

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



March 27, 2009

Kenneth Love
2420 Rhode Island Avenue
Washington, DC 20018

**Re: Lot 803 Square 4290
2420 Rhode Island Avenue, NE
Washington, DC 20018
Zone: R-1-B**

Dear Mr. Love:

The Office of the Zoning Administrator has completed a review of your certificate of occupancy application #0901664 filed to use a portion of the first floor of the subject premises as a "Child Development Center with sixty (60) children and a staff of twelve (12)". The application has been denied due to non-compliance with the DCMR Title 11, the Zoning Regulations and subsequent need for Board of Zoning Adjustment (BZA) approval.

The property, for purposes of zoning, is classified as R-1-B (Residence District) which does not allow your proposed use. Pursuant to DCMR Title 11, Section 2003.1, the proposed non-conforming use must be approved by the BZA prior to Certificate of Occupancy issuance. The BZA has authority to grant a special exception under provisions of DCMR Title 11, Section 3104.1.

You may contact the BZA directly for information regarding their filing process and timeline for process completion at 202-727-6311 or visit their offices at 441 4th Street, NW, Room 210. This letter must be presented to the BZA when filing. If your request is granted, a new certificate of occupancy application must be filed with DCRA for review along with an official "stamped" copy of the BZA decision.

Regards,


Matt LeGrant
Zoning Administrator

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17950
EXHIBIT NO. 5