

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

October 5, 2012



By US Mail and Email PDF

John Epting, Esq.  
Goulston & Storrs  
1999 K Street, NW, 5<sup>th</sup> Floor  
Washington, DC 20006

Re: Square 701, Lots 33-41, 48-61, 131-136, 155-160, 816-817, 822, 823, 828-830,  
832-834, and 854-856 ("the Property").

Dear Mr. Epting:

The purpose of this letter is to memorialize our discussion at our meeting on May 7, 2012 and to confirm that the proposed penthouse set back from the exterior wall, as shown on the attached plans, meets the penthouse set back requirements as defined in the Zoning Regulations. Section 400.7(b) of the Zoning Regulations requires that a penthouse must be set back from all exterior walls a distance equal to its height above the roof upon which it is located.

As shown on the site/roof plan (A-16) and the First Street Elevation with Materials (A-30), there is a lower and upper exterior wall facing the southern property line of the Property. The Penthouse is not set back from the upper wall. The penthouse is set back 26' 8" from the lower exterior wall. I have previously determined that where there is a lower exterior wall and then a taller exterior wall set further back from the property line, the lower exterior wall controls for purposes of Section 400.7(b). Therefore, the penthouse shown in the attached plans complies with the 1:1 set back requirements.

Please feel free to call with any questions.

Sincerely,

Matthew Le Grant  
Zoning Administrator

Attachments

File: Det Let re Square 701 to Epting 10-5-12

**SQUARE 701**  
M, First & N Street, S.E.  
Washington, DC

**REGISTERED PROFESSIONAL**  
Architect  
Paul Lewis Architects



**Gensler**



PROJECT NAME: SQUARE 701  
DATE: MAY 14, 2013  
APPLICATION FOR ZONING REVIEW  
TITLE: SITE/ROOF PLAN  
NUMBER: A-16



NOTE: INTERIOR CONFIGURATIONS OF BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS.



