

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



November 21, 2016

Meridith Moldenhauer  
Griffin, Murphy, Moldenhauer & Wiggins, LLP  
1912 Sunderland Place, NW  
Washington DC, 20036

RE: 911 T Street NW (the, Property) Lot 803 in Square 361  
Proposed rear structural addition to an existing, legal 4-unit apartment house

Dear Ms. Moldenhauer:

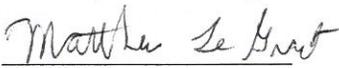
Pursuant to our meetings held on August 8, 2016, August 25, 2016, and September 13, 2016, I understand that the owner of the Property seeks to expand the existing structure by constructing a rear, structural addition, and does not seek to increase the number of units (the "Project"). The Property is presently improved with an existing, four-unit apartment house in the subject RF-1 zone that was converted from a residential building prior to June 26, 2015 and has a current certificate of occupancy for four units.

You have informed me that the proposed Project requires Board of Zoning Adjustment approval as follows:

1) Pursuant to Subtitle U § 320.2(m), special exception relief, as set forth in Subtitle X § 901.2, is required to permit a rear structural addition to the existing four-unit apartment house that was converted from a residential building prior to June 26, 2015. No additional units will be added.

I conclude that because the Project proposes a structural expansion to an existing apartment house, Subtitle U § 320.2(a) - (l) would not apply to this application.

Please let me know if you have any further questions.

Sincerely,   
Matthew Le Grant  
Zoning Administrator

File: Det Let re 911 T St NW to Moldenhauer 11-21-16

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