

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



October 29, 2012

By US Mail and Email PDF

Jeff Utz
Goulston & Storrs
1999 K Street, NW, 5th Floor
Washington, DC 20006

Re: 19 I Street, NW (Lot 91, Square 622) H Street Parcel ("Property")

Dear Mr. Utz:

The purpose of this letter is to confirm the matters discussed in our meeting on August 28, 2012 concerning the above-referenced Property. Specifically, the issue discussed was whether the southernmost portion of the Property, as described below, can be subdivided from the Property without further review or approval by the Board of Zoning Adjustment ("BZA"). I have concluded that the proposed subdivision would not require further review or approval by the BZA.

The Property is comprised of one record lot, Lot 91, in Square 622 and is primarily utilized as the Gonzaga College High School campus (the "**Campus**"). The Property consists of the main R-4 zoned portion of the Campus, a strip of C-2-A zoned land along North Capitol Street, and the southernmost portion of the Property along H Street, NW zoned C-3-C ("**H Street Parcel**"). Since the school is located partially in an R-4 Zone District and since the school required other elements of relief from the Zoning Regulations, the school received BZA approval for its current Campus project under BZA Order Nos. 17913, 17913-A, and 17913-B (the "**Orders**").

The school now wishes to subdivide the H Street Parcel from the remainder of the Property and thereby create two separate record lots.

The plans (attached hereto as Exhibit A) approved by the Orders specifically depict the H Street Parcel as separate from the Campus. In addition, wherever the H Street Parcel is shown on such plans, a note is included that such H Street Parcel will be separately developed apart from the Campus.

In addition, the H Street Parcel is the only portion of the Campus that is zoned C-3-C. Under such zoning, private school use of such property is not required to obtain special

exception relief from the BZA, as is the R-4 portion of the Campus. Therefore, the Property is not subject to a campus plan at this time.

The Orders are also summary orders, which do not include any conditions about the required use of the H Street Parcel or the maintenance of such portion of the Property as part of the single record lot comprising the Property. The basis for the relief granted by the Orders has not changed from that reviewed and approved by the BZA. The project proposed to be constructed on the Property as approved by the Orders does not change as the result of the proposed subdivision of the H Street Parcel.

Therefore, the proposed subdivision of the H Street Parcel into its own record lot would not require review or approval by the BZA.

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

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachment- Exhibit A – BZA Order Plan Set