

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

May 5, 2017

Mr. Michael Taylor  
AMT Development



**VIA EMAILED PDF**

Re: 2495 Alabama Avenue SE- Retention of Building

Dear Mr. Taylor:


I am writing to you regarding the Preliminary Design Review Meeting that occurred on February 6, 2016 with my office regarding the proposed development at 2495 Alabama Avenue, SE. I am writing to clarify requirements for the Special Exception requirements under Subtitle U, section 421.

In an RA-1 zone, an existing apartment house is permitted to be expanded as an addition and alteration as a matter of right; and would not be subject to the special exception provisions of Subtitle U, section 421. Any addition or alteration would not constitute a new apartment house provided that at least 50% of the existing structure is retained. Furthermore, in the case of an unoccupied structure without a current certificate of occupancy, the most recent issued certificate of occupancy shall be deemed acceptable in establishing the existing use of the structure.

After reviewing the proposed development plans, I conclude that the existing structure was most recently occupied as an apartment house and is thus deemed an existing apartment house; and this existing apartment house may be expanded on its current lot or future consolidation of lots without special exception provided it meets the prescriptive requirements of the Zoning Code and retains at least 50% of the existing structure.

Lastly, after review of the latest site plan that you sent to me on May 2, 2017 for a 32 unit addition and alteration to the existing structure, I conclude that this meets the test of 50% retention of the existing structure and would constitute an addition and alteration of an existing apartment house in an RA-1 district as a matter of right.

Sincerely,

  
Matthew Le Grant  
Zoning Administrator

Attachment: Plan set dated 11-15-16 and 4-1-17

File: Det Let re 2495 Alabama Ave SE to Taylor 5-5-17