

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

December 7, 2015

John Patrick Brown, Jr.
Greenstein DeLorme & Luchs, P.C.
1620 L Street, N.W. - Suite 900
Washington, D.C. 20036



Re: 3433 33rd Place, N.W. Square 2072, Lot 883 ("Property")

Dear Mr. Brown:

In response to your letter of October 29, 2015 (attached), I have determined that The Cleveland Park Club's continued use of the Property is a valid non-conforming use and that the proposed renovation of the existing clubhouse without expansion of the building footprint or density, structural repairs to the foundation, renovation to the existing pool and expansion of the pool deck area, including the addition of a wading pool, and new retaining wall for the expanded pool deck will be permitted as a matter-of-right subject to obtaining all necessary building permits (See Aerial Photos - Exhibit A, showing existing conditions).

This determination is based on the following facts, including:

1. The Property is zoned R-1-B as shown on the attached Zoning Map, Exhibit B.
2. The Property is located in the Cleveland Park Historic District.
3. The Property is improved with a two-story with basement clubhouse building, in ground swimming pool and at grade play area. As originally constructed prior to May 1958, the Property has never provided any off-street parking and was constructed prior to any parking being required.
4. Based on the available Certificate of Occupancy records listed below (and attached), the Property's use as a Private Club pre-dates the 1958 Zoning Regulations and is a valid non-conforming use in the R-1-B zone. Exhibit C (Certificate of Occupancy).

CERTIFICATE OF OCCUPANCY NUMBER (DATE)	PERMITTED USE	FLOOR(S) OCCUPIED	NOTE (ZONE)
A6805 (October 27, 1950)	Private Club - Educational and Recreational	----	Res 40 AR

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CERTIFICATE OF OCCUPANCY NUMBER (DATE)	PERMITTED USE	FLOOR(S) OCCUPIED	NOTE (ZONE)
B 8194 (October 28, 1957)	Private Club for Educational and Recreational Purposes	2 Stories with Basement	Res 40 AR
CO1401960 (May 19, 2014)	Private Club	1 st and 2 nd Floors	R-1-B

5. As shown on the attached plans, The Cleveland Park Club proposes the following: 1) renovate the existing clubhouse structure without expansion of the building footprint or density, including structural repairs to the foundation of the structure; 2) install a small (approximately 42 square feet) outdoor canopy over a portion of the pool deck affixed to the rear of the clubhouse; 3) renovate the existing pool; 4) expand the existing pool deck by approximately 550 square feet to include a wading pool area; and 5) construct a retaining wall to support the expanded pool deck in compliance with 11 DCMR §§ 413.4 and 413.8. Exhibit D (Proposed Plans, August 10, 2015).

I trust this is responsive to your request. If you need any additional information, please contact me at (202) 442-4576.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Enclosures:

- October 29, 2015 Letter from John Patrick Brown, Jr.
- Exhibit A - Aerial Photos
- Exhibit B - Zoning Map
- Exhibit C - C of O Records
- Exhibit D - Plan Set dated 8-10-15