

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

May 30, 2014



Michael Kelly, Director  
D.C. Department of Housing and Community Development  
1800 Martin Luther King, Jr. Avenue, SE  
Washington, DC 20020

RE: HELP USA Housing Development at Walter Reed- Building 14

Dear Director Kelly:

Based on the materials that have been provided to me by the office of the Deputy Mayor for Planning and Economic Development (DMPED) and the development team, I have determined that HELP USA's proposed affordable housing development in Building 14 at the Walter Reed site can be developed as a matter of right.

Per an email to me from Jason Cross of DMPED dated March 19, 2014:

Building 14 is just over 170,000 sq feet, and was built in 1976. Since built, it has housed soldiers while they were stationed at WRAMC or within the area. In 2005 the housing sections underwent renovations and upgrades. The upgrades converted all housing from semi-private to individual private apartments. Each apartment has a kitchenette with a refrigerator/freezer and stove, along with closets, and private showers. There are approximately 274 private rooms, and a three level underground parking garage with over 450 parking spaces. This building is not historic.

I have also received a Zoning Certification from the Office of Zoning confirming that the subject property is in the R-1-B District.

Inasmuch as the use of Building 14 was as studio apartments for enlisted men, and HELP USA proposes no major changes to unit configuration in order to convert seventy-five units to studio apartments for veterans emerging from chronic homelessness, HELP USA's project can be considered a continuation of an existing non-conforming use in the R-1-B zone and the proposed project is therefore matter of right.

I understand that this letter will be used by HELP USA as part of its application to your Department for funding related to this project. If you have any questions about this letter, please feel free to call me at (202) 442-4652.

Sincerely, Matthew Le Grant  
Matthew Le Grant  
Zoning Administrator