

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



August 17, 2015

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

Re: Woodcrest Development -Square 5969, Lots 188-193, 231-246 (“Property”)

Dear Ms. Olson and Mr. Brown:

In response to the information and documentation you have provided to me in your letter of June 25, 2015 to me (and attached to this letter) and the meeting held in my office on August 12, 2014, this letter is to confirm my determination that a portion of the residential project in the Congress Heights Neighborhood on Woodcrest Drive, SE, consisting of completed single-family dwellings and flats on the Property (“Project”) is exempt from the Inclusionary Zoning (“IZ”) Regulations since the building permits were applied for in July 2009, prior to the effective date of the IZ Regulations (August 14, 2009) and therefore they vested under the Pre-IZ Regulations (“Exempt Buildings”).

As described in your chart, which I have included in this response, these Exempt Buildings obtained building permits, completed construction and subsequently received final inspections from the D.C. Department of Consumer and Regulatory Affairs (“DCRA”). Several of the Exempt Buildings are single family townhouses and therefore do not require certificates of occupancy. However, four of the Exempt Buildings (401, 403, 405 & 407 Woodcrest Drive) are three-story flats, which will be sold as condominium units (“Condominiums”) and require certificates of occupancy.

Lot No.	Address	Type of Construction	Permit Information	Improvements
243	407 Woodcrest Dr. Condo Bldg 200	Three-Story Flat	Applied for Bldg Permit: 7/20/09 Bld Permit B0907547 Issued: 9/17/09 Bldg Permit Renewed Final Bldg Permit Number: B1200218	Completed Final Inspection: 3/28/12
244	405 Woodcrest Dr. Condo Bldg 200	Three-Story Flat	Applied for Bldg Permit: 7/21/09 Bld Permit B0907570 Issued: 9/17/09 Bldg Permit Renewed Final Bldg Permit Number: B1200217	Completed Final Inspection: 3/29/12
245	403 Woodcrest Dr.	Three-Story	Applied for Bldg Permit: 7/21/09	Completed

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Lot No.	Address	Type of Construction	Permit Information	Improvements
	Condo Bldg 200	Flat	Bld Permit B0907582 Issued: 9/17/09 Bldg Permit Renewed Final Bldg Permit Number: B1200216	Final Inspection: 3/29/12
246	401 Woodcrest Dr. Condo Bldg 200	Three-Story Flat	Applied for Bldg Permit: 7/21/09 Bld Permit B0907554 Issued: 9/17/09 Bldg Permit Renewed Final Bldg Permit Number: B1200215* <i>*the attached on-site inspection report in Exhibit C incorrectly identifies the Building Permit Number as B1200211</i>	Completed Final Inspection: 3/29/12
188	400 Woodcrest Dr. TH Bldg 100	Three-Story Single Family Townhouse	Applied for Bldg Permit: 7/14/09 Bld Permit B0907343 Issued: 9/17/09 Bldg Permit Renewed Final Bldg Permit Number: B1200209	Completed Final Inspection: 12/12/11
189	402 Woodcrest Dr. TH Bldg 100	Three-Story Single Family Townhouse	Applied for Bldg Permit: 7/20/09 Bld Permit B0907486 Issued: 9/17/09 Bldg Permit Renewed Final Bldg Permit Number: B1200210	Completed Final Inspection: 12/12/11
190	404 Woodcrest Dr. TH Bldg 100	Three-Story Single Family Townhouse	Applied for Bldg Permit: 7/20/09 Bld Permit B0907487 Issued: 9/17/09 Bldg Permit Renewed Final Bldg Permit Number: B1200211* <i>*the attached on-site inspection report in Exhibit C incorrectly identifies the Building Permit Number as B1200215</i>	Completed Final Inspection: 12/12/11
191	406 Woodcrest Dr. TH Bldg 100	Three-Story Single Family Townhouse	Applied for Bldg Permit: 7/20/09 Bld Permit B0907488 Issued: 9/17/09 Bldg Permit Renewed Final Bldg Permit Number: B1200212	Completed Final Inspection: 12/12/11
192	408 Woodcrest Dr. TH Bldg 100	Three-Story Single Family Townhouse	Applied for Bldg Permit: 7/20/09 Bld Permit B0907489 Issued: 9/17/09 Bldg Permit Renewed Final Bldg Permit Number: B1200213	Completed Final Inspection: 12/12/11
193	410 Woodcrest Dr.	Three-Story	Applied for Bldg Permit: 7/20/09	Completed

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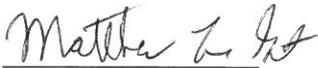
Lot No.	Address	Type of Construction	Permit Information	Improvements
	TH Bldg 100	Single Family Townhouse	Bld Permit B0907490 Issued: 9/17/09 Bldg Permit Renewed Final Bldg Permit Number: B1200214	Final Inspection: 12/12/11
231	431 Woodcrest Dr. TH Bldg 600	Three-Story Single Family Townhouse	Applied for Bldg Permit: 7/20/09 Bld Permit B0907502 Issued: 9/17/09 Bldg Permit Renewed Bldg Permit Number: B1200235	Completed Final Inspection: 3/26/12
232	429 Woodcrest Dr. TH Bldg 600	Three-Story Single Family Townhouse	Applied for Bldg Permit: 7/20/09 Bld Permit B0907501 Issued: 9/17/09 Bldg Permit Renewed Final Bldg Permit Number: B1200229	Completed Final Inspection: 3/21/12
233	427 Woodcrest Dr. TH Bldg 600	Three-Story Single Family Townhouse	Applied for Bldg Permit: 7/20/09 Bld Permit B0907500 Issued: 9/17/09 Bldg Permit Renewed Final Bldg Permit Number: B1200228	Completed Final Inspection: 3/21/12
234	425 Woodcrest Dr. TH Bldg 600	Three-Story Single Family Townhouse	Applied for Bldg Permit: 7/20/09 Bld Permit B0907499 Issued: 9/17/09 Bldg Permit Renewed Final Bldg Permit Number: B1200227	Completed Final Inspection: 3/20/12
235	423 Woodcrest Dr. TH Bldg 600	Three-Story Single Family Townhouse	Applied for Bldg Permit: 7/20/09 Bld Permit B0907498 Issued: 9/17/09 Bldg Permit Renewed Final Bldg Permit Number: B1200226	Completed Final Inspection: 3/20/12
236	421 Woodcrest Dr. TH Bldg 400	Three-Story Single Family Townhouse	Applied for Bldg Permit: 7/20/09 Bld Permit B0907497 Issued: 9/18/09 Bldg Permit Renewed Final Bldg Permit Number: B1200225	Completed Final Inspection: 3/2/12
237	419 Woodcrest Dr. TH Bldg 400	Three-Story Single Family Townhouse	Applied for Bldg Permit: 7/20/09 Bld Permit B0907496 Issued: 9/17/09 Bldg Permit Renewed Final Bldg Permit Number: B1200224	Completed Final Inspection: 3/2/12
238	417 Woodcrest Dr.	Three-Story	Applied for Bldg Permit: 7/20/09	Completed

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Lot No.	Address	Type of Construction	Permit Information	Improvements
	TH Bldg 400	Single Family Townhouse	Bld Permit B0907495 Issued: 9/17/09 Bldg Permit Renewed Final Bldg Permit Number: B1200223	Final Inspection: 3/2/12
239	415 Woodcrest Dr. TH Bldg 400	Three-Story Single Family Townhouse	Applied for Bldg Permit: 7/20/09 Bld Permit B0907494 Issued: 9/17/09 Bldg Permit Renewed Final Bldg Permit Number: B1200222	Completed Final Inspection: 3/2/12
240	413 Woodcrest Dr. TH Bldg 400	Three-Story Single Family Townhouse	Applied for Bldg Permit: 7/20/09 Bld Permit B0907493 Issued: 9/17/09 Bldg Permit Renewed Final Bldg Permit Number: B1200221	Completed Final Inspection: 12/14/11
241	411 Woodcrest Dr. TH Bldg 400	Three-Story Single Family Townhouse	Applied for Bldg Permit: 7/20/09 Bld Permit B0907492 Issued: 9/17/09 Bldg Permit Renewed Final Bldg Permit Number: B1200220	Completed Final Inspection: 12/14/11
242	409 Woodcrest Dr. TH Bldg 400	Three-Story Single Family Townhouse	Applied for Bldg Permit: 7/20/09 Bld Permit B0907491 Issued: 9/17/09 Bldg Permit Renewed Final Bldg Permit Number: B1200219	Completed Final Inspection: 12/14/11

Therefore these buildings, including the Condominiums, are exempt from the IZ Regulations and therefore, having gone through the final inspection process, the certificates of occupancy for this portion of the Project may be issued.

I trust this letter is responsive to your request.

Sincerely, 
 Matthew Le Grant
 Zoning Administrator

Enclosure: Letter and Attachments of 6-25-15 from Olson

File: Det Let re Woodcrest Sq 5969 to Olson 8-17-15