

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



February 6, 2012

Michael D. Jones, AIA
Jones Associates Architects LLC
14403 Nadine Drive
Rockville, MD 20853-2362

Re: 2629 Connecticut Ave NW – Proposed Building Addition and Conversion

Dear Mr. Jones:

This letter confirms the discussions at our meeting on December 6, 2011 concerning the proposed project's preliminary design as to its conformance with the current District of Columbia Zoning Regulations for the property at 2629 Connecticut Ave., NW, in Washington, DC, including the C-2-B base zone, and the applicable Woodley Park Neighborhood Commercial Overlay [WP] districts. In summary, I find that the proposed addition to the structure may be constructed as a matter of right.

You were retained by the building's owner, MESA Partners LLC, with Adrienne Hedman as the General Manager, to examine renovating and expanding the building for use as a "University Study Center" for housing for university students (interns) who are studying in the Washington, DC area for a semester, or as much as a year's time. The project includes three apartments on three floors plus a new fourth floor, limited classroom and office space associated with the university tenant and a small street-front retail space.

The property, square 2204, lot 133, contains 3,000 square feet of land area, is located in the WP/C-2-B zone. The lot has a maximum FAR of 3.0, of which not more than 1.0 FAR can be non-residential. The existing building is 3 stories above grade with a cellar, the ceiling of which is not more than 3'-10" above grade at the centerline of the building.

The proposed scheme incorporates modifications to the Connecticut Avenue façade, including removal of the existing 1½ story high glass storefront with the street front facade being restored and modified to resemble the original building's condition, and a new fourth floor added at the rear of the building which is located approximately 40' from the face of the building.

The present building was originally built (*pre-1910*) as a single-family townhouse, and was converted in the mid-20th century to create two (2) stories of office space, with the cellar and first floor designated for retail use. The proposed renovation of the building would change the use into a four (4) story multi-family residential building, through a series of additions and expansions: adding a new fourth floor level; inserting a new elevator and exit stair; installing all-new mechanical and electrical systems; and expanding the building to house a total of three (3) apartments, capable of incorporating 14 bedrooms. Each of the bedrooms would house two (2) students with adjacent bathroom and living/study space including living room and kitchen/dining area in each unit. The top-most floor contains a fourth floor as an adjunct to the apartment below, containing an additional 2 bedrooms and bathroom, with adjacent common roof deck.

A small retail shop comprises at least 50% of the cellar floor level to meet the requirements of the applicable WP provision for ground floor retail use, as set forth in 11 DCMR 1302.4, with university

offices and seminar spaces occupying the remainder of the floor. Two parking spaces are provided at the rear of the building. The rear (alley) elevation will have projecting balconies at each apartment level, with the first floor balcony providing an overhang for the ramp and rear building entrance.

The renovated building would be 100% accessible. Exterior access at the rear is provided via a new ramp and at the front, due to space limitations, via a new mechanical lift adjacent to the interior stairs within the corridor/lobby area. A new elevator services each of the three full floors above grade.

The west (Connecticut Avenue) facade of the building, which has been extensively modified in the past, will be restored to much of its original character. Historic photographs show the building as having had a first floor covered porch, with projecting bay window above. The renovation of the facade will remove the current projecting glass storefront and will create a new porch-like structure at the cellar and first floor levels on Connecticut Avenue, with a new stone and brick cellar floor facade and retail entrance. A new glass and curtain wall building entrance will be created at the south edge of the property, providing access to the office space and elevator/stair lobby.

The below chart summarizes the project's statistics:

Lot Area:

3,000 SF (25'x120')

Building Area Summary

Cellar	2,365 GSF
First Floor	2,365 GSF
Second Floor	2,285 GSF
Third Floor	2,285 GSF
<u>Fourth Floor</u>	<u>1,130 GSF</u>
Total	10,430 GSF

Gross Floor Area: 8,065 GSF¹

	<u>Allowable/Required</u>	<u>Proposed</u>
FAR - Total	3.0	2.68
non-residential	1.0 maximum	0.79
retail	at least half of ground floor ²	half of ground floor
Rear Yard	15'	19'
Side Yard	none required	none
Lot Occupancy	80%	79%
Building Height	50'	50'
Parking	1 space	2 spaces

¹ Total of all above grade floors; does not include cellar

² At least 50% of the gross floor area of the ground level of the building must be occupied by one or more of the enumerated retail/service uses listed in Section 1302.2 of the Zoning Regulations.

Upon presentation of proper plans and computations as part of a building permit application consistent with the facts stated herein, I will approve the permit for zoning purposes. My approval does not obviate the need for you to obtain all of the other approvals required for a building permit.

Please let me know if you have any further questions.

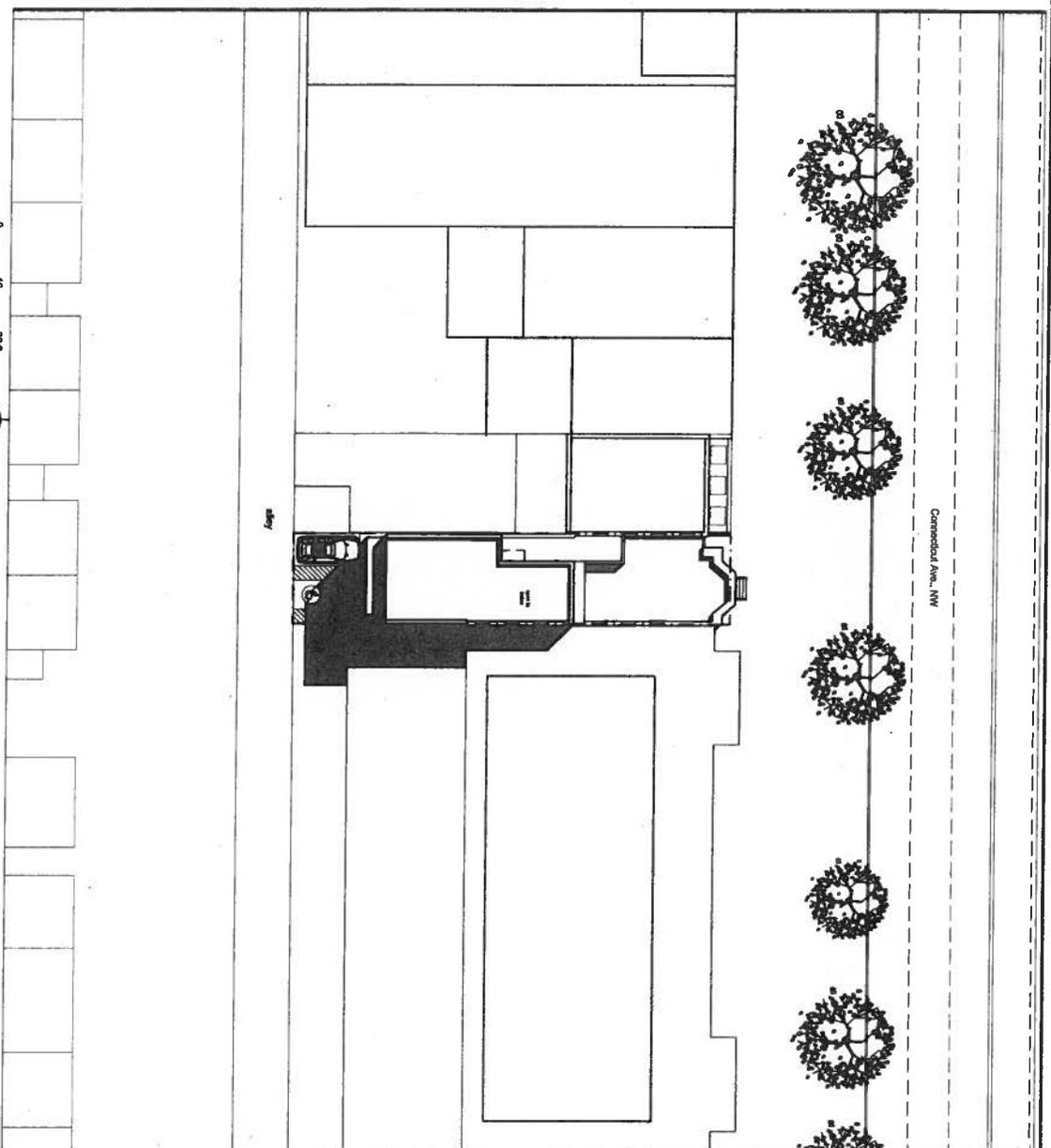
Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachment: Facade Photo + Schematic Plans dated 11-14-11

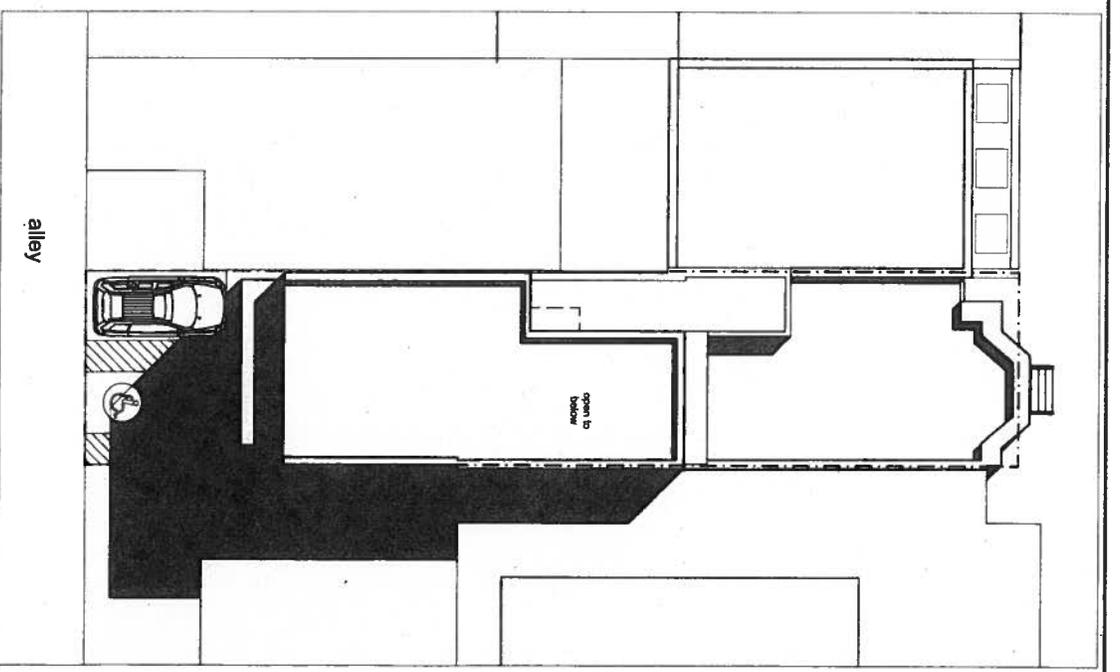
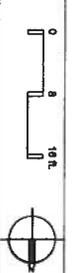
File: Det Let re 2629 Connecticut Ave NW to Jones 2-6-12



UNIVERSITY STUDY CENTER
2629 Connecticut Ave., NW
Washington, DC
MESA Partners, LLC



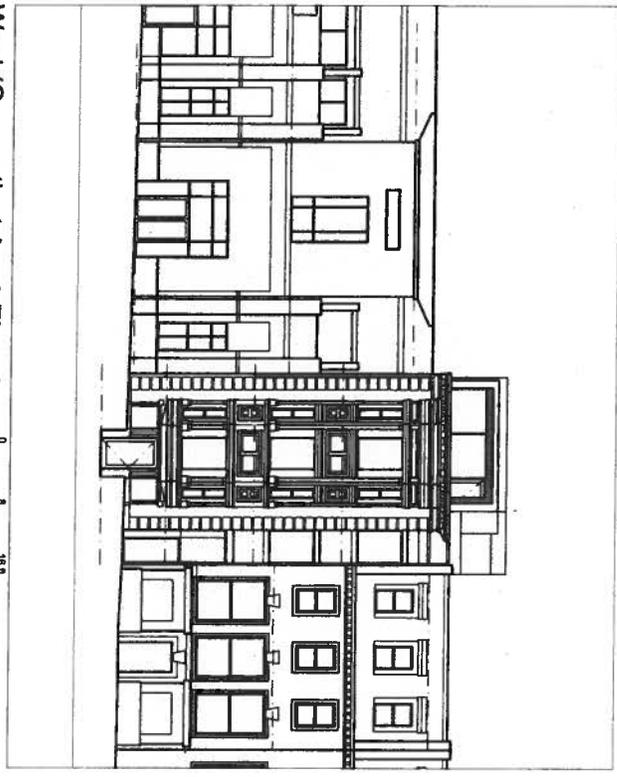
Site Plan



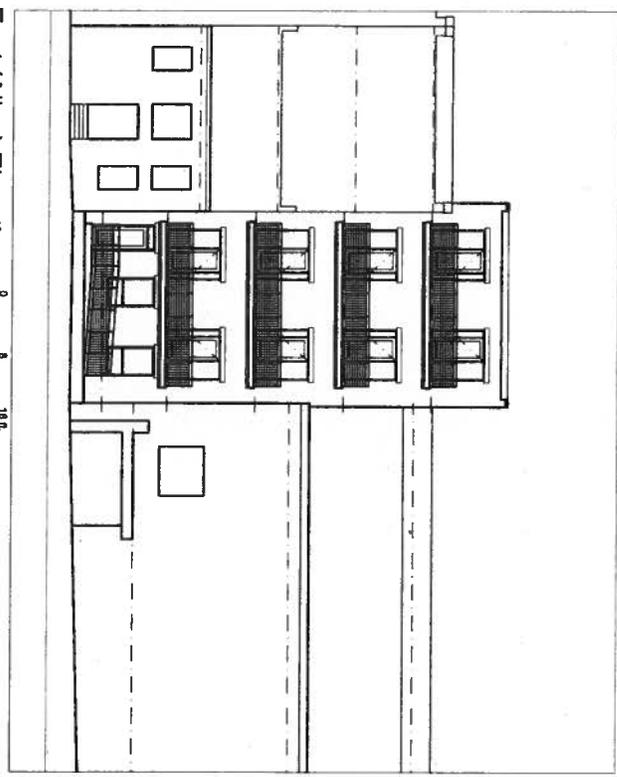
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1/14/11

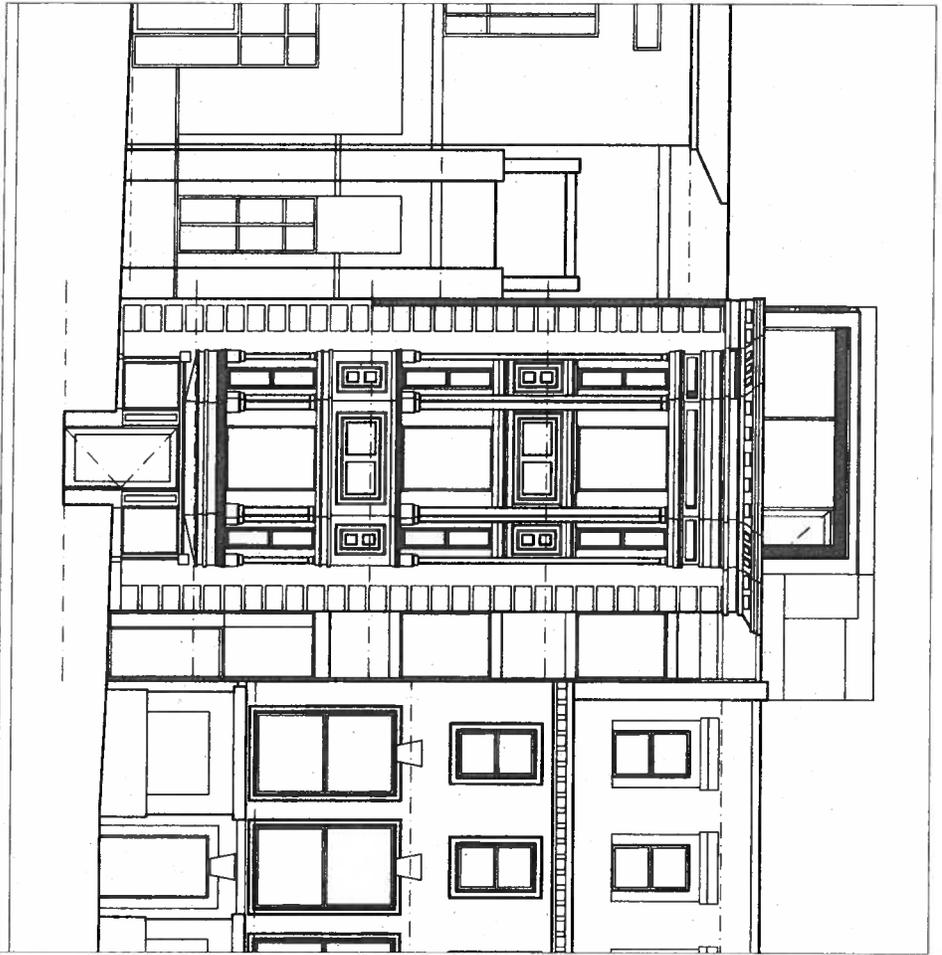
West (Connecticut Ave.) Elevation



East (Alley) Elevation



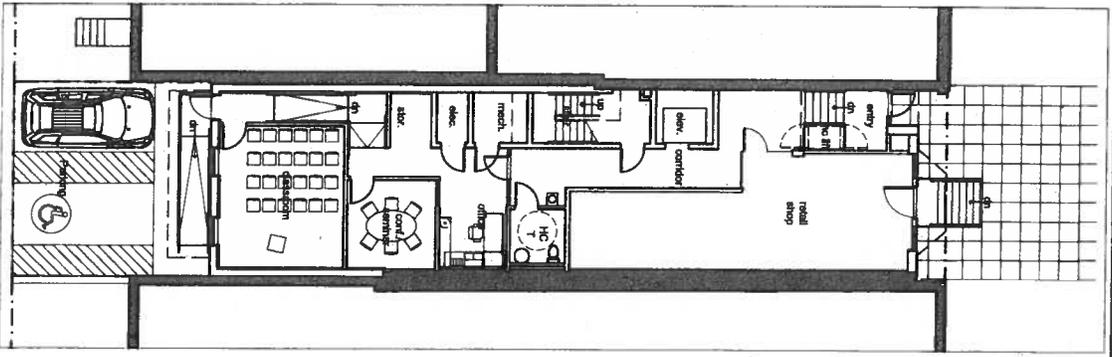
UNIVERSITY STUDY CENTER
2629 Connecticut Ave., NW
Washington, DC
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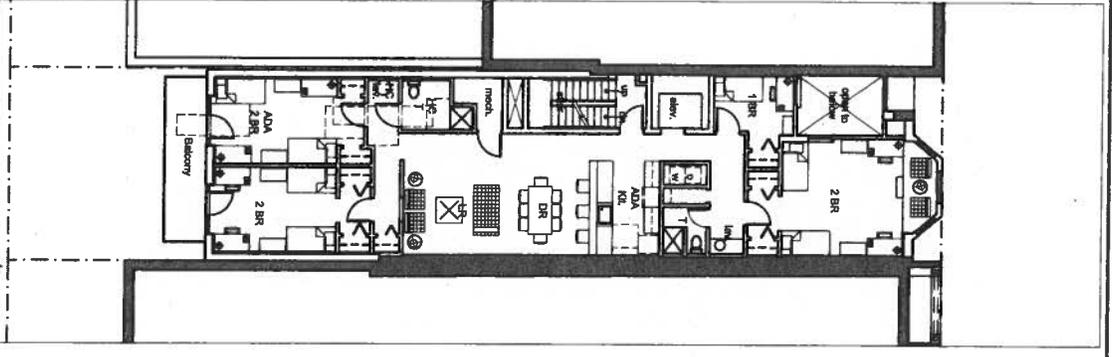
West (Connecticut Ave.) Elevation 0 4 8 ft

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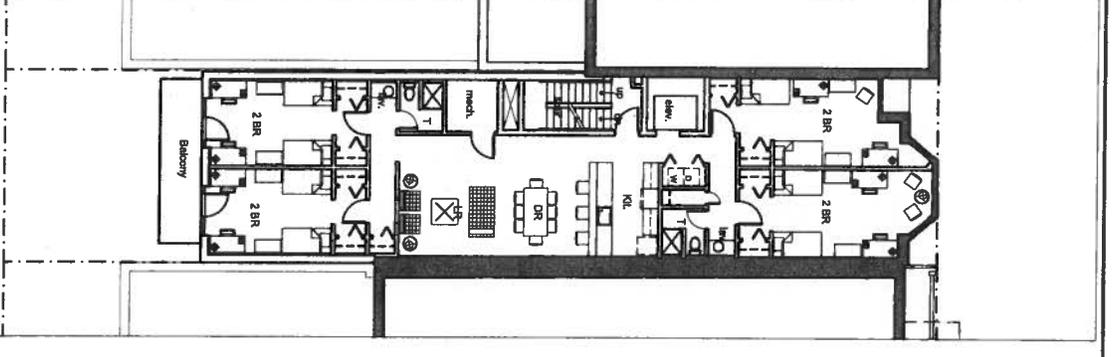
Cellar Floor Plan



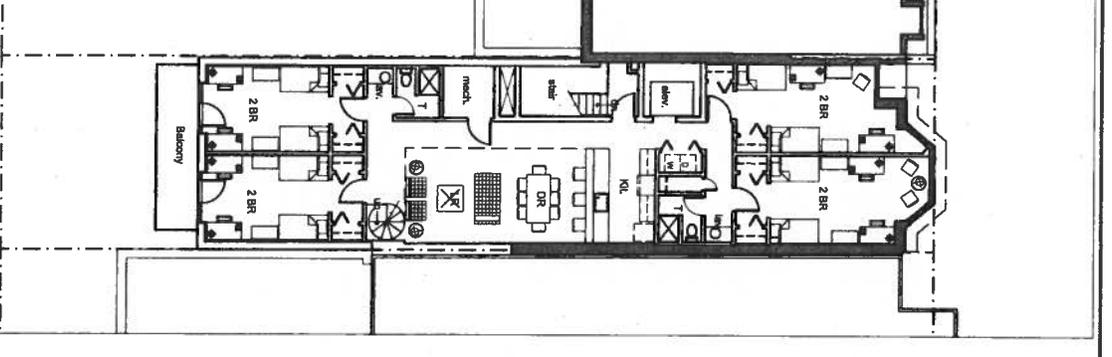
1st Floor Plan - 7 beds



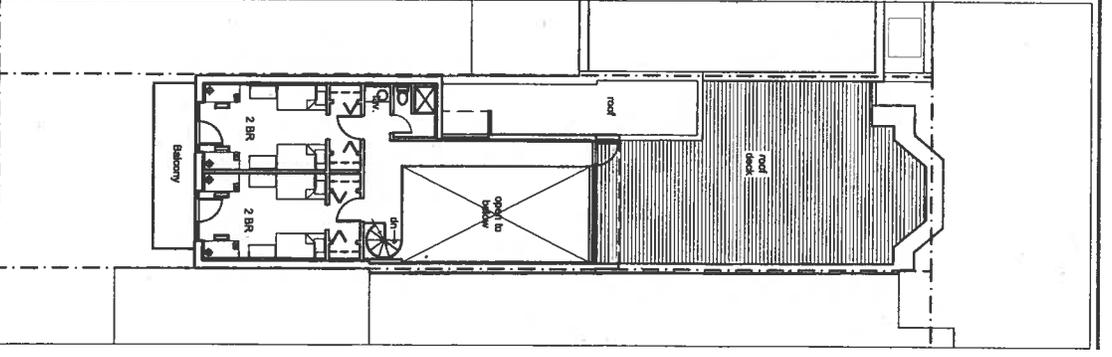
2nd Floor Plan - 6 beds



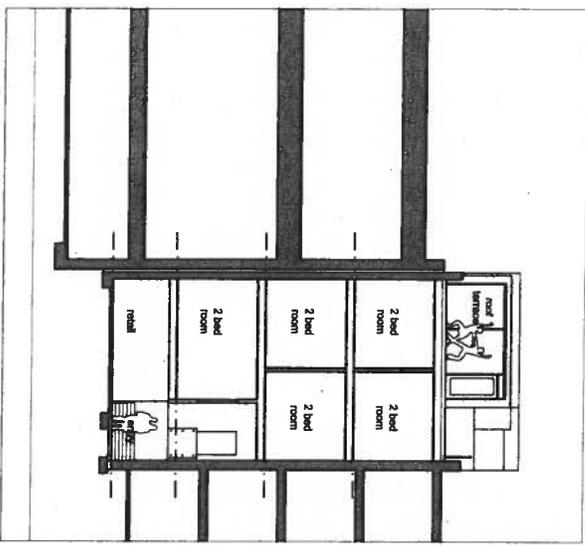
3rd Floor Plan - 6 beds



Mezzanine Plan - 4 beds



Section Looking East



Section Looking North

