

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



October 13, 2016

John Patrick Brown, Jr.
Greenstein DeLorme & Luchs, P.C.
1620 L Street, N.W. - Suite 900
Washington, D.C. 20036

Re: Determination that the Parapet and Cornice comply with the
Applicable Height Restriction for 608, 610, 612-614 and 618 T
Street, N.W. Square 441, Lots 32, 33, 35 and 852 (“Property”)

Dear Mr. Brown:

At our May 20, 2016 meeting we discussed that the proposed project at the Property had recently been approved by the Board of Zoning Adjustment pursuant to BZA Order No. 19217 (“**BZA Order**”). The BZA Order granted a variance from the loading requirements to permit a construction of a seven-story mixed-use building in the ARTS/C-2-B District (“**Project**”).

This letter is to confirm that the parapet and cornice, at both the roof and penthouse levels, comply with the applicable height and setback restrictions per the approved plans (“**Approved Plans**”) ¹.

Parapet and Cornice

As a result of the Applicant’s meeting with the Office of Planning (“**OP**”) and OP’s consultations with me, the Applicant set back the 2 foot high parapet wall (retaining the green roof and reflected elements) two feet from the building wall. The 1 to 1 setback of the parapet wall complies with the applicable height restriction. The Applicant has incorporated a 1 foot high “cornice” at the building wall. The cornice (with bracing) is an architectural embellishment forming a critical design feature to transition from the seventh floor to the penthouse and provides a termination for roofing material, not a parapet. A similar 1 foot cornice has also been added to the penthouse level² which will provide a termination for the roofing material and serve as screen protector for the green roof system. It is accepted practice that roofing material and insulation above the roof and penthouse slabs are not counted as part of the height of the roof or penthouse. The parapet and cornice, at both the roof and penthouse levels, comply with the applicable height and setback restrictions.

¹ See BZA Case 19217, Exhibits 30C1-30C3 “Approved Plans”.

² See Approved Plans,

John Patrick Brown, Jr.
October 13, 2016
Page 2

I trust this is responsive to your request. If you need any additional information, please contact me at (202) 442-4576.

Sincerely, 
Matthew Le Grant

Zoning Administrator

Enclosures:

BZA Order 19217

Page A-22 of the Approved Plans showing the cornice and setback of the parapet wall

File: Det Let re 608-618 T St NW - Cornice to Brown 10-13-16