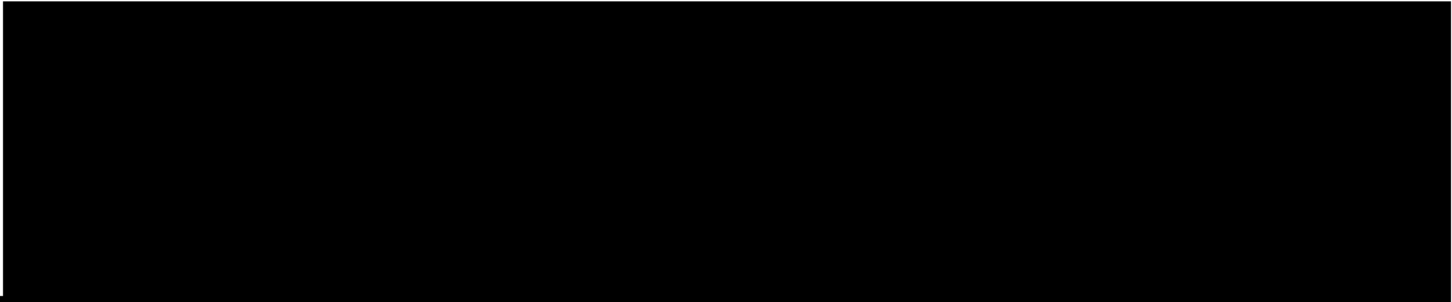


Tab E

From:
Sent:
To:

Cc:
Subject:
Attachments:



From: LeGrant, Matt (DCRA) <matthew.legrant@dc.gov>
Sent: Monday, January 25, 2021 9:58 AM



Subject: Confirmation: 200-220 C Street, SE

[External email]



By means of this email I confirm that I am in agreement with the analysis and the conclusions stated in the attached Memo to me dated January 22, 2021, and its attachments, and specifically that:

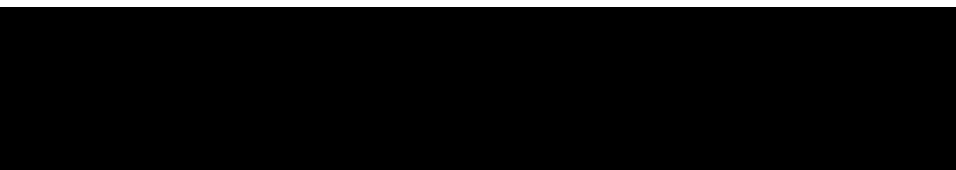
- As a part of our January 21st, 2021 virtual meeting we discussed the above-referenced property and its right to continue to be used as an inn or hotel type facility in an RF-3 Zone. In that regard, we reviewed a memorandum from a former Zoning Administrator, Joseph F. Bottner, dated January 6th, 1993. That memo confirmed that the existing apartment buildings were constructed prior to November 3rd, 1989 and since DC Zoning Regulations are not retroactive the apartment buildings in question have the right to continue rentals without limitation to a specific time period and therefore can be operated with respect to timeframe of stay like an inn or a hotel (See Attachment A).
- The lot number referred to in the Attachment A memorandum comprise what is now Lot 841 in Square 762.

- In addition, we discussed and looked at the Basic Business License for the property and Certificate of Occupancy relating to use of the property and they are consistent with that of the prior Zoning Administrator’s memorandum (See Attachment B).
- Next, we reviewed a survey (Attachment C) which shows that there are very few parking spaces on Lot 841 and none of those spaces are dimensioned. It was confirmed that no additional parking area is required to be provided for the continued use of the property.
- In considering this matter, you attached a parking lease (Attachment D), for the “Rear of 212 C Street, SE,” Lot 804 in Square 762. There are no BZA Orders for this address or lot or square tying this property to the subject site.
- As a result, there is no requirement that the lease continue to be in place and the subject site can be used as set forth above irrespective of the existence or expiration of the Attachment D lease.

Please let me know if you have any further questions.

DISCLAIMER: This email is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this email are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this email. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This email is NOT a “final writing”, as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this email based on the information submitted for the Zoning Administrator’s review. Therefore this email does NOT vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

Matthew Le Grant
Zoning Administrator
Office of the Zoning Administrator
Dept of Consumer and Regulatory Affairs
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