

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

May 30, 2014

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



Re: Renovations of Existing Apartment House with Supportive Services at 1301 N Street NW (Square 242, Lot 93)

Dear Mr. Kadlecek:

This letter confirms the issues we discussed at our meeting on May 16, 2014 regarding the renovation of an existing apartment house for N Street Village at the above-referenced address (now known as 1333 N Street NW and 1301 14th Street NW). As I explain below, the apartment house may be renovated, operations may be relocated, and an additional dwelling unit may be added as a matter-of-right.

The subject property is zoned SP-2 and is improved with an apartment house containing 65 apartments targeted for homeless women and their families. The apartment house contains accessory supportive services for the residents, recreation space, and administrative offices. The building also provides 58 underground parking spaces. The apartment house has a valid certificate of occupancy (No. B176606, issued January 16, 1997) for this use.

The apartment house includes and incorporates three former townhouses at its southwest corner. These townhouses were previously used as community-based residential facilities (CBRF) approved in 1994 by the BZA pursuant to Order Nos. 15946, 15956, and 15957. However, the CBRFs no longer operate in the townhouses, and the BZA Orders have lapsed (approval was for three years).

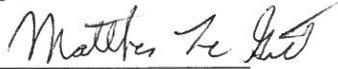
The BZA considered an appeal of the apartment house building permit in Case No. 16002. In that case, the appellant claimed that the apartment house and services were an expansion of the CBRF that required BZA approval. The BZA confirmed that an “apartment house with supportive services” is permitted as a matter-of-right and did not constitute a CBRF.

The housing and programs at the apartment house operate in accordance with the “apartment house with supportive services” reviewed and upheld by the BZA in Case No. 16002. Because the CBRFs no longer operate in the townhouses, those buildings now include part of the supportive services for the housing upheld in the appeal. A day center is now located on the first floor of the townhouse area.

N Street Village plans to renovate the interior of the apartment house and to make some interior alterations. The day center will relocate to the eastern side of the first floor of the building, and staff offices will relocate to the first floor of the townhouse area. In addition, N

Street Village will add one apartment on the fifth floor where an office is currently located. Otherwise, renovations will include interior cosmetic changes and upgrades to building systems.

Based on the above considerations, I have determined that the existing use and planned renovations of the apartment house are permitted as a matter-of-right. Because the housing and programs still operate as described in BZA Order No. 16002, the apartment house and supportive services continue to be permitted. The proposed renovations, including the relocation of the day center and staff offices, will not affect this permitted use. Also, the additional apartment may be added since the building already provides parking in excess of the requirement. Once the building is renovated, N Street Village will need to update the certificate of occupancy to reflect the additional apartment.

Sincerely, 
Matthew Le Grant
Zoning Administrator