

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



June 14, 2016

Lianne Childress, Esq.
Arent Fox LLP
1717 K Street, NW
Washington, D.C. 20006

Re: Zoning Determination request regarding the parking requirements for 1521 16th Street NW (“Lot 817”) 1523 and 1525 16th Street NW, Washington, D.C. (“Lot 114”, together with Lot 817, the “Properties”)

Dear Ms. Childress:

The purpose of this letter is to confirm the parking requirements for the Properties.

- 1521 16th Street NW, which is located on Lot 817 in Square 194, is zoned SP-1 and is improved by an approximately 12,000 square foot office building.
- 1523 and 1525 16th Street NW, which are both located on Lot 114 in Square 194, are on a split-zoned lot, with the boundary between the SP-1 zone and the R-5-B zone running through the rear of Lot 114. Lot 114 is improved by two mixed-use buildings. There are approximately 13,470 gross square feet of office use on Lot 114 and there are 3 apartment units. Although the lot is split-zoned, the Certificates of Occupancy for the buildings located at 1523 16th Street NW and 1525 16th Street NW identify the applicable zone as SP-1. We therefore apply the SP-1 zone parking requirements to the buildings located on this Lot 114.

Under Section 11-2101 of the District of Columbia Municipal Regulations (the “DCMR”), the applicable parking ratio for office use in the SP-1 zone is one parking space for every 1,800 square feet of office use over 2,000 square feet in gross floor area. The applicable parking ratio for residential use in the SP-1 zone is one parking space for every four units.

I should note that when there is a fraction, the remainder is rounded up under Section 2118.6. Therefore, the parking requirements for the Properties are as follows:

Property	Use	Ratio	Required Parking
Lot 817	Office	1 for every 1,800 square feet of gross floor area over 2,000 square feet of gross floor area	5
Lot 114	Office	1 for every 1,800 square feet of gross floor area over 2,000 square feet of gross floor area	6.372
Lot 114	Apartments	1 for every 4 units	.75
Total for the Properties			12

Sincerely, 
 Matthew Le Grant
 Zoning Administrator

cc:
 Lawrence Cosgriff (via email: LCosgriff@iwp.edu)
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