

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

August 13, 2015



Via Emailed PDF and US Mail

Martin P. Sullivan
Sullivan & Barros, LLP
1990 M Street, NW - Suite 200
Washington, DC 20036

Re: 1218 16th Street, NW – Office Use

Dear Mr. Sullivan:

You have asked me to provide a determination regarding specific permitted uses for the property located at 1218 16th Street, NW (the “Property”). The Property is located in the SP-2 Zone District. The Property is improved with a building (the “Building”) which is currently used as offices for a nonprofit organization by the National Council of Negro Women, Inc., pursuant to BZA Order No. 16001, and Certificate of Occupancy No. B177126 (which authorizes use of the basement through fifth floor of the Building).

You have asked if a new occupant of the Building would be permitted to operate either a general office use or another nonprofit use in the Building. I have determined that a new occupant would indeed be permitted to use the Building for general office use or for nonprofit office use.

One of the matter-of-right uses permitted in the SP Zone is general office use, as provided by 11 DCMR §5013:

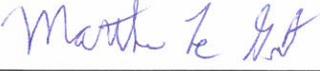
501.3 General office use, including chancery, shall be permitted in an SP District as a replacement for office use for international organization, non-profit organization, labor union, architect, dentist, doctor, engineer, lawyer, or similar professional person existing and approved by the Board of Zoning Adjustment or the Zoning Commission or authorized by a validly issued certificate of occupancy prior to January 29, 1999.

Because the Property is currently used by a non-profit organization pursuant to the Certificate of Occupancy dated prior to January 29, 1999, general office use and chancery use is permitted on the Property as a replacement use for such existing non-profit use. The Certificate of Occupancy history shows an office use approved on 12-6-77 and the current non-profit office use approved on 3-20-97 [see attached C of O’s]. In addition, the Building may be used for a another non-

profit organization, pursuant to BZA Order No. 16001 [also attached], as BZA approvals run with the land and are not limited to specific entities or person.

For the reasons noted above, the Property may be used for either general office use or non-profit organization use.

Please feel free to contact me if you have any questions.

Sincerely, 

Matthew Le Grant
Zoning Administrator

Attachments: C of O B105207
C of O B177126
BZA Order #16001