

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



December 22, 2011

VIA EMAILED PDF AND US MAIL

Mr. Cary Kadlecek, Esq.
Goulston & Storrs, P.C.
1999 K Street NW, Suite 500
Washington, DC 20006

Re: Continuation of Child Development Center at 4233-39 6th Street, SE

Dear Mr. Kadlecek:

This letter confirms the issues we discussed at our meeting on November 2, 2011 regarding the continuation of a child development center (“CDC”) at 4233-39 6th Street, SE (“Property”). As I explain below, the CDC for 80 children and 20 staff may continue at the Property even after the building is renovated.

The Property is zoned R-5-A. In this zone, a CDC is permitted a maximum of 16 children. However, this Property has two Certificates of Occupancy (“CO”) permitting a CDC with 80 children and 20 staff. CO number 67243 (copy attached), issued on December 12, 2003, permits such use. Subsequently, CO number 80409 (copy attached), issued on July 26, 2004, permits the same use. The Property has operated as a CDC since at least 2003, and the District has recognized it as a permitted use since 2003.

I understand that the Property will undergo renovations and has all of requisite licenses for a CDC. I also understand that the Property has been vacant since approximately August 2010 in anticipation of the renovations. Once the renovations are complete, the Property will continue to operate as a CDC with 80 children and 20 staff.

A valid CO entitles the CDC use for 80 children and 20 staff at the Property. Since the CDC with 80 children and 20 staff is a long-established and recognized use on the Property, a renovation will not extinguish that entitled use. Thus, the CDC may continue to operate with a maximum of 80 children and 20 staff following renovations.

Please let me know if I may be of further assistance.

Sincerely,

Handwritten signature of Matthew Le Grant in blue ink.

Matthew Le Grant
Zoning Administrator

Attachment

File: Det Let re Child Development Center at 4233 6th Street, SE to Kadlecek 12-22-11