

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



August 18, 2015

Allison C. Prince  
Goulston & Storrs, PC  
1999 K Street NW, Suite 500  
Washington DC 20006

Re: Atlantic Gardens 4009 - 4011 3<sup>rd</sup> Street SE (Square 6168, Lots 41, 42)  
Atlantic Gardens 4202 - 4228 4<sup>th</sup> Street SE (Square 6207, Lots 30, 31, 811) &  
Atlantic Terrace 4301 - 4329 3<sup>rd</sup> Street SE (Square 6219, Lot 32) ("Property")

Dear Ms. Prince:

The following letter summarizes that there are no zoning issues triggered by the proposed renovation of the residential buildings located on above-referenced property. The renovation will be designed to achieve an Enterprise Green Communities Certification.

Atlantic Gardens is a three story apartment complex containing 108 apartment units and 40 parking spaces. It is located at 4009-4011 3<sup>rd</sup> Street SE and 4202 - 4228 4<sup>th</sup> Street SE and is zoned R-5-A and R-2. The proposed renovation involves a full modernization including new building systems and will not increase the number of units or decrease the number of parking spaces. A paved parking area is being created adjacent to building 4222 in order to provide two accessible parking spaces.

Atlantic Terrace is a three-story apartment complex containing 195 apartment units and 131 parking spaces. It is located at 4301 – 4329 3<sup>rd</sup> Street SE and is zoned R-5-A. Similar to the Atlantic Gardens project, the proposed renovation also involves a full modernization and new building systems and will not increase the number of units or the number of parking spaces. A paved parking area is being created adjacent to building 4319 in order to provide two accessible parking spaces. Finally, there will be a small elevator addition to 4319 3<sup>rd</sup> Street SE to allow enhanced accessibility.

Based on our discussion in our meeting on August 12, 2015 and the above information, I find that the renovation plan for the Atlantic Gardens and Atlantic Terrace apartment complex is permitted as a matter of right. Although the regulations now require one parking space for each unit, the current number of spaces is grandfathered since it is not being reduced. Further, a record lot will not be required for the renovation of the portion of the complex located on Lot 811 in Square 6207 since the use is not being changed and the building on that lot is not being expanded. Finally, no changes to the other lot designations will be required.

Please let me know if you have any further questions. No subdivisions will be required for the renovation work.

Sincerely,   
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Matthew Le Grant  
Zoning Administrator

Attachments: Site Plans: Atlantic Gardens 4009 - 4011 3<sup>rd</sup> Street SE  
Atlantic Gardens 4202 - 4228 4<sup>th</sup> Street SE  
Atlantic Terrace 4301 - 4329 3<sup>rd</sup> Street SE

File: Det Let re Atlantic Gardens to Prince 8-18-15