

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



December 7, 2011

VIA US FIRST CLASS MAIL AND EMAIL PDF

Ms. Allison Prince, Esq.  
Goulston & Storrs, P.C.  
1999 K Street NW, Suite 500  
Washington, DC 20006

Re: 1237, 1239, & 1241 Pennsylvania Avenue, SE

Dear Ms. Prince:

This letter confirms the issues we discussed at our meeting on November 15, 2011 regarding the renovation of the existing buildings located at 1237, 1239, & 1241 Pennsylvania Avenue, SE ("Property"). As I explain below, office use is permitted, the subdivided Property will have a conforming rear yard, and the indoor parking space may be eliminated as long as one parking space is provided on the Property.

The Property is zoned CHC/C-2-A. The Property is improved with three buildings that are contributing structures to the Capitol Hill Historic District. These buildings have internal connections. One of the buildings contains one indoor parking space that is less than 16 feet in length. The Property's eastern boundary is a federal reservation, and its rear fronts on G Street, SE. G Street and Pennsylvania Avenue intersect just east of the federal reservation at an angle of less than 45 degrees.

I understand that the buildings on the Property will be renovated and used for offices. As part of this renovation, the Property will be subdivided [lot consolidation] to form one record lot. In addition, the indoor parking space will be eliminated and converted into office space. One surface off-street parking space will be provided at the rear of the Property. A handicap ramp or lift will be installed at the rear as well.

In the CHC/C-2-A zone, office use is permitted as a matter-of-right. Any permitted use may have a density of up to 3.0 FAR in this zone. I understand that the proposed office use for the Property will have a density of less than 3.0 FAR (it will have a density of approximately 2.12 FAR). Therefore, the proposed office use is permitted as a matter-of-right use.

Once the Property is subdivided into one record lot, it will continue to have a conforming rear yard. The minimum required for this zone is 15 feet. According to the definitions in Section 199 of the Zoning Regulations, since the Property is not a corner or a triangular lot, it is an interior lot. Since the Property is an interior lot with two street frontages where the streets differ in direction by less than 45 degrees, it is a through lot. Pursuant to Section 774.11, a

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through lot may measure its rear yard from the rear of the building to the centerline of the street at the rear. In this case, the single building resulting from the subdivision may measure its rear yard from the rear of the building to the centerline of G Street, SE, which is 100 feet wide. Therefore, the rear yard of the building resulting from the subdivision of the Property into one record lot will be conforming.

Pursuant to 11 DCMR 2120, no additional parking spaces are required for a historic building that is not expanding, so no additional parking is required for the Property. However, if parking for a historic building is provided, then it may not be eliminated. If parking is provided or required for a historic building, the minimum permitted dimensions of an off-street parking space is eight feet (8 ft.) wide and 16 feet long. Since the existing indoor parking space does not conform to these minimum dimensions, it is not a lawful space and is not subject to retention. Therefore, the indoor parking space may be eliminated.

Please let me know if you have any further questions on this matter.

Sincerely, 

Matthew Le Grant