

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



June 24, 2016

Phil T. Feola, Esquire
Goulston Storrs
1999 K Street, N.W., Suite 500
Washington, D.C. 20006

Re: 475 School Street, S.W.

Dear Mr. Feola:

The property located at 475 School Street, S.W. is in the C-3-C Zone District. The C-3-C Zone District permits, as a matter of right, a wide variety of commercial, residential and institutional uses, including community-based residential facilities [CBRF] {11 DCMR Zoning Section 741.5(c)}, without restriction of the type of CBRF, or as to the number of residents.

A residential reentry facility for prison inmates (often referred to as a Halfway House), generally serving the final 3-6 months of their sentence, under the jurisdiction of the Federal Bureau of Prisons is, under the District of Columbia Zoning Regulations, considered a community-based residential facility, in particular, an adult rehabilitation home.

The relevant definitions of a community-based residential facility, and an adult rehabilitation home, as set forth in the Zoning Regulations, 11 DCMR 199.1 are:

Community-based residential facility - a residential facility for persons who have a common need for treatment, rehabilitation, assistance, or supervision in their daily living. This definition includes, but is not limited to, facilities covered by the Community Residence Facilities Licensure Act of 1977, effective October 27, 1977 (D.C. Law 2-35; 24 DCR 4056) (repealed by District of Columbia Health Care and Community Residence Facility, Hospice and Home Care Licensure Act of 1983, effective February 24, 1984 (D.C. Law 5-48, as amended; D.C. Official Code §§ 44-501 to 44-509 (formerly codified at D.C. Code §§ 32-1301 to 32-1309 (1998 Repl. & 1999 Supp.))), and facilities formerly known as convalescent or nursing home, residential halfway house or social service center, philanthropic or eleemosynary institution, and personal care home.

If an establishment is a community-based residential facility as defined in this section, it shall not be deemed to constitute any other use permitted under the authority of these regulations. A community-based residential facility may include separate living quarters for resident supervisors and their families. All community-based residential facilities shall be included in one (1) or more of the following subcategories:

- (a) Adult rehabilitation home - a facility providing residential care for one (1) or more individuals sixteen (16) years of age or older who are charged by the United States Attorney with a felony offense, or any individual twenty-one (21) years of age or older, under pre-trial detention or sentenced court orders;

Consequently, a residential reentry facility for that meets the definition of a community-based residential facility, in particular, an adult rehabilitation home, is permitted at 475 School Street, S.W. as a matter-of-right.

If you have any questions with regard to this determination, please feel free to contact this office.

Sincerely, 
Matthew Le Grant
Zoning Administrator