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July 28, 1999

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Via Hand Delivery

Mr. Armando Lourenço
Administrator
Building and Land Regulation Administration
614 H Street, N.W., Room 312
Washington, D.C.

Re: 1623 28th Street, N.W. (Evermay)

Dear Mr. Lourenço,

The purpose of this letter is to confirm the matters that we discussed at our meeting with Gladys Hicks on February 26, 1999, as well as our meeting with you on July 8, 1999, regarding the use of the property located at 28th and Q Streets, N.W. ("Evermay" or "subject property"). (See the attached agenda from that meeting.) Subject to a series of conditions therein, Sections 3108.1 and 217 of the Zoning Regulations permit the use of existing residential buildings by a nonprofit organization in an R-1-B District if the buildings in question are historic or are located in a historic district and if the buildings in question are at least 10,000 square feet. As we discussed at our meeting, Evermay is located in an R-1-B District and the Georgetown Historic District. The main building on the subject property was built in 1792 and consists of approximately 15,188 square feet (Lot 3). In addition, there are buildings on Lots 1, 2, 804 and 805 which we discussed including as part of the special exception application.

As we discussed, the owner of Evermay is seeking to allow a nonprofit organization to use the subject property in order to help meet the significant costs of preserving the grand buildings and grounds of the historic site, including its open space area, gardens and historic features. In furtherance of this goal, the Evermay Society was formally incorporated as a nonprofit corporation, effective April 1, 1999 (attached).

BZA
Case No. 16971
Exhibit No. 8

Board of Zoning Adjustment
District of Columbia
CASE NO.16971
EXHIBIT NO.8

Pursuant to the special exception provisions of Sections 217 and 3108.1 of the Zoning Regulations and subject to the approval of the Board of Zoning Adjustment (BZA), the property would be used by the Evermay Society, a nonprofit organization for charitable purposes, including the following: (i) office and incubator space for nonprofit organizations, (ii) a retreat facility, (iii) a location of fundraising events for nonprofit organizations, (iv) tours and open houses of the grounds and buildings, (v) community events, (vi) a base for a "scholars in residence" program and (vii) a gift shop.

Based upon our meeting of July 8, 1999 and the above information, it is our understanding that the Evermay Society may proceed to obtain a special exception for the use of the residential building on Lot 3 by a nonprofit organization pursuant to Sections 3108.1 and 217 of the Zoning Regulations. For your convenience, we have attached a draft letter for our referral to the BZA.

As we also discussed, in the event the owner of Lot 3 would also like to include the buildings located on Lots 1, 2, 804 and 805 as part of the special exception application, all of the properties would need to be subdivided into a single lot of record. You also confirmed that pursuant to Section 3202.3 of the Zoning Regulations, which states "any combination of commercial occupancy separated in their entirety, erected or maintained in a single ownership shall be considered as one structure," all buildings would be considered a single building for purposes of Section 217 and, therefore, all properties could be included in the application for special exception approval provided the lots were subdivided into a single lot of record.

Please confirm that our understanding is correct by signing a copy of this letter below and returning it to us. Thank you.

Very truly yours,



Maureen Ellen Dwyer

CONFIRMED:

LISTED USES FOR LOT 3 SHOULD BE ACCESSORY TO THE PRINCIPAL USE.

By: Armando Lourenço
Armando Lourenço
Acting Zoning Administrator

Date: July 28/1999

cc: Harry Belin

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