

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

July 7, 2014

Mr. Kyros L. Freeman
Holland & Knight LLP
800 17th Street, NW, Suite 1100
Washington DC 20006

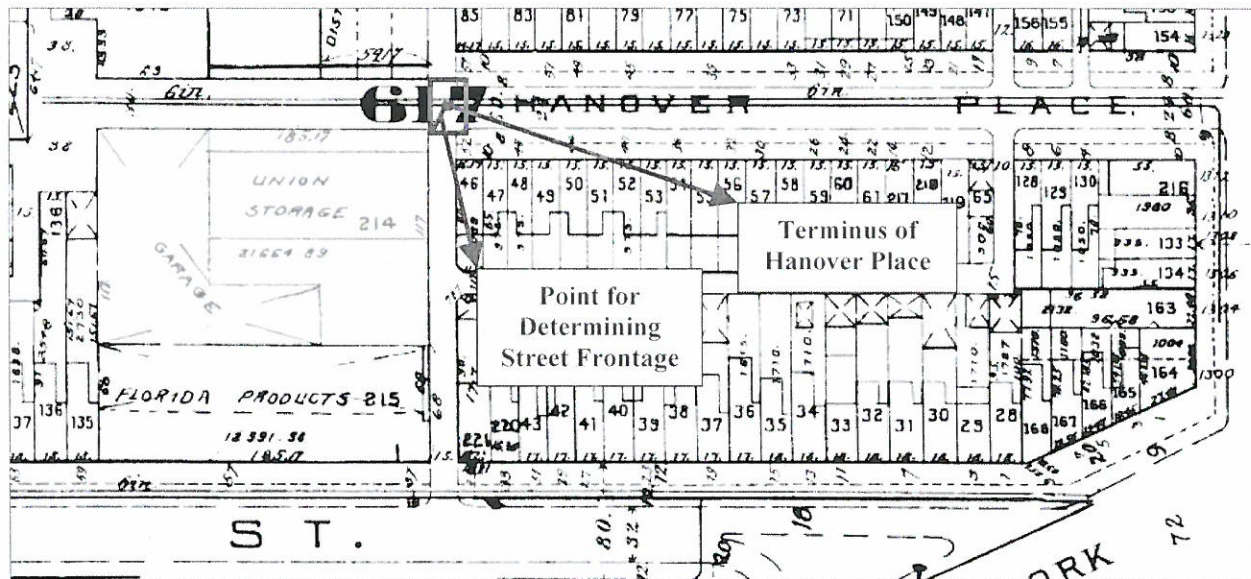


Re: Development of 54-66 Hanover Place, N.W. (Square 617, Lot 214)(the "Property")

Dear Mr. Freeman:

The purpose of this letter is to confirm the substance of our conversation on Thursday, May 29, 2014 regarding the above referenced property. You have asked for confirmation that the Property has frontage on Hanover Place, N.W., and thus is not an alley lot as defined in Section 199 of the Zoning Regulations.

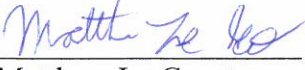
Square 617 is located in the northwest quadrant of the District and is bounded by O Street on the north, North Capitol Street on the east, New York Avenue and N Street on the south, and 1st Street on the west. The Property is zoned C-2-A. As shown the portion of the Baist plat inserted below, the Property is located at the intersection of Hanover Place, N.W. and two public alleys.



The Zoning Regulations define an alley lot as "a lot facing or abutting an alley and at no point facing or abutting a street." 11 DCMR §199. Given that a direct line can be drawn from the northwest corner of the Property to the terminus of Hanover Place, N.W., I hereby confirm that the Property has frontage on Hanover Place, N.W., which is a public street, and therefore is

not an alley lot.¹ As such, I further confirm that the Property is not subject to the development restrictions in Section 2507 of the Zoning Regulations applicable to alley lots, and the Property can be developed to a maximum height of 50 feet (no limit on stories) and 2.5 FAR (plus 20% bonus density if subject to Inclusionary Zoning) as permitted in the C-2-A District.

Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

File: Det Let re 54-56 Hanover Pl NW to Freeman 7-7-14

¹ This ruling is consistent with prior determinations issued by this Office regarding how to determine street frontage and measure building height for buildings adjacent to Federal reservations.