

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



February 6, 2012

By US Mail and Email PDF

John Epting, Esq.
Goulston & Storrs
1999 K Street, NW, 5th Floor
Washington, DC 20006

Re: 2020 M Street, NW (Square 100, Lot 898): Rear Yard Measurement

Dear Mr. Epting:

The purpose of this letter is to memorialize our discussion at our meeting on December 7, 2011 and to confirm that 2020 M Street, NW ("Project"), as shown on the attached plans, meets the rear yard requirements as defined in the Zoning Regulations. The above-referenced Project is located in the C-3-C Zone District, which requires a rear yard of two (2) and one-half (1/2) inches per foot of height. The proposed building is 110 feet, which requires a rear yard of twenty-two (22) feet, eleven (11) inches. The rear lot line, however, is not uniform; in fact, the majority, or eighty-four (84) feet, of the rear yard extends three (3) feet, five (5) inches further south than the remaining thirty-eight (38) feet, six (6) inches of the rear yard. In these situations, the Zoning Regulations allow the depth of the rear yard to be calculated based upon the "mean horizontal distance between the rear line of a building and the rear lot line." In this case, the Project's required minimum rear yard is an area of 2,807 square feet, but as designed the Project's rear yard is 2,808 square feet, which exceeds the minimum rear yard requirement and therefore conforms to the rear yard requirements.

Please feel free to call with any questions.

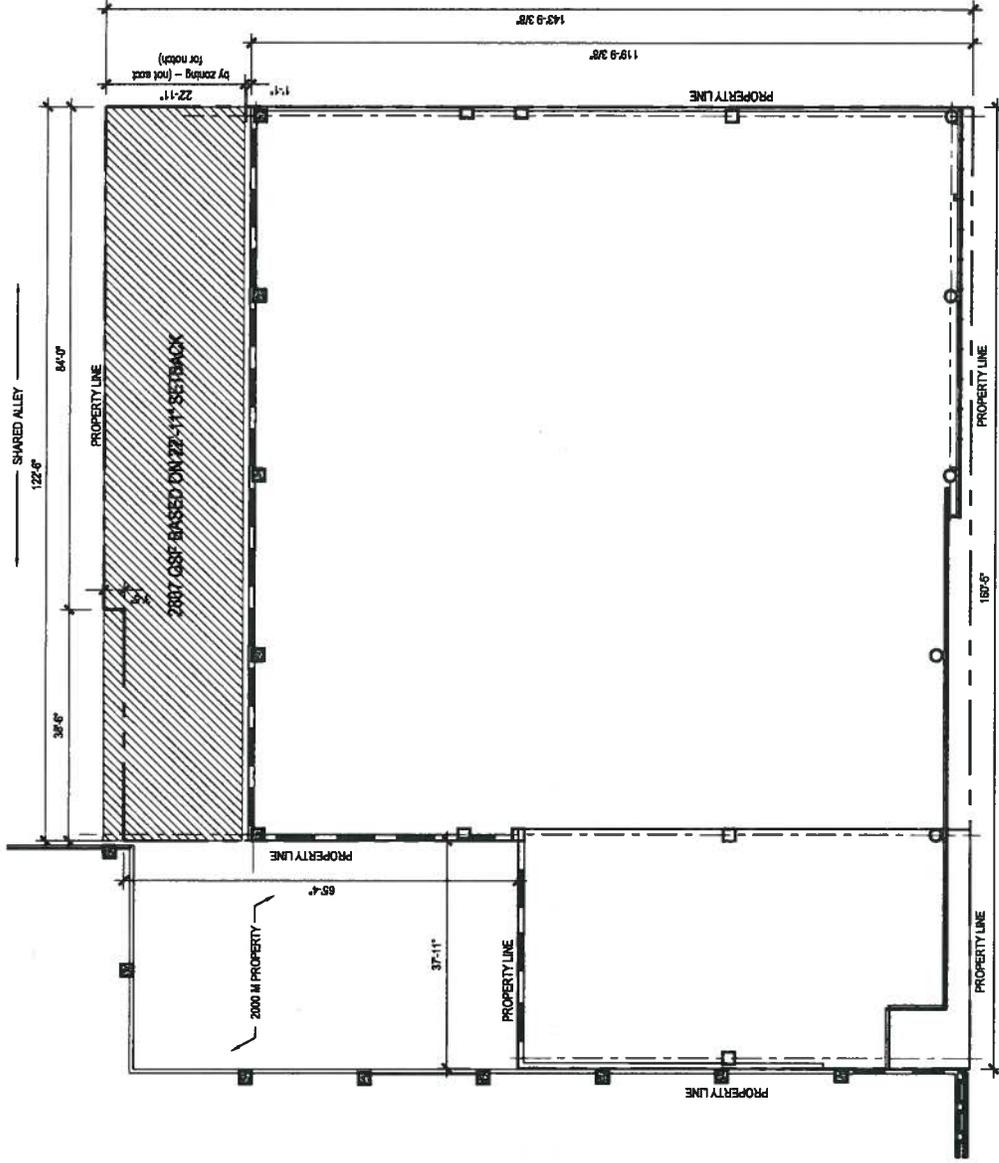
Sincerely,

A handwritten signature in blue ink that reads "Matthew Le Grant".

Matthew Le Grant
Zoning Administrator

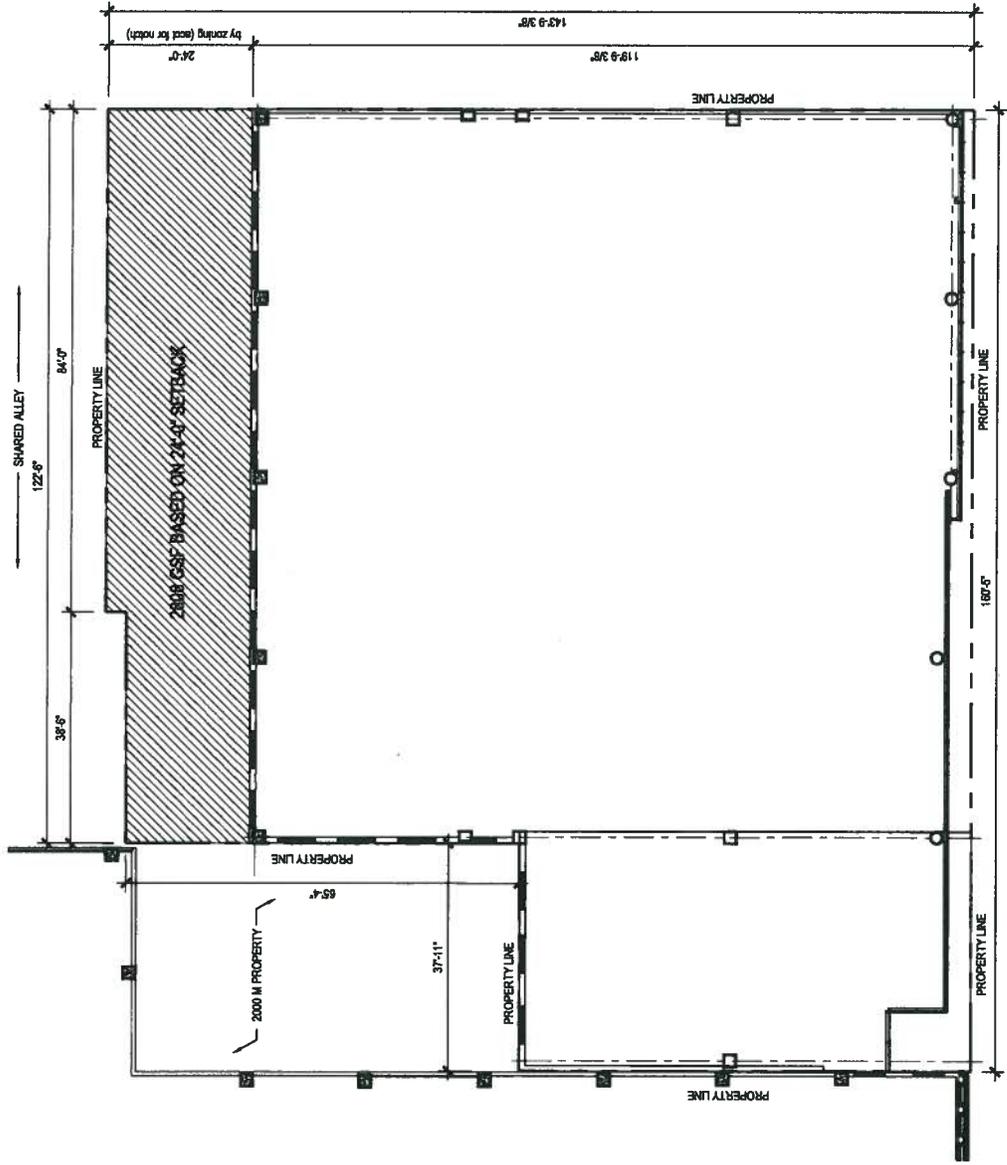
Attachment: Site Plan showing Rear Yard Computation

File: Det Let re 2020 M Street, NW to Epting 2-6-12



REAR YARD 22'-11" SET BACK





REAR YARD 24'-0" SET BACK

