

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



December 6, 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: 1155 21st Street, N.W.- Square 100, Lot 118

Gentlemen:

This is to confirm the substance of our discussion on Thursday, October 6, 2011, concerning a proposed addition to the first floor of the building at 1155 21st Street, N.W. The subject property is located on the east side of 21st Street between L and M Streets, N.W. The property is zoned C-3-C and is part of a project approved as a series of planned unit developments devoted to office use with retail on the lower levels, as follows:

The project was approved in a series of planned unit developments (PUDs) as an office project with retail on the lower levels.

- Phase 1 of the development is the building located at 1120 20th Street, and was approved by Zoning Commission Order No. 189, dated November 1,, 1977, effective November 17, 1977.
- Phases 2 and 3 of the development are the buildings located at 1133 and 1155 21st Street and both were approved by Zoning Commission Order No. 279, dated June 14, 1979, effective, June 18, 1979.
- Phase 4 of the development was a contemplated building on the south side of M Street which was never submitted to the Commission or approved.
- Phase 5 of the development is the building located at 2001 L Street and was approved by Zoning Commission Order No. 445, dated December 10, 1984, effective December 21, 1984.

The PUD allowed a maximum of 7.0 FAR for Phases 1, 2 and 3. Those phases are currently built to less than the maximum density permitted; there is approximately 27,000 square feet of gross floor area remaining.

The Commodities Futures Trading Commission (CFTC) is a major tenant in the building. The CFTC is proposing to make some security upgrades to its lobby area on the ground floor. As part of this upgrade, it is proposed to cover over a portion of a pair of escalators that connect the ground floor to the first lower level. The escalators would remain but the portion of the

space above the lower part of the escalators would be covered at the first floor, thereby adding approximately 300 square feet to the first floor. The ceiling over that portion of the space currently extends up to the second floor, so the space is counted in FAR. Covering the space at the first floor means that the ceiling height at the lower level is now not more than four feet above the adjacent finished grade, so that space becomes a cellar and not a basement and it is not charged against FAR. Therefore, the 300 square foot addition does not actually add any FAR to the building (i.e., the increase on the first floor is offset by a corresponding decrease on the lower level).

The space is entirely within the building and would have no visible affect on the exterior of the building. I therefore conclude that the change you have proposed is consistent with the Zoning Commission's approval and within the flexibility granted to the Zoning Administrator. Accordingly, when you file the plans for a building permit to accomplish the infill construction described above, I will approve drawings that are consistent with the information recited herein.

Please let me know if I may be of further assistance.

Sincerely, 
Matthew Le Grant
Zoning Administrator

cc: Sharon Schellin, Secretary to the Zoning Commission