

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



August 24, 2012

Dr. Saul Levin
2370 Champlain St, NW #12
Washington, DC 20009

RE: Zoning Administrator's Determination of as Commercial Property of First Floor of 2370 Champlain St, NW, #12 in R-5-B District

Dear Dr. Levin:

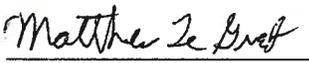
As per our discussion, along with Councilman Graham's Constituent Representative Wilson Reynolds, and presentation of the original 1984 architectural plans approved and signed on 10/09/1983 by DCRA's Inspection Division, along with the Certificate of Occupancy of the Adams Morgan Community Development Corp. (#B143750), as well as Synergy, Inc. (#B151094) as well as the history and documents of the 4,040 square foot office space that has been used since then, I have determined that space #12 is approved for use as a commercial office space.

The space that encompasses the north (center), North West, West, South West, South, and South East, space of the first floor. The space consists of all square footage of the first floor except two common area stair wells on the North portion of the building; common area lobby on the East portion of the structure facing Champlain Street; and space between the East stairwell and the East façade of the building, comprising the North East portion of the first floor, a separate unit.

This space is therefore approved for commercial office use and may be so used in perpetuity, unless it is converted to residential space or is approved for another use.

Additionally, if you should wish to convert space #12 for use as residential dwelling units, it is required under DCMR Title 11, to meet parking space requirements (the building total is presently 11 indoor and one outdoor tandem space), you may add 3-4 units encompassing the 4,040 square feet of #12. If you go above that number (being greater than 25% of the 13 existing units), you will need to require the Board of Zoning Adjustment permission.

I will notify the appropriate offices of DCRA of this decision. If there are any issues that may arise, please feel free to have them or you contact me to verify the above.

Sincerely, 
Matthew Le Grant
Zoning Administrator

File: Det Let re 2370 Champlain St NW to Levin 8-24-12