

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



September 19, 2011

Via Emailed PDF and US Mail

Bernard T. Guay, Architect
3908 Commander Drive
Hyattsville, MD 20782

Re: Holy Redeemer Catholic Church, 206 New York Ave NW (LOT 140, SQ 557), and Holy Redeemer Catholic School, 1135 New Jersey Ave NW

Dear Mr. Guay:

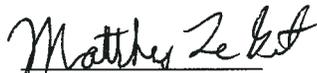
As we discussed, I am issuing this determination letter regarding the change in use of the existing school at 1135 New Jersey Ave NW into a boarding house for veterans. I understand that this project involves interior modifications to the building, but that the floor area will not increase. I also understand from the drawings presented, that the site has two existing buildings, the church/rectory and the school.

The site is zoned R-4 which allows a boarding house use as a matter of right. Subject to demonstrating compliance to all applicable zoning regulations, I agree that the proposed change of use of the existing school into a boarding house is allowed subject to the following:

1. The available parking spaces on site will accommodate the existing church, rectory and proposed boarding house parking requirements. The parking spaces and their configuration must comply with current zoning requirements.
2. There are no loading requirements for the boarding house or the church/rectory.

Please feel free to contact me at matthew.legrant@dc.gov if you have any questions.

Sincerely,


Matthew Le Grant

File: Det Let re 206 NY Ave NW to Guay 9-19-2011