



Institute Servants of the Lord and the Virgin of Matará
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October 12, 2015

Stephen Varga, AICP, LEED Green Assoc.
Senior Zoning Specialist
DC Office of Zoning
441 4th St. NW
Suite 200 South
Washington, DC 20001

Re: Servants of the Lord and the Virgin of Matará Request for C of O Renewal

Dr. Mr. Varga:

In connection with October 27, 2015 hearing regarding the application to renew with the certificate of occupancy for the property located at 1326 Quincy St., NE (Square 3968, Lot 0017) (the "Property"), owned by the Servants of the Lord and the Virgin of Matará ("SSVM"), we submit this letter to clarify the confusion surrounding the number of residents permitted at the Property. SSVM is currently operating under a temporary certificate of occupancy (#CO1503205), dated August 27, 2015 and expiring March 27, 2016.

In our Statement in Support to the initial application for renewal dated July 18, 2015 we requested that the renewed certificate of occupancy allow up to 50 residents at the Property, as opposed to the 96 persons as stated on the temporary certificate of occupancy dated January 24, 2011 (#CO1100930). In the Statement, we also referenced a number "58" on the certificate of occupancy, which is incorrect. It is our belief that the previous owner of the Property, the Ronald McDonald House, was operating under an Occupancy and Use permit with an allowance of 58 people. However, when SSVM applied for its own permit, we requested 96 people. We apologize for any confusion caused as a result of this oversight.

With regards to our current application for a permanent certificate of occupancy, upon consultation with, and the recommendation of, Maxine Roberts at the Office of Planning, we would like request that the renewed certificate of occupancy allow for 96 residents, but not be subject to conditions. The reason for this request is that although SSVM does not foresee more than 25-45 residents at the Property, depending on the number of sisters studying here at a particular time, there are occasions where that number can increase to 96. Such occasions would be community events, both private for the sisters and public such as the Brookland House and Garden Tour, and school visits. Under these circumstances, due to our use of shared vehicles, the impact to local traffic is minimal. In fact, this minimal impact can be seen by the fact that over the past five years, while operating under the current allowance of 96 persons, we have held such events with neither complaint nor incident from our surrounding neighbors. Moreover, as

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the various letters in support of our application confirm, we are regarded as a both a vital and welcome part of the community.

We apologize in advance for any confusion we may have caused. We also sincerely hope that this letter clarifies the resident issue and allays any concerns you may have regarding our application. We look forward to the opportunity to further advocate for a permanent certificate of occupancy at the October 27 hearing, or at any time prior to that date.

Sincerely,

M. Mary of the Immaculate Conception (Kathryn) Ambrogio, SSVM
M. Mary of the Immaculate Conception (Kathryn) Ambrogio, SSVM
Local Superior and Provincial Treasurer

cc: James R. O'Neill, Esq.
Terence P. Hastick, Senior Paralegal