

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

October 19, 2015



Via Emailed PDF

Martin P. Sullivan
Sullivan & Barros, LLP
1990 M Street, NW - Suite 200
Washington, DC 20036

Re: 636 I Street, NW – Square 453, Lot 55

Dear Mr. Sullivan:

Pursuant to our meeting on June 2, 2014, you have asked for my determination regarding proposed renovations to the building (the “Building”) owned and occupied by the American Society of Landscape Architects (ASLA), located at 636 I Street, NW, Square 453, Lot 55 (the “Property”). Specifically, you have asked for determinations regarding (i) the characterization of a proposed stairway penthouse as an architectural embellishment, (ii) the provision of a trellis roof which eliminates a potential nonconforming court, and (iii) possible uses which are likely to satisfy a use requirement under Section 1702 of the Zoning Regulations.

I have reviewed the project plans – attached to this letter as Exhibit A – at our meeting and before signing this letter. I have also reviewed plans attached as Exhibit B illustrating the proposed uses within the Building, in regard to my determination of ASLA’s satisfaction of the requirement for preferred uses as further described below. Based on our meeting and on these attached drawings, I have made the following determinations:

- 1) The proposed stairway penthouse will be permitted as a matter-of-right. Certain portions of the stairway penthouse have been determined by me to be “architectural embellishments.” As such, these portions of the proposed structure do not fall under the category of “roof structure” and are not subject to the restrictions of Section 411. As we discussed in our meeting, the upper portion of the stairway penthouse, as highlighted on plan page 3 of Exhibit A, exists primarily for architectural design purposes, including for the effect this portion of the penthouse has on introducing light into the interior of the Building via the proposed skylight portion of the provided embellishment. For this reason, the attached plans comply with all roof structure requirements of Section 411.
- 2) The proposed trellis roof structure shown on plan page 4 of Exhibit A is sufficient to be considered a roof over the open space beneath it, thereby eliminating any potential

nonconforming court that might have otherwise been created by the construction of the proposed rear stair tower.

3) As noted in our meeting, the Property is required to include approximately 810 square feet of the preferred arts retail and service uses listed in Sections 1710 and 1711 of the Zoning Regulations. Based on the proposed layout of uses identified on Exhibit B, I have determined that the Property safely complies with this requirement as a result of the mix of uses, but in particular, the Exhibition & Art Area and the Assembly Room on Page 3 of Exhibit B represent space which easily exceeds the requirement.

Please feel free to contact me if you have any questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachments-
Exhibit A - Roof Structure
Exhibit B - Proposed Uses