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

September 30, 2013

Allison Prince, Esq.
Goulston & Storrs, P.C.
1999 K Street NW, Suite 500
Washington, DC 20006

Re: 1508 14th Street NW – Accessory Rooming Unit

Dear Ms. Prince:

This letter confirms the issues we discussed at our meeting on June 20, 2013 regarding an accessory rooming unit as part of one floor of office use. As I explain below, an accessory rooming unit is permitted.

The subject property is zoned ARTS/C-3-A. Each of the three floors of the building has a lot occupancy that exceeds the maximum permitted (75%) for residential use in this zone.

I understand that you plan to use the third floor of the building for office use with an accessory rooming unit for use by the office tenant. The office use will occupy at least 80% of the floor area of the third floor, and the accessory unit will occupy no more than 20% of the floor area. The accessory rooming unit will be at the rear of the floor and under the exclusive control of the office tenant. Access to the rooming unit will be through the office. The accessory rooming unit will contain only a sleeping room and a bathroom.

A rooming unit is defined in the Zoning Regulations as a habitable room forming a single, habitable unit used or indented to be used for living or sleeping purposes but not for the preparation or eating of meals. Your proposed rooming unit accords with this definition since it will have only sleeping and bathroom facilities. Because the rooming unit will occupy 20% or less of the floor area and will be for the exclusive use of office tenant, it qualifies as an accessory use that is customarily incidental and subordinate to the principal office use. Accordingly, your proposed accessory rooming unit is permitted as a matter-of-right and does not require a certificate of occupancy separate from the office use.

Sincerely, Matthew Le Grant

Matthew Le Grant
Zoning Administrator

File: Det Let re 1508 14th Street NW to Prince 9-30-13

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