

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



June 27, 2011

Norman M. Glasgow, Jr.
Steven E. Sher
Director of Zoning and Land Use Services
Holland & Knight LLP
2099 Pennsylvania Avenue, N.W., Suite 100
Washington, D.C. 20006

Re: Meridian Hill Baptist Church Site
3146 16th Street, N.W., Square 2595, Lot 831

Gentlemen:

This is to confirm the substance of our discussion on Wednesday, June 8, 2011, concerning the redevelopment of the above-referenced property located in the block bounded by 16th, Irving, Lamont and Mount Pleasant Streets, N.W. The property is zoned R-5-D.

The redevelopment contemplates demolishing a portion of the existing church, which was severely damaged in a fire several years ago. The property would be converted to an apartment building, which would include the construction of two new residential wings of the building, one at the rear of the church and one to the south of the church. In order to provide parking for the residential units, a mechanical parking structure would be constructed at the western side of the site, behind the new rear apartment wing.

The top of the mechanical parking structure would be at or below the level of the main floor of the building. The fifteen foot wide area at the western side of the property, which is the top of the mechanical parking below, would be the location of terrace areas for the adjoining residential units.

The main floor of the building is, by definition under §199, "the floor of the story on which the principal entrance of a building is located." The principal entrance to the building is from the 16th street side and is several steps up from the level of the sidewalk. The definition of "building area" in §199 provides in part "this term shall not include any projections into open spaces authorized elsewhere in this title, nor shall it include portions of a building that do not extend above the level of the main floor of the main building, if placed so as not to obstruct light and ventilation of the main building or of buildings on adjoining property."

Upon review of the sections and plans of the proposed development, I hereby confirm that the area below the terrace would not be counted in lot occupancy since that area does not extend above the level of the main floor. In reaching that conclusion, I note that a substantial portion of the proposed project sets back in its entirety more than the fire damaged portions of the existing structure to be razed, creating a building that is more in conformance with the Regulations than the existing condition.

This confirmation does not relieve the property owner from seeking relief that may be required from the Board of Zoning Adjustment due to noncompliance with the Zoning Regulations, including relief from court requirements and rear yard requirements of the R-5-D regulations.

Sincerely, 

Matthew Le Grant
Zoning Administrator