

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



June 10, 2010

By US Mail and Email PDF

Jeffrey C. Utz
Goulston & Storrs
2001 K Street, NW, Suite 1100
Washington, DC 20006

**Re: 1217-1219 Good Hope Road, SE (Square 5769, Lot 868) (the "Property") --
Confirmation of Zoning Compliance**

Dear Mr. Utz:

The purpose of this letter is to confirm the matters discussed in our meeting with Calvary Women's Services' ("**Owner**") on April 14, 2011 concerning the above-referenced Property. Specifically, among other items, the issues discussed were: (i) confirmation that the Owner's proposed use of the building on the Property would be a boarding house use, (ii) confirmation that the garage on the Property can contain an office use to support the boarding house use of the building, and (iii) confirmation that such garage can be located in the rear yard under Section 2500.2 as an accessory structure. I have confirmed that each of these statements is true for the proposed project on the Property under the Zoning Regulations as described below.

The Property is currently improved with a 2-story building of approximately 13,374 square feet (the "**Building**") that was previously utilized as a private club. The Property is located in the Anacostia Historic District but is not a landmark. The Property is located within the C-3-A Zone District. The C-3-A Zone District permits a maximum building height of 65 feet, FAR of 4.0 (2.5 commercial), and 100% lot occupancy.

Calvary plans to renovate the Building and locate approximately 50 beds of transitional housing and some accessory services on the premises. Such housing will be transitional, although the minimum duration of a resident's stay will be approximately six (6) months. The residential units will not have individual kitchens or bathrooms but rather will utilize shared kitchen and bathroom facilities. There will also be some accessory services on the premises and the project will renovate the existing garage for use as an accessory office. The project will not expand the existing footprint of the Building.

Boarding houses are permitted as a matter of right in the C-3-A Zone District as a result of Section 701.6(i). A boarding house is defined as “a building or part thereof that provides, for compensation, meals or lodging and meals to three (3) or more guests on a monthly or longer basis. The term ‘boarding house’ shall not be interpreted to include an establishment known or defined in this title as a hotel, motel, inn, bed and breakfast, private club, tourist home, guest house, or other transient accommodation.” Based on the above-described use of the renovated Building, the proposed use will be considered a boarding house use under the Zoning Regulations.

Some ancillary services would be permitted as a matter of right in a boarding house. In order to administer those permitted accessory uses, the Owner proposes to renovate the garage into an office use. Since such office use will only be utilized to support the residential use and the ancillary uses within the boarding house, the office use of the garage would be permitted as a matter of right as an accessory use under Section 742.3. Such use would be incidental and subordinate to the primary boarding house use on the Property. Further, it is typical for management offices and other similar uses to be on site in residential use.

Typically, a rear yard equivalent to the greater of twelve (12) feet or 2.5 inches per foot of height at the mean finished grade at the middle of the rear of the structure would be required in the C-3-A Zone District under 11 DCMR 774.1. However, an accessory building is permitted within the required rear yard under Section 2500.2. Since the office use of the garage is accessory to the boarding house use of the main structure, the garage may remain located within the required rear yard under Section 2500.2.

It should be noted that the structures on the Property currently occupy less than 75% of the Property’s lot area and will not be expanded as a result of the project. Further, the Building’s height, FAR, rear yard, side yard, and courts will not change as a result of the Project since there is no addition.

If you have any questions about this matter, please do not hesitate to contact me.

Sincerely, 
Matthew Le Grant
Zoning Administrator