

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



August 13, 2015

Mr. John Epting, Esq.
Goulston & Storrs
1999 K Street NW, Suite 500
Washington, DC 20006

RE: 6501-6527 Chillum Place, NW - Square 3368, Lot 822: Determination that warehouse and other C-M-1 uses are permitted in existing split-zoned (C-M-1/R-2) Building

Dear Mr. Epting:

As discussed during our July 13, 2015 meeting, this letter addresses the issue of warehouse and other permitted C-M-1 uses in the existing building at 6501-6527 Chillum Place NW, Square 3368, Lot 822 ("Property"). The Property is improved with an existing warehouse building and associated parking as shown on the attached Survey and pictures (Exhibit A). As shown on the plat, the Property is split zoned C-M-1 and R-2. The R-2 Zone line runs through the northeast corner of the building. You ask whether the R-2 zoned portion of the building can be used for C-M-1 uses.

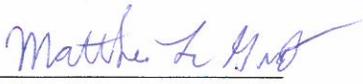
Based upon BZA Order No. 6434, September 26, 1961, the Board of Zoning Adjustment granted a use variance to allow the construction of a warehouse and parking as per plan in the subject portion of the R-2 zone at 6501-6601 Chillum Place, NW. Lot 811, Square 3368 (Exhibit B). Subsequently, building permit B88507 was issued on June 25, 1962 to construct a warehouse and office addition at 6501-6601 Chillum in zones C-M-1/R-2 on Lot 811. Accompanying the permit is the application and two building plats showing the addition within the R-2 portion of the Property to the rear of the existing building located (Exhibit C).

In terms of Lot 811, which is referenced in the BZA Order and building permit, I have reviewed the attached assessment and taxation (A&T) plats and Baist Map which show the Property evolving from Lot 811 to become the current Lot 822 (Exhibit D). I have also reviewed various Certificates of Occupancy showing use of the property for warehouse and office and other related C-M-1 uses (Exhibit E).

Based on my review of the BZA order and permit, the plats and certificates of occupancy, I find that the BZA approved a use variance to allow construction of a warehouse building addition within the R-2 zone and that such building has been used for warehouse and other

allowed C-M-1 uses. I therefore conclude that the Property (including the R-2 portion) may continue to be used for any permitted C-M-1 use.

Please feel free to contact me if there are any questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachments: Exhibits:
A - Property Survey and Pictures
B - BZA Order #6434
C - 1962 Building Permits and Plats
D - A&T Plats and Baist Map
E - Certificates of Occupancy - 1963-2009

cc: Neil Marcus