GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator

February 14, 2002

H29

BrinkleyNet
4707 Brinkley Road
Temple Hills, MD 20748-0210
Attn: Edgar T. Nunley

Re: **1358 Girard Street, NW**
Washington, DC
(the "Property")

Dear Mr. Nunley:

This letter is in response to our telephone conversation and your follow-up letter dated February 14, 2002.

This serves as a confirmatory notice that pursuant to *District of Columbia Municipal Regulations* (DCMR) Title 11, the DC Zoning Regulations, Section 2101.1 - Schedule of Requirements for Parking Spaces, in the R-4 zone, the off-street parking requirement for a three unit apartment building is the same as required for a two family flat. Conversion from a flat to a three unit building does not invoke additional requirements.

Respectfully,

Toye Bello, Acting
Zoning Administrator

TB/er

941 North Capitol Street, N.E., Suite 2000 Washington, DC 20002 Phone: (202) 442-4576 Fax: (202) 442-4871

Board of Zoning Adjustment
District of Columbia
CASE NO.16803
EXHIBIT NO.28

BRINKLEYNET

Consultants to the Building Industry
4707 Brinkley Road, Temple Hills, Maryland, 20748-0210
Tel. 301-423-4968 • Fax. 301-423-3552 • enunley@directvinternet.com

February 14, 2002

Toye Bello
Acting Zoning Administrator
941 North Capitol Street NE
Washington, DC 20001

Dear Mr. Bello:

Regarding BZA Case #16803, 1358 Girard Street, NW. As per our telephone conversation, I am requesting a letter confirming that a variance from the off-street parking requirement is not required for conversion from a two-family flat to a three unit apartment/condominium in the R-4 zoning district.

Thank you for your consideration.

Sincerely,

Edgar T. Nunley
Zoning Services