

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



August 5, 2016

Ilnez Hinds
10915 Jarboe Ave
Silver Spring, MD 20901


Re: 1201 Franklin Street, NE, Square 3936, Lot 47

Dear Ms. Hinds,

This determination letter summarizes our discussion at the Preliminary Design Review Meeting held on June 20, 2016, and confirms the Floor Area Ratio calculations. As per the attached Travis Price Architects drawing, June 20, 2016, I have determined the following:

- The allowable F.A.R. is 13,500 SQFT
- The existing building is 6,748 SQFT; With the proposed addition of the new apartments 6,712 SQFT, and the two stair towers/elevator of 500 SQFT = 13,960 SQFT
- To reduce the F.A.R. down to the maximum allowed, 460 SQFT of the existing building roof will be taken out, open to sky, with every other joist removed
- The highlighted decks and corridor areas in green on the drawing will not count towards F.A.R., neither the above or the below highlighted space

Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachment: Travis Price Architects drawings dated June 20, 2016

File: Det Let re 1201 Franklin St NE to Hinds 8-5-16