

## **Mack, Durrell (DCRA)**

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**From:** chris.collins@hklaw.com  
**Sent:** Friday, May 05, 2017 9:54 AM  
**To:** chris.collins@hklaw.com  
**Subject:** FW: Oblates of Mary Immaculate--391 Michigan Avenue, NW

**From:** Noble, Denzil (DCRA) [<mailto:Denzil.Noble@dc.gov>]  
**Sent:** Monday, July 28, 2003 1:17 PM  
**To:** Collins, Christopher H (WAS - X77841) ; Noble, Denzil (DCRA)  
**Cc:** Ogunneye, Faye (DCRA) ; [brhoemeke@omiusa.org](mailto:brhoemeke@omiusa.org); [lsandy@omiusa.org](mailto:lsandy@omiusa.org); [hodunne@hntb.com](mailto:hodunne@hntb.com); [VPoch@HNTB.COM](mailto:VPoch@HNTB.COM)  
**Subject:** RE: Oblates of Mary Immaculate--391 Michigan Avenue, NW

After considering the various elements surrounding this proposed project, I have concluded that the proposed "single family dwelling" concept meets the requirement of the zoning regulation and can proceed accordingly.

Denzil L. Noble  
Administrator  
941 North Capitol Street, N.E. - Suite 2000  
Washington, D.C. 20002  
(202) 442-4542

-----Original Message-----

**From:** [chris.collins@hklaw.com](mailto:chris.collins@hklaw.com) [<mailto:chris.collins@hklaw.com>]  
**Sent:** Friday, July 25, 2003 9:41 AM  
**To:** [denzil.noble@dc.gov](mailto:denzil.noble@dc.gov)  
**Cc:** [faye.ogunneye@dc.gov](mailto:faye.ogunneye@dc.gov); [brhoemeke@omiusa.org](mailto:brhoemeke@omiusa.org); [lsandy@omiusa.org](mailto:lsandy@omiusa.org); [hodunne@hntb.com](mailto:hodunne@hntb.com); [VPoch@HNTB.COM](mailto:VPoch@HNTB.COM)  
**Subject:** Oblates of Mary Immaculate--391 Michigan Avenue, NW

Denzil--We are all anxiously awaiting your final comment on the proposed replacement dwelling for up to 15 religious at the above address. Our meeting on this issue was on July 9, and you indicated you would have a response by July 10. Because no response has been received to date, the architects have been instructed to shut down the job today until we hear from you.

No certificate of occupancy is required for a single family dwelling, per Section 3203.1 of the Zoning Regulations. A "family" is defined in the Zoning Regs as a religious community of up to 15 members. So a single family dwelling includes one where up to 15 members of a religious community live. That is what we are proposing. According to the definition from Webster's Unabridged that I gave to you last week, there is a distinction between the permanent residents and occasional overnight guests, who would not be included in that number. By comparison, a "family" in the Zoning Regulations includes an unlimited number of persons related by blood, marriage or adoption, or up to six persons not so related, and neither of those groups is limited in the number of occasional overnight guests that they may have.

I have done further research on other religious residences in the R-5-A zone in the vicinity of this site, around Catholic University. Even with all of the religious residences in this area of the city, I found not a single certificate of occupancy for a residence for religious for 15 or less--most likely because they are permitted as single family dwellings. I did find a "Seminary of Religious Order--26 Religious" for the Franciscan Friars of the Atonement, Inc. at 145 Taylor Street, NE, in an R-5-A zone, C of O No. B 13060, dated October 21, 1958. According to the C of O application for that use, there was not a BZA case for that. A seminary includes an institution for the training of candidates for the priesthood. The subject site will not have any such training--it is simply a residence.