Such as:

- Airport - 8 minutes away.
- Capitol Hill - 10 minutes away.
- FedEx Field- 33 minutes away.

Upon check out, please strip the beds and leave them in a pile with used towels.

Please take all of the food and beverages you brought with you.

All dishes should be washed and left on the kitchen counter. It's easier for us to put things away.

Please put all trash in trash bags and place them to the right of the outdoor water fountain. The door is near the only bathroom on the first floor.

Someone will be by each day to feed the fish, turtles and plants.

If you'd like us to make the bed and provide fresh towels please let us know.

Guest Access

The guests have access to everything except the garage, and any locked closets or doors.

Interaction with Guests

If I am in town, I will be available whenever needed.

The Neighborhood

Right behind Embassy Row, it's the safest neighborhood in DC. It's walking distance to Dupont Circle, Georgetown and Adams Morgan and the White House. Two blocks from the Metro (subway).

Getting around

The bus stop is one block away.

The Metro is two blocks away.

Bike Share is two blocks away.

Other Things to Note

It's the coolest house in DC. You're gonna love it. Check out the reviews.

+ More

House Rules

-smoking is permitted on the first floor in the wrap around garden and on the upper deck where ash trays can be found.

-Noise levels controlled outside. At 10pm the outside areas are closed during gatherings to control noise.

Please park tightly in the two legal spaces we have, they're slated. Parking illegally in the alley is prohibited.

-Respect the house.

-Kitchen. Coffee, juice, bottled water, and soft drinks, breakfast sandwiches or pancakes

If you consume beer, wine, or alcohol or an other food, please leave an ample enough to replace.

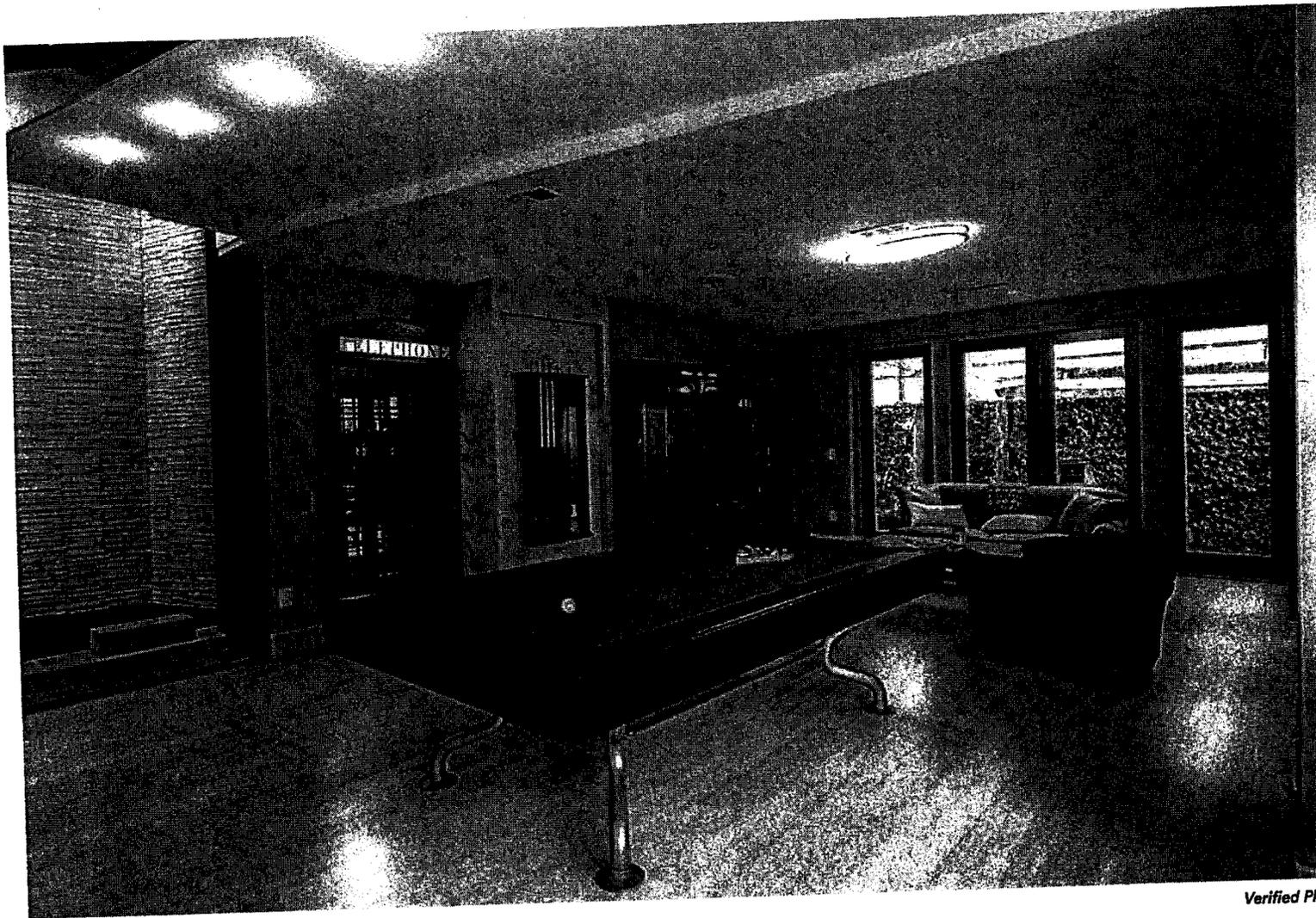
The house is created to host almost any type of gathering. We would love to accommodate all guests for such parties with pleasure as long as the details for the event are thoroughly thought out and pre-approved by me or my staff. Entertaining guests must be pre-approved. With notice the cost per person for party is only \$20. (spontaneous entertainment fee \$50 per person).

+ More

Availability

1 night minimum stay

[View Calendar](#)



Verified P

PING PONG and a POOL TABLE

34 Reviews ★★★★★

- Summary
- Accuracy
- Communication
- Cleanliness
- Location
- Check In
- Value

★★★★★
 ★★★★★★
 ★★★★★★
 ★★★★★★
 ★★★★★★
 ★★★★★★
 ★★★★★★



(/users/show/2749055)

Megan (/users/show/2749055)

Doug's house is stunning! We were greeted by Doug and his beautiful dog Haiti when we arrived and he gave us a tour of the accommodations. Doug was very available to us during our stay -- one night when we had questions about turning on the fireplace, he responded via text within a few minutes. The only part that was a little surprising was when Doug came through the main living room area a few times to check on us and do work around the house. It wasn't bothersome but since the ad had said it was a listing for the entire home/apt, I had thought we would have the whole premise to ourselves undisturbed. This was never an issue but I did want to give other travelers a heads up.

Thanks again Doug for your hospitality and for letting us stay :)

+ More

January 2015



(/users/show/23486423)

Andrew (/users/show/23486423)

Great place to have a party! Everyone was impressed :)

Some friends and I rented Doug's house to host a New Year's Eve party for 215 people, and could not have been happier with the venue. The house didn't even seem crowded because of the distributed layout (it's really 2 houses combined via a 2-story open living room and rooftop deck with a heated pool).

Doug had his handyman Geo help us with all of the setup, breakdown and cleanup, which was a HUGE help. (thanks again Geo - you're the man).

The house is centrally located in the Dupont area (about 2 blocks from Dupont Circle), and exceeded all of our guest's expectations. Whatever your event is (for example: wedding reception, bachelor party, birthday party, new year's eve party, etc) this place is perfect!

+ More

January 2015



(/users/show/20895302)

Matthew (/users/show/20895302)

We had an overwhelmingly positive experience at Doug's place where we hosted our 50 person wedding ceremony and reception. The house is made for parties. It's got a really cool layout, a great sound system, and plenty of space for people to hang out. Doug was also a really considerate host. He talked me through the reservation process (which is a little more complicated for an event), he was super helpful with getting situated for everything, and he even made a sign with our names on it to help our guest find the house, which despite its excellent location, is a little hidden. I'd have no reservations recommending this house for potential guests.

+ More

December 2014



(/users/show/3696658)

Zachery (/users/show/3696658)

This was the best stay of my life. Doug was the perfect host--kind, helpful, professional. The house is amazing in every way, and the location cannot be beat. In every way, this is a dream location, highly recommended to anyone coming to DC.

+ More

October 2014



(/users/show/1645217)

Paul (/users/show/1645217)

We had our wedding reception at Doug's amazing party house. The house is loads of fun. It's enormous and capable of handling parties far larger than ours. The roof decks, the game room, etc... my guests were greatly impressed and the party will be one that we always remember.

When we arrived Doug helped us unload and asked about everything we would need and did his very best to accommodate. He also had one staff member, Jason, help us with setup and stayed through the first two hours of the party to ensure everything went smoothly. When we realized we had forgot our bottled water at home he arranged to have some delivered. Thanks Jason!

If there were things that weren't great... I guess the communication leading up to the party was sparse and frustrating. Doug spends much of his time in Haiti for his Mission Results work. He was employing a service called Guesty to manage his correspondence. The triangular discussions between myself, Guesty, and Doug were not productive. Responses were not timely and generally incomplete. A non-answer would be followed up a week of silence. Doug is rightfully reevaluating his use of Guesty. I think Guesty can probably handle his typical lodging bookings where they just arrange key drops for a traveler renting a bedroom but they seem unable to be helpful for those of us who need to know more information for event planning.

The only other thing I was less than thrilled about was the method Doug used for counting guests. We understood we'd be charged \$20 per guest and were fine with that. But he doesn't manage that via an honor system. He reviews videotape from security cameras. At checkout he told me I had 6 guests more than I knew I possibly could have. The number was higher than our RSVPs. And we had several no shows and no unexpected people show up. So a few guests must have been inadvertently double counted when he was scanning his security footage and deriving his number. To his credit he was willing to let me sit down and go through all the footage and come up with my number. He was willing to be transparent. But we were headed to a brunch event with our wedding party and didn't have time to jump through those extra hoops and conceded to his number.

Our event was great. The house was great. We'd do it all over again. And while I never nitpick my Airbnb experiences in reviews I did feel in this case the negatives I brought up were critical enough for people to potentially planning parties to know about.

+ More

September 2014



(/users/show/556516)

Jeffrey (/users/show/556516)

Doug's house exceeded all expectations. I used it to host my wife's 30th birthday party and a pre dinner. Doug was away, but Jason, who hosted in his stead was more attentive than I could have imagined. If we needed anything he was moving to provide it before the request was fully made. He assisted the chef I brought in and helped to navigate the shift from our family dinner to the full party.

The pictures of the house don't do it justice and it was perfect for our guests, who fell in love with the space. It offers something for every guest and allowed us to create themed spaces that added to the night. The sound system in the house was so great we didn't need a DJ, and despite the parking challenges in the neighborhood, Jason helped to make arrangements for our guests coming in from outside the area that had to drive.

We only had one problem with our experience. The company that booked the house for the day after us was aggressive; coming into the home while we were there with little regard for our space and looking for us to check out earlier than agreed on the next day. Jason handled them politely, and reassured us that we would not be rushed. Because of the popularity of the property the logistics of getting in to set up for an event could have been better planned. But Jason made what could have been an uncomfortable situation, manageable.

What I love most about the house is the fact that the proceeds go to support Doug's work in Haiti. The country remains in need, and anyone working in earnest to support the people there should be supported. Thank you Doug for your work....and your house.

+ More

July 2014



(/users/show/574192)

Yolanda (/users/show/574192)

This place is truly amazing. Doug and his team go the extra mile to make sure you have an amazing time. They provided a place that is just incredible and gave additional help like room set up, and help with our drinks and food serving. I truly felt like an A-list with this place from start to finish. Worth every penny.

+ More

July 2014

This host has 6 reviews for other properties.

[View Other Reviews \(/users/show/3738638\)](/users/show/3738638)

[▶ \(/rooms/this_hosting_reviews/789295?reviews_page=2\)](/rooms/this_hosting_reviews/789295?reviews_page=2)

About the Host, Doug



(/users/show/3738638)

I've lived in this neighborhood and this ever growing house for over a decade. My passion and work in Haiti consumes most of my day outside of work in the fitness industry, and walking my 2 year old Husky/ Shepard puppy who has a very cool disposition and is loved by EVERYONE that meets him, including dog skeptics.

View full profile (/users/show/3738638)
+ More

Washington, District of Columbia, United States
Member since October 2012
Response rate: 90%
Response time: within a few hours

Contact Host

Connections

Are you or your friends connected with this host?

Connect with Facebook (https://www.facebook.com/v2.0/dialog/oauth?client_id=138566025676&redirect_uri=https%3A%2F%2Fwww.airbnb.com%2Fauthenticate&scope=email%2Cuser_birthday%2Cuser_lk)

Trust

40

Reviews

(/users/show/3738638#reviews)



Verified ID

Kalorama (<http://www.airbnb.com/locations/washington-dc/kaloram>)
Dignified denizens in distinguished dwellings.

Neighborhood

exclusive · quiet streets · stunning homes · residential · historic · community

Q Street Northwest, (/s/Q-Street-Northwest-Washington--DC) Washington, (/s/Washington--DC) District of Columbia, (/s/District-of-Columbia--United-States) United S
(/s/United-States)

\$ 650

Similar Listings

Georgetown 4brdm Townhouse w Roofdeck
(/rooms/1628675)
Entire home/apt — 1.5 miles away

Georgetown Townhouse
(/rooms/3476805)
Entire home/apt — 0.9 miles away

In the Heart of It All
(/rooms/1947438)
Entire home/apt — 0.3 miles away

Totally Renovated 15 & P St. NW 26
(/rooms/3897993)
Entire home/apt — 0.8 miles away

Woodland Oasis minutes to DC
(/rooms/3626804)
Entire home/apt — 4.9 miles away

Georgetown Elegance - 3BR 3.5BA
(/rooms/4936102)
Entire home/apt — 0.5 miles away

Space and convenience in Wash DC
(/rooms/4275023)
Entire home/apt — 2.6 miles away

3 Story C H Brownstone-Sleeps 15
(/rooms/620315)
Entire home/apt — 1.7 miles away

Historic Mansion, Large & Imposing
(/rooms/1576762)
Entire home/apt — 0.8 miles away

Booth House 4 Rent-March 2015deal!
(/rooms/242350)
Entire home/apt — 7.0 miles away

Secure Parking & Beautiful Garden
(/rooms/1550867)
Entire home/apt — 3.4 miles away

2 Unit Rowhouse Close to Everything
(/rooms/5116735)
Entire home/apt — 1.3 miles away

1987 Sears Home - Great 4 Families
(/rooms/964576)
Entire home/apt — 7.3 miles away

Need a replacement roommate
(/rooms/4604242)
Private room — 2.5 miles away

National Harbor 3BR.President Suite
(/rooms/4923141)
Entire home/apt — 9.0 miles away

Exotic designer Colonial w/mod cons
(/rooms/5365153)
Entire home/apt — 5.5 miles away

Large Victorian Mini Mansion
(/rooms/4519011)
Entire home/apt — 2.8 miles away

Inaugural Stay-Close to Metro/Bus
(/rooms/850044)
Private room — 6.1 miles away

Beautiful Home in McLean, VA
(/rooms/1856806)
Entire home/apt — 4.7 miles away

Studio Apartment in NoMa
(/rooms/4456992)
Entire home/apt — 2.3 miles away

Home for rent Inauguration 2013
(/rooms/861661)
Entire home/apt — 6.3 miles away

Self-Service Community B & B
(/rooms/2389921)
Entire home/apt — 13.0 miles away

\$1200 (Bed Included) Room Available
(/rooms/3674676)
Private room — 6.6 miles away

[1471-3BR] - Penthouse
(/rooms/16996)
Entire home/apt — 1.4 miles away



English

USD

[About \(/about/about-us\)](#) [Jobs \(/jobs\)](#) [Press \(/press/news\)](#) [Blog \(http://blog.airbnb.com\)](#) [Terms & Privacy \(/terms\)](#)


(https://www.airbnb.com/rooms/789295)

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs



February 27, 2015

Permit Operations Division
Department of Consumer and Regulatory Affairs
Permit Operations Division
1100 4th Street, S.W. Suite E270
Washington, D.C. 20024

2220 Q STREET, N.W.
WASHINGTON, D.C.

To Whom It May Concern:

I Jeff Mason state that:

I am the Records Room Manager, for the Department of Consumer and Regulatory Affairs, District of Columbia Government.

My office has the responsibility for researching the existence of and or maintaining all documents associated with issued Building Permits, Certificates of Occupancy, Home Occupancy Permits, Electrical Permits, Plumbing Permits and A/C Permits.

A search of the authentic records in the Records Management Branch at 1100 4th Street, S.W., Suite E270, Washington, D.C. 20024, was conducted for the address: 2220 Q STREET, N.W. OWNER(S), DOUGLAS G. JEFFERIES (USE), PUBLIC HALL/BED & BREAKFAST/BOARDING HOUSE. The search of the records was for the timeline: JANUARY 1, 2015 to February 26, 2015. There were no records located in the categories below:

{ } Building Permit { X } Certificate of Occupancy { } Home Occupancy

{ } Electrical Permit { } Plumbing Permit { } A/C Permit

If you have any questions, please contact me on 202-442-4480.

Regards,

Jeff Mason,
Records Room Manager

PLAINTIFF'S
EXHIBIT

3

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
Business and Professional Licensing Administration
Business Licensing Division



CERTIFICATION

I HEREBY CERTIFY that a search of the official Business Licensing Division records for **Douglas G. Jeffries** revealed that:

A Basic Business **Housing: Residential** license endorsement for **"One Family Rental"** has not been issued for **"2220 Q Street N.W., Washington, DC 20008"** for the date of **February 26, 2015.**

A Basic Business **Housing: Transient** license endorsement for **"Boarding House"** has not been issued for **"2220 Q Street N.W., Washington, DC 20008"** for the date of **February 26, 2015.**

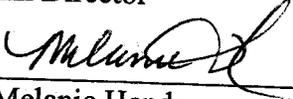
A Basic Business **Housing: Transient** license endorsement for **"Bed and Breakfast"** has not been issued for **"2220 Q Street N.W., Washington, DC 20008"** for the date of **February 26, 2015.**

A Basic Business **General Business** license endorsement for **"General Business"** has not been issued for **"2220 Q Street N.W., Washington, DC 20008"** for the date of **February 26, 2015.**

A Basic Business **Entertainment** license endorsement for **"Public Hall"** has not been issued for **"2220 Q Street N.W., Washington, DC 20008"** for the date of **February 26, 2015.**

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of this office to be affixed as of the 26th day of February 2015.

Melinda Bolling
Interim Director

By: 
Melanie Henderson
Business Licensing Specialist
Business Licensing Division

Muriel Bowser
Mayor



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs



Office of Business Compliance

February 27, 2015

Douglas Jeffries
2220 Q Street NW
Washington, DC 20008

ORDER TO CEASE AND DESIST

This is an official notice from the Department of Consumer and Regulatory Affairs (DCRA) that you are hereby ordered to **Cease and Desist** all business activity at 2220 Q Street N.W., immediately. This order also serves as official notice that there are no Basic Business Licenses or a Certificate of Occupancy for this property. You have been engaging in business activity at this property in violation of D.C. Official Code §47-2851.02 and 12 DCMR §110A.1. This unlicensed business has resulted in numerous calls for service to the Metropolitan Police Department (MPD). Additionally, you continue to advertise the property in the public domain, despite the lack of required business licenses and certificate of occupancy.

For your information, the criminal penalty for operating without a business license is three hundred dollars (\$300), or imprisonment for not more than ninety (90) days. Civil Fines, penalties, and fees may be imposed as alternative sanctions of the Department of Consumer and Regulatory Affairs Civil Infractions Act of 1985 (the "Act"), or any rules and regulations issued under the authority of this Act, pursuant to Titles I-III of the Act. Adjudication of any infraction of the Act shall be pursuant to Titles I-III of the Department of Consumer and Regulatory Affairs Civil Infractions Act of 1985. See D.C. Official Code § 47-2846. Operating without a license in the District of Columbia is a Class 1 infraction, 16 DCMR § 3301.1(u), which carries a fine of \$2,000 for the first offense. Subsequent offenses may incur higher fines with a \$ 16,000.00 fine for the fourth and subsequent offenses.

For information regarding this order, please call DCRA at 202-442-4512.

Vincent Parker
Business Compliance Manager
DCRA

PLAINTIFF'S
EXHIBIT

5

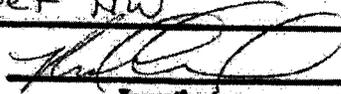
PERSONAL SERVICE STAMP
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Personally served upon Douglas Jeffries

by the undersigned this 27th day of February, 2015.

Personal service Attempted (Date _____, Time _____.)

Comments Service made on owner at
2220 Q Street NW


Investigator

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs



Office of Business Compliance

February 21, 2008
1200 22nd Street, NW
Washington, DC 20037

REBUTABLE PRESUMPTION

Section 2022 of the District of Columbia Code provides that a person who is a resident of the District of Columbia and who is a member of a family that is a family unit shall be presumed to be a resident of the District of Columbia for purposes of the District of Columbia's tax laws. This presumption may be rebutted by clear and convincing evidence that the person is not a resident of the District of Columbia. The burden of proof is on the person who seeks to rebut the presumption.

The presumption applies to a person who is a resident of the District of Columbia and who is a member of a family unit. A family unit is defined as a person and that person's spouse, child, or dependent child. The presumption applies to a person who is a resident of the District of Columbia and who is a member of a family unit that is a family unit for purposes of the District of Columbia's tax laws. The presumption may be rebutted by clear and convincing evidence that the person is not a resident of the District of Columbia. The burden of proof is on the person who seeks to rebut the presumption.

Section 2022 of the District of Columbia Code provides that a person who is a resident of the District of Columbia and who is a member of a family unit shall be presumed to be a resident of the District of Columbia for purposes of the District of Columbia's tax laws.

[Handwritten Signature]

Director of Business Compliance

PLAINTIFF'S
EXHIBIT
2

NOTICE OF INFRACTION

Notice No. **S703417**

Issuing Agency: DOH DMH DCRA
 DDOE FEMS Other _____

Date of Service 1/1

Location of Infraction: 2220 Q Street NW
Type of Location: Vacant Lot Construction Site Occupied Other _____

Business/Company Name Jefferies, Douglas G Charge as Respondent (circle): YES NO Telephone Number _____

Individual Name (Last, First, Middle) 2220 Q Street NW Charge as Respondent (circle): YES NO Telephone Number _____

Mailing/Email Address Washington DC 20008-2817
City State Zip Code

Business License/Permit Type _____ Business License/Permit No. _____

You are charged with violating the District of Columbia laws or regulations stated below. You MUST answer the charge(s) within 15 calendar days of the date of service noted above (20 calendar days if you received this by mail). You must indicate below each infraction whether you ADMIT, ADMIT WITH EXPLANATION or DENY. Instructions on back.

If you DENY one or more of the infractions, you must appear for a hearing. You will receive a separate order from the Office of Administrative Hearings advising you where and when to appear for your hearing.

D.C. Official Code AND/OR D.C. Municipal Regulation Citation	Fine for Infraction	
D. C. Code 47-2851.02	\$ 2,000	

Nature of Infraction Engaging in business without a Basic Business Housing Residential license endorsement for One Family Rental
Date of Infraction 2/26/2015 Time of Infraction 12:00 PM Previous Infractions Committed 1 2 3 4

ANSWER: ADMIT (Pay Fine) DENY (Appear for a Hearing) ADMIT WITH EXPLANATION (Hearing by Mail)

Signature _____

D.C. Official Code AND/OR D.C. Municipal Regulation Citation	Fine for Infraction	
D. C. Code 47-2851.02	\$ 2,000	

Nature of Infraction Engaging in business without a Basic Business General Business license endorsement (General Business)
Date of Infraction 2/26/2015 Time of Infraction 12:00 PM Previous Infractions Committed 1 2 3 4

ANSWER: ADMIT (Pay Fine) DENY (Appear for a Hearing) ADMIT WITH EXPLANATION (Hearing by Mail)

Signature _____ Total Fines and Penalties \$ 8,000

WARNING: If you fail to answer each charge on this Notice within 15 calendar days of the date of service (20 calendar days if you received this by mail), you will be subject to a penalty equal to twice the amount of the fine, in addition to the fine itself, and to the entry of a default order without additional notice. You also may be subject to other penalties and actions allowed by law including suspension or non-renewal of your license or permit, the sealing of your business, a lien being placed on your property, and attachment of your equipment. For information, call (202) 442-9094.

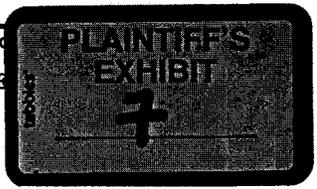
I personally declare under penalty of perjury that I observed and/or determined that the infraction(s) charged have been committed.
I further certify under penalty of perjury that (CHECK ONE):
 the Respondent is not in the military service of the United States.
 the Respondent is in the military service of the United States.
 I am unable to determine whether the Respondent is in the military service of the United States.

Inspector's/Investigator's Signature Richard Lona Print Name Richard Lona Date 2/26/2015 Badge/Identification Number 269

Sign my name below to acknowledge receipt of this Notice and not as an admission of guilt or liability to the charge(s) listed.

Respondent's Signature _____ Print Name _____ Date _____ Telephone _____

Form OAH-412, Rev. 8-10 OAH (WHITE) RESPONDENT (YELLOW) INSPECTOR (PINK) ENFORCEMENT (GREEN)



GOVERNMENT OF THE DISTRICT OF COLUMBIA

NOTICE OF INFRACTION
SUPPLEMENTAL INFRACTION(S) FORM

NOI No. 5703417

INSTRUCTIONS: This form is used in conjunction with the issuance of the Notice of Infraction (NOI) noted above. You are also charged with the infractions listed below, occurring at the location specified on the Notice of Infraction (NOI). You may respond to these infractions by following the instructions provided on the back side of the Notice of Infraction (NOI) issued to you. Your total amount due is noted on the front side of the Notice of Infraction (NOI) issued to you and includes all of the infractions listed.

D.C. Official Code AND/OR D.C. Municipal Regulation Citation <u>D.C. Code 47-2851.02</u>	Fine for Infraction \$ <u>2,000</u>	Statutory Penalty (if applicable) \$
---	--	---

Nature of Infraction Engaging in business without a Basic Business Entertainment license endorsement (Public Hall)
 Date of Infraction 2/26/2015 Time of Infraction 12:00 PM Previous Infractions Committed 1 2 3 4

ANSWER: ADMIT (Pay Fine) DENY (Appear for a Hearing) ADMIT WITH EXPLANATION (Hearing by Mail)
 Signature _____

D.C. Official Code AND/OR D.C. Municipal Regulation Citation <u>11 DC MR 3203</u>	Fine for Infraction \$ <u>2,000</u>	Statutory Penalty (if applicable) \$
--	--	---

Nature of Infraction Failure to obtain a Certificate of Occupancy Permit (Public Hall)
 Date of Infraction 2/26/2015 Time of Infraction 12:00 PM Previous Infractions Committed 1 2 3 4

ANSWER: ADMIT (Pay Fine) DENY (Appear for a Hearing) ADMIT WITH EXPLANATION (Hearing by Mail)
 Signature _____

D.C. Official Code AND/OR D.C. Municipal Regulation Citation	Fine for Infraction \$	Statutory Penalty (if applicable) \$
--	---------------------------	---

Nature of Infraction _____
 Date of Infraction _____ Time of Infraction _____ Previous Infractions Committed 1 2 3 4

ANSWER: ADMIT (Pay Fine) DENY (Appear for a Hearing) ADMIT WITH EXPLANATION (Hearing by Mail)
 Signature _____

D.C. Official Code AND/OR D.C. Municipal Regulation Citation	Fine for Infraction \$	Statutory Penalty (if applicable) \$
--	---------------------------	---

Nature of Infraction _____
 Date of Infraction _____ Time of Infraction _____ Previous Infractions Committed 1 2 3 4

ANSWER: ADMIT (Pay Fine) DENY (Appear for a Hearing) ADMIT WITH EXPLANATION (Hearing by Mail)
 Signature _____

D.C. Official Code AND/OR D.C. Municipal Regulation Citation	Fine for Infraction \$	Statutory Penalty (if applicable) \$
--	---------------------------	---

Nature of Infraction _____
 Date of Infraction _____ Time of Infraction _____ Previous Infractions Committed 1 2 3 4

ANSWER: ADMIT (Pay Fine) DENY (Appear for a Hearing) ADMIT WITH EXPLANATION (Hearing by Mail)
 Signature _____

I sign my name below to acknowledge receipt of this Notice of Infraction and not as an admission of guilt or liability to the charge(s) listed.

Respondent's Signature _____ Print Name _____ Date _____
 OAH (WHITE) RESPONDENT (YELLOW) INSPECTOR (PINK) ENFORCEMENT (GOLDENROD)

DISTRICT OF COLUMBIA GOVERNMENT
CERTIFICATE OF SERVICE

Complete either Section A or Section B, but NOT both.

SECTION A. FOR PERSONAL DELIVERY OR CONSPICUOUS POSTING

The undersigned declares that he or she is over 18 years of age and personally served a true copy of this notice on:

Respondent OR

Respondent's agent OR

A person over age 16, who resides or is employed at the last known home/business address of Respondent/Respondent's agent OR

Conspicuous posting on the Respondent's last known home or business address.

Time Served 1:50 PM Date Served 3/26/2015

Name of Business Served (if applicable) Douglas Jefferies

Name of Person Served 2220 Q Street NW

Address of Business/Person Served Washington DC 20008-2817

The undersigned herein best describes the person served as follows:

Gender	<input checked="" type="radio"/> Male	<input type="radio"/> Female				
Age	<input type="radio"/> 16-20 years	<input type="radio"/> 21-35 years	<input checked="" type="radio"/> 36-50 years	<input type="radio"/> 51-65 years	<input type="radio"/> Over 65 years	
Hair	<input type="radio"/> Black	<input checked="" type="radio"/> Dark/Brown	<input type="radio"/> Light/Blonde	<input type="radio"/> Gray/White	<input type="radio"/> Red	<input type="radio"/> Balding
Height	<input type="radio"/> Under 5'	<input checked="" type="radio"/> 5'-5'6"	<input type="radio"/> 5'7"-5'11"	<input type="radio"/> 6'0"-6'6"	<input type="radio"/> Over 6'6"	
Race/Ethnicity	<input type="radio"/> African Amer.	<input type="radio"/> Asian/Pacific	<input type="radio"/> Hispanic	<input checked="" type="radio"/> White	<input type="radio"/> Unknown	
Other (Please Specify)						

Inspector's/Investigator's Signature [Signature] Print Name Richard Leonard Badge/Identification Number 269

SECTION B. FOR MAIL DELIVERY

The undersigned declares that he or she is over 18 years of age and

Mailed or caused to be mailed a true copy of this Notice to the Respondent[s] at the mailing address shown on reverse side OR

Mailed or caused to be mailed a true copy of this Notice to the Respondent[s] at the mailing address shown below:

Name of Business Served (if applicable)

Name of Person Served

Mailing Address of Business/Person Served

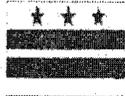
City, State, Zip

Date of Mailing _____ Form (Circle) First Class Mail Certified Mail/RRR Delivery Confirmation

Signature _____ Print Name _____ Badge/Identification Number _____

WARNING: SUBMISSION OF A FALSE STATEMENT IS A CRIME PUNISHABLE UNDER D.C. CODE § 22-2514.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
Business and Professional License Administration
Business License Division



CERTIFICATE

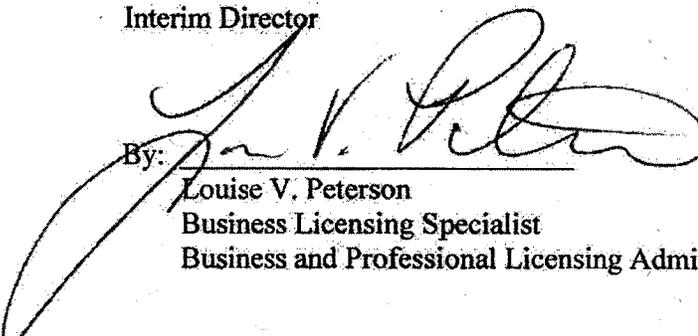
I HEREBY CERTIFY that a search of the official licensing records in the Business License Division revealed that:

A Basic Business **General Business** license endorsement for "**General Business**" has not been issued for the premise **2220 Q Street, N.W. Washington, DC 20008** for the period of **January 1, 2015 to the present.**

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of this office to be affixed as of the 13th day of April 2015.

Melinda Bolling
Interim Director

By:


Louise V. Peterson
Business Licensing Specialist
Business and Professional Licensing Administration

Muriel Bowser
Mayor

Exhibit
3

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
Business and Professional License Administration
Business License Division



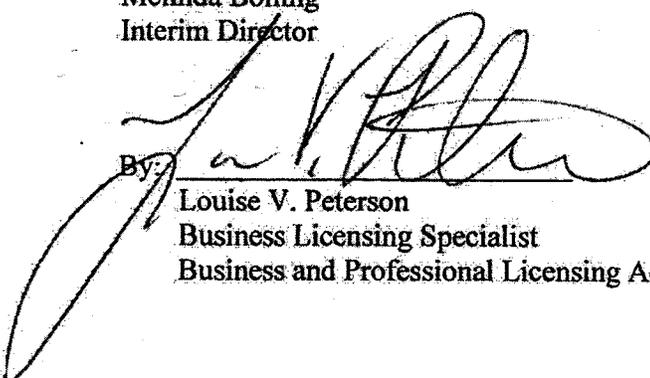
CERTIFICATE

I HEREBY CERTIFY that a search of the official licensing records in the Business License Division revealed that:

A Basic Business **Housing: Residential** license endorsement for “**One Family Rental**” has not been issued for the premise **2220 Q Street, N.W. Washington, DC 20008** for the period of **January 1, 2015 to the present.**

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of this office to be affixed as of the **13th day of April 2015.**

Melinda Bolling
Interim Director

By: 

Louise V. Peterson
Business Licensing Specialist
Business and Professional Licensing Administration

Muriel Bowser
Mayor

Exhibit
4

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
Business and Professional License Administration
Business License Division



CERTIFICATE

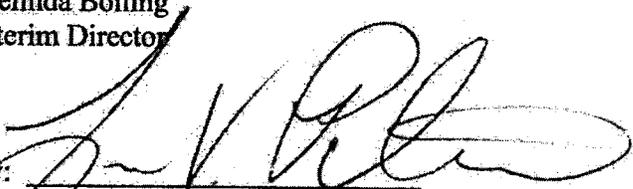
I HEREBY CERTIFY that a search of the official licensing records in the Business License Division revealed that:

A Basic Business Entertainment license endorsement for "Public Hall" has not been issued for the premise 2220 Q Street, N.W. Washington, DC 20008 for the period of January 1, 2015 to the present.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of this office to be affixed as of the 13th day of April 2015.

Melinda Bolling
Interim Director

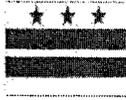
By:


Louise V. Peterson
Business Licensing Specialist
Business and Professional Licensing Administration

Muriel Bowser
Mayor

Exhibit
5

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
Business and Professional License Administration
Business License Division



CERTIFICATE

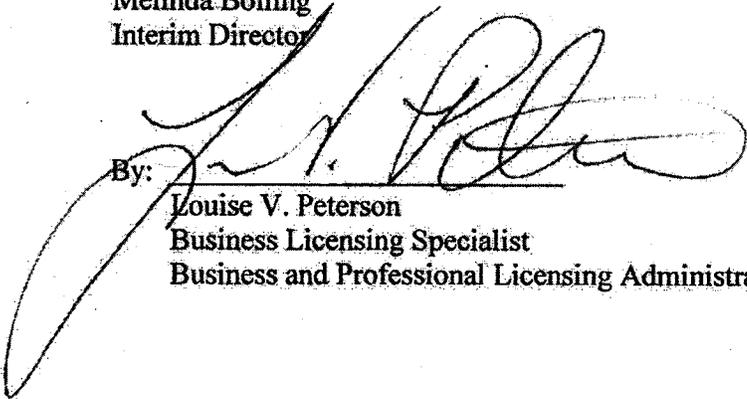
I HEREBY CERTIFY that a search of the official licensing records in the Business License Division revealed that:

A Basic Business Housing: Transient license endorsement for "Boarding House" has not been issued for the premise 2220 Q Street, N.W. Washington, DC 20008 for the period of January 1, 2015 to the present.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of this office to be affixed as of the 13th day of April 2015.

Melinda Bolling
Interim Director

By:

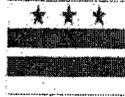

Louise V. Peterson
Business Licensing Specialist
Business and Professional Licensing Administration

Muriel Bowser
Mayor

Exhibit

6

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
Business and Professional License Administration
Business License Division



CERTIFICATE

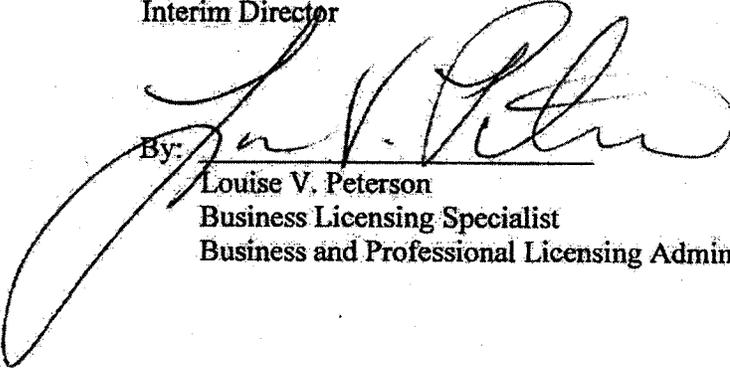
I HEREBY CERTIFY that a search of the official licensing records in the Business License Division revealed that:

A Basic Business **Housing: Transient** license endorsement for "Bed & Breakfast" has not been issued for the premise 2220 Q Street, N.W. Washington, DC 20008 for the period of January 1, 2015 to the present.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of this office to be affixed as of the 13th day of April 2015.

Melinda Bolling
Interim Director

By:


Louise V. Peterson
Business Licensing Specialist
Business and Professional Licensing Administration

Muriel Bowser
Mayor

Exhibit
7

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs



February 27, 2015

Permit Operations Division
Department of Consumer and Regulatory Affairs
Permit Operations Division
1100 4th Street, S.W. Suite E270
Washington, D.C. 20024

2220 Q STREET, N.W.
WASHINGTON, D.C.

To Whom It May Concern:

I Jeff Mason state that:

I am the Records Room Manager, for the Department of Consumer and Regulatory Affairs, District of Columbia Government.

My office has the responsibility for researching the existence of and or maintaining all documents associated with issued Building Permits, Certificates of Occupancy, Home Occupancy Permits, Electrical Permits, Plumbing Permits and A/C Permits.

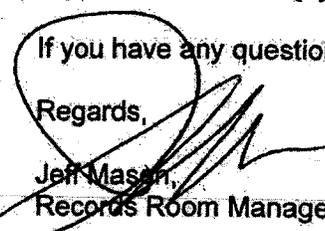
A search of the authentic records in the Records Management Branch at 1100 4th Street, S.W., Suite E270, Washington, D.C. 20024, was conducted for the address: 2220 Q STREET, N.W. OWNER(S), DOUGLAS G. JEFFERIES (USE), PUBLIC HALL/BED & BREAKFAST/BOARDING HOUSE. The search of the records was for the timeline: JANUARY 1, 2015 to February 26, 2015. There were no records located in the categories below:

Building Permit Certificate of Occupancy Home Occupancy

Electrical Permit Plumbing Permit A/C Permit

If you have any questions, please contact me on 202-442-4480.

Regards,


Jeff Mason,
Records Room Manager

Exhibit

8 #4

NOTICE OF INFRACTION

Notice No. S703417

Issuing Agency: DOH DMH DCRA
 DDOE FEMS Other _____

Date of Service 1/1

Location of Infraction: 2220 Q Street NW
Type of Location: Vacant Lot Construction Site Occupied Other _____

Business/Company Name Jefferies Douglas Charge as Respondent (circle): YES NO Telephone Number _____

Individual Name (Last, First, Middle) 2220 Q Street NW Charge as Respondent (circle): YES NO Telephone Number _____

Mailing/Email Address Washington DC 20008-2817
City State Zip Code

Business License/Permit Type _____ Business License/Permit No. _____

You are charged with violating the District of Columbia laws or regulations stated below. You MUST answer the charge(s) within 15 calendar days of the date of service noted above (20 calendar days if you received this by mail). You must indicate below each infraction whether you ADMIT, ADMIT WITH EXPLANATION or DENY. Instructions on back.

If you DENY one or more of the infractions, you must appear for a hearing. You will receive a separate order from the Office of Administrative Hearings advising you where and when to appear for your hearing.

D.C. Official Code AND/OR D.C. Municipal Regulation Citation <u>D. C. Code 47-2851.02</u>	Fine for Infraction <u>\$ 2,000</u>
--	--

Nature of Infraction Engaging in business without a Basic Business Having Residential license endorsement for One Family Rents
Date of Infraction 2/26/2015 Time of Infraction 12:00 PM Previous Infractions Committed 1 2 3 4

ANSWER: ADMIT (Pay Fine) DENY (Appear for a Hearing) ADMIT WITH EXPLANATION (Hearing by Mail)

D.C. Official Code AND/OR D.C. Municipal Regulation Citation <u>D. C. Code 47-2851.02</u>	Fine for Infraction <u>\$ 2,000</u>
--	--

Nature of Infraction Engaging in business without a Basic Business license endorsement (General Business)
Date of Infraction 2/26/2015 Time of Infraction 12:00 PM Previous Infractions Committed 1 2 3 4

ANSWER: ADMIT (Pay Fine) DENY (Appear for a Hearing) ADMIT WITH EXPLANATION (Hearing by Mail)

Total Fines and Penalties \$ 8,000

WARNING: If you fail to answer each charge on this Notice within 15 calendar days of the date of service (20 calendar days if you received this by mail), you will be subject to a penalty equal to twice the amount of the fine, in addition to the fine itself, and to the entry of a default order without additional notice. You also may be subject to other penalties and actions allowed by law including suspension or non-renewal of your license or permit, the sealing of your business, a lien being placed on your property, and attachment of your equipment. For information, call (202) 442-9094.

I personally declare under penalty of perjury that I observed and/or determined that the infraction(s) charged have been committed. I further certify under penalty of perjury that (CHECK ONE):

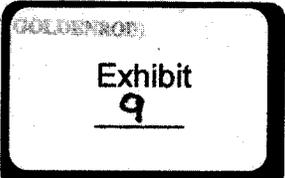
- the Respondent is not in the military service of the United States.
- the Respondent is in the military service of the United States.
- I am unable to determine whether the Respondent is in the military service of the United States.

Inspector's/Investigator's Signature [Signature] Print Name Richard Conner Date 2/26/2015 Badge/Identification Number 269

I sign my name below to acknowledge receipt of this Notice and not as an admission of guilt or liability to the charge(s) listed.

Respondent's Signature _____ Print Name _____ Date _____ Telephone Number _____

DAH (WHITE) RESPONDENT (YELLOW) INSPECTOR (PINK) ENFORCEMENT (GOLDENROD)



GOVERNMENT OF THE DISTRICT OF COLUMBIA

NOTICE OF INFRACTION
SUPPLEMENTAL INFRACTION(S) FORM

NOI No. 5703417

INSTRUCTIONS: This form is used in conjunction with the issuance of the Notice of Infraction (NOI) noted above. You are also charged with the infractions listed below, occurring at the location specified on the Notice of Infraction (NOI). You may respond to these infractions by following the instructions provided on the back side of the Notice of Infraction (NOI) issued to you. Your total amount due is noted on the front side of the Notice of Infraction (NOI) issued to you and includes all of the infractions listed.

D.C. Official Code AND/OR D.C. Municipal Regulation Citation <u>D.C. Code 47-2851.02</u>	Fine for Infraction <u>\$ 2,000</u>	Statutory Penalty (if applicable) \$
---	--	---

Nature of Infraction Engaging in business without a Basic Business Entertainment license endorsement (Public Hall)

Date of Infraction 2/26/2015 Time of Infraction 12:00 PM Previous Infractions Committed 1 2 3 4

ANSWER: ADMIT (Pay Fine) DENY (Appear for a Hearing) ADMIT WITH EXPLANATION (Hearing by Mail)

Signature _____

D.C. Official Code AND/OR D.C. Municipal Regulation Citation <u>11 DCMR 3203</u>	Fine for Infraction <u>\$ 2,000</u>	Statutory Penalty (if applicable) \$
---	--	---

Nature of Infraction Failure to obtain a Certificate of Occupancy Permit (Public Hall)

Date of Infraction 2/26/2015 Time of Infraction 12:00 PM Previous Infractions Committed 1 2 3 4

ANSWER: ADMIT (Pay Fine) DENY (Appear for a Hearing) ADMIT WITH EXPLANATION (Hearing by Mail)

Signature _____

D.C. Official Code AND/OR D.C. Municipal Regulation Citation	Fine for Infraction \$	Statutory Penalty (if applicable) \$
--	---------------------------	---

Nature of Infraction _____

Date of Infraction _____ Time of Infraction _____ Previous Infractions Committed 1 2 3 4

ANSWER: ADMIT (Pay Fine) DENY (Appear for a Hearing) ADMIT WITH EXPLANATION (Hearing by Mail)

Signature _____

D.C. Official Code AND/OR D.C. Municipal Regulation Citation	Fine for Infraction \$	Statutory Penalty (if applicable) \$
--	---------------------------	---

Nature of Infraction _____

Date of Infraction _____ Time of Infraction _____ Previous Infractions Committed 1 2 3 4

ANSWER: ADMIT (Pay Fine) DENY (Appear for a Hearing) ADMIT WITH EXPLANATION (Hearing by Mail)

Signature _____

D.C. Official Code AND/OR D.C. Municipal Regulation Citation	Fine for Infraction \$	Statutory Penalty (if applicable) \$
--	---------------------------	---

Nature of Infraction _____

Date of Infraction _____ Time of Infraction _____ Previous Infractions Committed 1 2 3 4

ANSWER: ADMIT (Pay Fine) DENY (Appear for a Hearing) ADMIT WITH EXPLANATION (Hearing by Mail)

Signature _____

I sign my name below to acknowledge receipt of this Notice of Infraction and not as an admission of guilt or liability to the charge(s) listed.

Respondent's Signature _____ Print Name _____ Date _____

OAH (WHITE) RESPONDENT (YELLOW) INSPECTOR (PINK) ENFORCEMENT (GOLDENROD)

DISI CT OF COLUMBIA GOVERNME
CERTIFICATE OF SERVICE

Complete either Section A or Section B, but NOT both.

SECTION A. FOR PERSONAL DELIVERY OR CONSPICUOUS POSTING

The undersigned declares that he or she is over 18 years of age and personally served a true copy of this notice on:

Respondent OR

Respondent's agent OR

A person over age 16, who resides or is employed at the last known home/business address of Respondent/Respondent's agent OR

Conspicuous posting on the Respondent's last known home or business address.

1:50 PM Time Served 3/26/2015 Date Served

Name of Business Served (if applicable) Davdes Jefferies

Name of Person Served 2220 Q street NW

Address of Business/Person Served Washington DC 20008-2817

The undersigned herein best describes the person served as follows:

Gender Male Female Age 16-20 years 21-35 years 36-50 years 51-65 years Over 65 years Hair Black Dark/Brown Light/Blonde Gray/White Red Balding Height Under 5' 5'-5'6" 5'7"-5'11" 6'0"-6'6" Over 6'6" Race/Ethnicity African Amer. Asian/Pacific Hispanic White Unknown Other (Please Specify)

Inspector's/Investigator's Signature Richard Leonard Badge/Identification Number 269

SECTION B. FOR MAIL DELIVERY

The undersigned declares that he or she is over 18 years of age and

Mailed or caused to be mailed a true copy of this Notice to the Respondent(s) at the mailing address shown on reverse side OR

Mailed or caused to be mailed a true copy of this Notice to the Respondent(s) at the mailing address shown below.

Name of Business Served (if applicable)

Name of Person Served

Mailing Address of Business/Person Served

City, State, Zip

Date of Mailing Form (Circle) First Class Mail Certified Mail/RRR Delivery Confirmation

Signature Print Name Badge/Identification Number

WARNING: SUBMISSION OF A FALSE STATEMENT IS A CRIME PUNISHABLE UNDER D.C. CODE § 22-2514.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs



Office of Business Compliance

February 27, 2015

Douglas Jeffries
2220 Q Street NW
Washington, DC 20008

ORDER TO CEASE AND DESIST

This is an official notice from the Department of Consumer and Regulatory Affairs (DCRA) that you are hereby ordered to **Cease and Desist** all business activity at 2220 Q Street N.W., immediately. This order also serves as official notice that there are no Basic Business Licenses or a Certificate of Occupancy for this property. You have been engaging in business activity at this property in violation of D.C. Official Code §47-2851.02 and 12 DCMR §110A.1. This unlicensed business has resulted in numerous calls for service to the Metropolitan Police Department (MPD). Additionally, you continue to advertise the property in the public domain, despite the lack of required business licenses and certificate of occupancy.

For your information, the criminal penalty for operating without a business license is three hundred dollars (\$300), or imprisonment for not more than ninety (90) days. Civil Fines, penalties, and fees may be imposed as alternative sanctions of the Department of Consumer and Regulatory Affairs Civil Infractions Act of 1985 (the "Act"), or any rules and regulations issued under the authority of this Act, pursuant to Titles I-III of the Act. Adjudication of any infraction of the Act shall be pursuant to Titles I-III of the Department of Consumer and Regulatory Affairs Civil Infractions Act of 1985. See D.C. Official Code § 47-2846. Operating without a license in the District of Columbia is a Class 1 infraction, 16 DCMR § 3301.1(u), which carries a fine of \$2,000 for the first offense. Subsequent offenses may incur higher fines with a \$ 16,000.00 fine for the fourth and subsequent offenses.

For information regarding this order, please call DCRA at 202-442-4512.

Vincent Parker
Business Compliance Manager
DCRA

Exhibit
10

PERSONAL SERVICE STAMP
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Personally served upon Dennis J. Harris

by the undersigned this 27th day of February, 20 15

Personal service Attempted (Date _____, Time _____)

Comments Service made on owner at
2220 Q Street NW


Investigator

THE DISTRICT OF COLUMBIA
ALCOHOLIC BEVERAGE CONTROL BOARD

In the Matter of:)

AMR, LLC, t/a Stroga)

Jemal's Adams Bell, LLC)

Suited Lifestyle, Inc.)

at premises)

1808 Adams Mill Road, N.W.)

Washington, D.C. 20009)

License Number: N/A
Case Number: N/A
Order Number: 2014-477

BEFORE: Ruthanne Miller, Chairperson
Nick Alberti, Member
Donald Brooks, Member
Herman Jones, Member
Mike Silverstein, Member
Hector Rodriguez, Member
James Short, Member

ALSO PRESENT: Martha Jenkins, General Counsel
Alcoholic Beverage Regulation Administration

**ORDER TO CEASE AND DESIST AND SUMMARY SUSPENSION OF EVENT
SITE**

INTRODUCTION

On October 15, 2014, the Alcoholic Beverage Control Board (Board) reviewed a case report written by Alcoholic Beverage Regulation Administration (ABRA) Investigator Erin Mathieson indicating that the illegal sale of alcoholic beverages in violation of D.C. Official Code § 25-102 occurred on September 27, 2014, at 1808 Adams Mill Road, N.W.

According to the report, Stroga authorized a promoter to engage in the unlicensed sale of alcoholic beverages through the sale of tickets, which allowed patrons access to an open bar at the event. *Case Report, 1.* The Board is particularly concerned by this occurrence, because in 2011 the Board previously found that events at the premises were having a negative impact on the community, which required the imposition of limits on events at the site. Consequently, based on the facts before the Board, it appears that Stroga

is attempting to surreptitiously circumvent the 2011 Order issued by the Board. For this reason, the Board has voted to order Stroga, the building owner, Jemal's Adams Bell, LLC, and the promoter, Suited Lifestyle, Inc., to cease and desist all illegal activity and abide by the conditions outlined in this Order, which suspend all alcohol related activities at 1808 Adams Mill Road, N.W. pursuant to D.C. Official Code §§ 25-826, 25-829 and 23 DCMR § 2009. The basis of the Board's decision to issue a cease and desist and the conditions imposed by the Board are discussed further below.

FINDINGS OF FACT

The Board issues the following findings of fact:

1. On May 4, 2011, the Board resolved a catered event site protest filed against AMR, LLC, *t/a Stroga* through the issuance of a written order. *In re AMR, LLC, t/a Stroga*, Case Number 10-PRO-00184, Board Order No. 2011-190, 1 (D.C.A.B.C.B May 4, 2011). The Board found that the unfettered use of 1808 Adams Mill Road, N.W., as an event site was having a negative impact on the community. *Id.* at ¶ 8. Based on this finding, the Board ordered that the event site be limited to two events per month. *Id.* at 4. The Board further ordered that caterers using the event site cease operations at 11:00 p.m., Sunday through Thursday, and 12:00 a.m. on Friday and Saturday. *Id.*¹
2. On Friday, September 26, 2014, ABRA Investigator Erin Mathieson received a complaint regarding an event at 1808 Adams Mill Road, N.W. *Case Report*, 1. Upon receiving the complaint, Investigator Mathieson determined through internet research that Suited Lifestyle, Inc., was hosting a party at the event site. *Id.* The event was called the "3rd Annual HBCU Cabaret 2014." *Id.* The promoter's Eventbrite page indicated that the event was scheduled to start on Friday, September 26, 2014, and end on Saturday, September 27, 2014, at 2:00 a.m. *Id.* The event further indicated that "DJ Chubb E. Swagg" would be performing at the "Stroga Mansion (1808 Adams Mill Rd NW Washington DC 20009)." *Id.* at Exhibit 1.
3. The advertisement indicated that early bird tickets were available for \$20, while VIP Admission could be purchased for \$50. *Id.* at Exhibit 1. The ticket information section indicated that purchase included "Open Bar All Night." *Id.* Another portion of the advertisement indicated that patrons would have access to a "PREMIUM OPEN BAR." *Id.*
4. Investigator Mathieson visited the event site location on Saturday September 27, 2014, at 12:30 a.m. *Id.* at 2. She then conducted a walkthrough of the establishment. *Id.* On the second floor, she observed "... numerous bars set up with employees [that were] serving alcohol." *Id.* She also observed various patrons consuming alcohol during the event. *Id.*
5. Investigator Mathieson requested to speak to a licensed manager. *Id.* Benedict Urey, ABRA License Holder 096147, appeared but indicated that he was only serving as a

¹ The authority to regulate caterer event sites is derived from D.C. Official Code § 25-211(f).

security member. *Id.* Eventually, Investigator Mathieson was met by James Poindexter, an event planner. *Id.*

6. According to Mr. Poindexter, he believed Stroga was supposed to obtain the appropriate licenses for the event. *Id.* Mr. Poindexter showed Investigator Mathieson a copy of the rental agreement for the event. *Id.* The agreement indicated that Suited Lifestyle rented the premises for \$2500 and that all contractors must be approved by Stroga. *Id.* The agreement further prohibited the sale of alcohol during the event but required all ticket sales to occur before the event. *Id.*

7. Investigator Mathieson did not observe a licensed caterer at the event. *Id.* at 3. ABRA's records further indicate that no temporary or one-day substantial change license was issued for the event. *Id.* at 2.

8. After the event, Investigator Mathieson discussed the incident with Stroga general manager Jeffrey Melvin. *Id.* at 3. He indicated that Suited Life, Inc., was supposed to secure a liquor license for the event. *Id.*

9. Investigator Mathieson further determined that Stroga is operating on an expired business license and that the certificate of occupancy for the premises has expired. *Case Report*, Exhibit Nos. 9-10. The certificate of occupancy lists the property owner of 1808 Adams Mill Road, N.W., as Jemal's Adams Bell, LLC.

CONCLUSIONS OF LAW

10. The Board finds sufficient grounds for issuing a cease and desist order and initiating a summary suspension against Stroga, Suited Life, Inc., and Jemal's Adams Bell, LLC.

11. Title 25 of the District of Columbia (D.C.) Official Code (Title 25) provides the Board with the authority to order any individual or licensee to immediately cease "... violating any provision of ... [Title 25 when] the violation has caused, or may cause, immediate and irreparable harm to the public" D.C. Official Code § 25-829(a).

12. Under D.C. Official Code § 25-102(a), "[n]o person shall sell any alcoholic beverage in the District without having first obtained an appropriate license as required by this title." D.C. Official Code § 25-102(a). Furthermore, under § 25-102(d),

No person operating any premises where food, nonalcoholic beverages, or entertainment are sold or provided for compensation or where facilities are especially provided and service is rendered for the consumption of alcoholic beverages who does not possess a license under this title shall permit the consumption of alcoholic beverages on the premises.

D.C. Official Code § 25-102(d).

13. Title 25 defines the term "sale" as

offering for sale, keeping for sale, . . . soliciting orders for sale, trafficking in, . . . bartering, delivering for value or in any way other than by purely gratuitously transferring. Every delivery of any alcoholic beverage made otherwise than purely gratuitously shall constitute a sale.

D.C. Official Code § 25-101(45).

14. The facts demonstrate that the event on September 27, 2014, violated both §§ 25-102(a) and 25-102(d). The Board addresses each element of § 25-102(a) and (d) below.
15. First, the premises qualify as an area where a liquor license must be obtained before the consumption of alcoholic beverages are permitted. Here, Suited Lifestyle, Inc., provided disc jockey entertainment in exchange for compensation by selling tickets for the event. *Supra*, at ¶¶ 2-3. In addition, as separate grounds, Stroga rented the facilities to Suited Lifestyle, Inc., for \$2500. *Supra*, at ¶ 6. Therefore, 1808 Adams Mill Road, N.W., qualifies as a premise "where food, nonalcoholic beverages, or entertainment are sold or provided for compensation or where facilities are especially provided and service is rendered for the consumption of alcoholic beverages . . ." D.C. Official Code § 25-102(d).
16. Second, as witnessed by Investigator Mathieson, the consumption of alcoholic beverages occurred on the premises. *Supra*, at ¶ 4. Therefore, the "consumption of alcoholic beverages were permitted on the premises. § 25-102(d).
17. Third, no licensed caterer staffed the event and the Board did not issue any sort of license or permit authorizing the event. *Supra*, at ¶ 7. Therefore, the event was not covered by an appropriate license as required by §§ 25-102(a) and 25-102(d).
18. Fourth, Suited Lifestyle, Inc., and Stroga engaged in the sale of alcohol without a license in violation of § 25-102(a). The website indicates that Suited Lifestyle, Inc., with Stroga's permission, sold tickets giving patrons access to an open bar. *Supra*, at ¶ 3. Therefore, Suited Lifestyle, Inc., with Stroga's permission, engaged in the "sale" of alcohol in violation of § 25-102(a).
19. Consequently, under these facts, Suited Lifestyle, Inc., and Stroga violated § 25-102(d) on September 27, 2014, by (1) providing DJ entertainment and renting the facilities for \$2500; (2) permitting the consumption of alcoholic beverages on the premises; and (3) failing to seek authorization for the event by obtaining an appropriate liquor license. Suited Lifestyle, Inc., and Stroga also violated § 25-102(a) on September 27, 2014, by (1) selling tickets giving patrons access to an open bar and (2) failing to seek authorization for the event by obtaining an appropriate liquor license.
20. The Board further finds that the continuation of this illegal activity may inflict immediate and irreparable harm on the public. First, in 2011, the Board previously found that unfettered events at the site were causing a negative impact on the community. *Supra*,

at ¶ 1. The Board finds that continuation of unfettered events at 1808 Adams Mill Road, N.W., through unlicensed events will likely subject the community to the same negative impact that was identified in 2011. Second, the purpose of the licensure requirement is to ensure that events are properly supervised and conducted in accordance with the law; therefore, the evasion of the license requirement exposes patrons and the public to the dangers commonly associated with the uncontrolled consumption of alcoholic beverages (e.g., illegal sale to minors, public intoxication, fighting, etc.). Third, the licensure requirement provides notice to the Metropolitan Police Department (MPD) and ABRA that a large group of people may be engaging in the consumption of alcohol on the premises; therefore, the evasion of this requirement prevents the District from providing adequate police coverage and ensure appropriate city services are available, if needed. Therefore, the Board finds that the continuation of this illegal activity poses a serious and imminent danger to the health, safety, and welfare of the public.

20. The Board also issues this order against Jemal's Adams Bell, LLC, because the Board has the authority to "... place restrictions upon the number, nature, or size of events permitted at a site" when it determines that "disruptive activity or unlawful conduct has occurred at [an] event site." 23 DCMR § 2009.3 (West Supp. 2014). When confronted with a violation of Title 25 at an event site, the Board is authorized to issue a summary suspension order pursuant to D.C. Official Code § 25-826. 23 DCMR § 2009.1 (West Supp. 2014). As noted in Paragraph 19, the Board finds that this violation causes an immediate danger to the public. Therefore, for the foregoing reasons, the Board finds that the cessation of all alcohol-related activity at 1808 Adams Mill Road, N.W., is the most appropriate means of protecting the public.

ORDER

Therefore, the Board, on this 19th day of November 2014, hereby orders Stroga to **CEASE AND DESIST** violating D.C. Official Code §§ 25-102(a) and 25-102(d).

IT IS FURTHER ORDERED that the above grounds are sufficient cause to initiate a **SUMMARY SUSPENSION** action against Stroga, Suited Life, Inc., and Jemal's Adams Bell, LLC, in accordance with § 25-826 and 23 DCMR §§ 2009.1 and 2009.3.

IT IS FURTHER ORDERED, based on the Board's finding that the illegal sale and consumption of alcoholic beverages occurred on the premises, that this situation causes an imminent danger to the public. Therefore, the following conditions shall be imposed on Jemal's Adams Bell, LLC, AMR, LLC, and Suited Lifestyle, Inc., in accordance with D.C. Official Code §§ 25-826, 25-829 and 23 DCMR § 2009.3:

1. The parties shall refrain from violating D.C. Official Code § 25-102.
2. The parties shall not allow, authorize, permit, or participate in the sale, service, or consumption of alcoholic beverages at premises 1808 Adams Mill Road, N.W.
3. The parties shall not allow, authorize, or permit licensed caterers to host events at

premises 1808 Adams Mill Road, N.W.

IT IS FURTHER ORDERED, pursuant to D.C. Official Code § 25-115(c) and 23 DCMR § 1003.1, that ABRA shall no longer issue temporary licenses and one-day substantial change licenses for 1808 Adams Mill Road, N.W.

IT IS FURTHER ORDERED, pursuant to D.C. Official Code § 25-801(e), that ABRA refer this matter to the Office of the Attorney General for the District of Columbia (OAG) for prosecution. The Board further requests that OAG seek the enforcement of this Order in the Superior Court of the District of Columbia under D.C. Official Code §§ 25-829(f) (cease and desist orders) and 25-805 (nuisance).²

IT IS FURTHER ORDERED that this matter be referred to the District of Columbia Department of Consumer and Regulatory Affairs based on the expired business license and certificate of occupancy discovered by ABRA's Enforcement Division.³

ABRA shall serve notice by certified mail or personal delivery on the following entities:

Jemal's Adams Bell, LLC
702 H Street, N.W., Suite 400
Washington, D.C. 20001

AMR, LLC⁴
1808 Adams Mill Road, N.W.
Washington, D.C. 20009

Suited Lifestyle, Inc.
P.O. Box 41230
Washington, D.C. 20018

² The nuisance provision states,

(a) Any building, ground, or premises where an alcoholic beverage is manufactured, sold, kept for sale, or permitted to be consumed in violation of this title shall be a nuisance.

(b) An action to enjoin any nuisance defined in subsection (a) of this section may be brought in the name of the District of Columbia by the Corporation Counsel in the Civil Branch of the Superior Court of the District of Columbia against any person conducting or maintaining such nuisance or knowingly permitting such nuisance to be conducted or maintained.

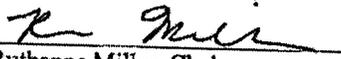
D.C. Official Code § 25-805.

³ The Board also notes that the certificate of occupancy describes the "Approved Use" of the property as a "Gymnasium." Consequently, the Board believes this also raises a question as to whether any type of nightclub-like event is authorized to occur on the premises under this certificate of occupancy.

⁴ DCRA's records indicate that AMR, LLC's entity status has been revoked and that the entity has no known business address. *District of Columbia Consumer and Regulatory Affairs, Initial File Number L47369*. Therefore, the Board intends that ABRA serve the entity at the last known address.

ABRA shall also provide notice of this Order to the Office of the Attorney General for the District of Columbia and District of Columbia Department of Consumer and Regulatory Affairs.

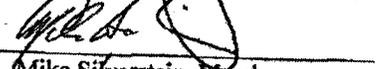
District of Columbia
Alcoholic Beverage Control Board

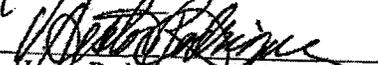

Ruthanne Miller, Chairperson

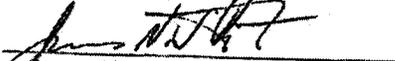

Nick Albert, Member


Donald Brooks, Member


Herman Jones, Member


Mike Silverstein, Member


Hector Rodriguez, Member


James Short, Member

Pursuant to D.C. Official Code § 25-829(b)(1), you may submit a written request to the Board for a hearing within fifteen (15) days of service of this Order. Additionally, you may submit a written request to the Board for an expedited hearing pursuant to D.C. Official Code § 25-829(c)(1) within ten (10) days of service of this Order.

In addition, in response to the summary suspension order imposed by the Board you may also request an emergency hearing within 72 hours after service of this notice in accordance with D.C. Official Code § 25-826(c). A written request for a hearing should be addressed to the Board and sent to the Alcoholic Beverage Regulation Administration, Reeves Center, 2000 14th Street, NW, 400S, Washington, D.C. 20009.

The request for a hearing should indicate whether the party seeks a hearing under § 25-829 or an emergency hearing under § 25-826(c). The Board reserves the right to consolidate these actions into a single hearing, if necessary.

SUPERIOR COURT OF THE DISTRICT OF COLUMBIA
CIVIL DIVISION

DISTRICT OF COLUMBIA
441 4th Street, NW
Washington, D.C. 20001

Plaintiff,

v.

DOUGLAS G. JEFFERIES
2220 Q Street, NW
Washington, D.C. 20008

Defendant.

Civ. No.:

15 - 003096

PRELIMINARY INJUNCTION ORDER

Upon the Motion of the District of Columbia for a Preliminary Injunction, and it appearing to the court that the District of Columbia has made the necessary showing that there is a substantial likelihood that it will prevail upon the merits of this action, that it will suffer irreparable injury if the Motion is not granted, that the balance of potential harms between the parties favors a grant of the Motion, and that the public interest will be served by the issuance of a Preliminary Injunction, it is this ____ day of _____ 2015

ORDERED, that Plaintiff's motion is hereby **GRANTED** and the Court hereby issues a Preliminary Injunction enjoining the Defendant as follows:

1. Defendant Douglas G. Jefferies, owner of the residential premises located at 2220 Q Street, NW, Washington DC 20008, shall cease operation of all business activity at the property unless and until he obtain the appropriate Basic Business Licenses with proper endorsements from DCRA;
2. Defendant Douglas G. Jefferies shall cease operation of all business activity at the

property unless and until he obtain the appropriate Certificate of Occupancy Permit from DCRA;

3. Defendant Douglas G. Jefferies shall submit to the District a copy of the Basic Business Licenses and Certificate of Occupancy Permit for the property, within one week of issuance, by delivering a copy to Althea Geletka, Paralegal Specialist, 441 4th Street, NW, Suite 1060 North, Washington, D.C. 20001; and it is further

ORDERED, that Plaintiff shall be awarded sanctions against the Defendant by the imposition of civil fines, penalties, and fees for each day that he has been operating in this jurisdiction without the appropriate licenses; and it is further

ORDERED, that Plaintiff shall be awarded attorney fees.

Date: _____

Judge

Copies:

Douglas G. Jefferies
2220 Q Street, NW
Washington, D.C. 20008

Ebony M. Robinson
Assistant Attorney General
441 4th Street, NW, Suite 1060 North
Washington, D.C. 20001
ebony.robinson@dc.gov