

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



February 6, 2012

Michael Steiner, AIA
MSKM Architects
3244 Prospect St, NW
Washington, DC 20007

Re: 3249 M Street Two-story Rear Addition – Proposed All Commercial Facility

Dear Mr. Steiner:

Per our meeting on October 14, 2011, I would like to summarize our discussion regarding the above referenced project.

The property consists of an approximately 3,622 square foot site located in a C-2-A zoning district within the Old Georgetown Historic District. The existing buildings consist of a three-story masonry and wood framed historic structure with a one-story masonry and wood frame addition to the rear. There is also a detached, masonry and wood framed one-story storage shed at the rear of the site. The one-story addition and the one-story storage shed are scheduled to be demolished and would be replaced with a two story addition to the three-story historic building.

Use

The C-2-A zoning district allows for low-density development, including office employment centers, shopping centers, medium-bulk mixed use centers, and housing. In this case, you are proposing a retail business use, which are uses allowed in this zoning district. The 1st and 2nd floors would be used for retail space; the cellar and the 3rd floor will be used storage and/or administrative office space for the retail operation.

FAR (Floor Area Ratio)

The chart below describes the existing and proposed FAR. The proposed FAR complies with the maximum FAR permitted, which is 1.5 FAR, if no residential use is provided. Note that "Cellar", by definition, does not count towards gross floor area; therefore, it is not included in the FAR calculation. The proposed new construction is considered replacement of existing development on the site, and as such, represents a minor intensification of use from 1.2 to 1.5 FAR.

	EXISTING	PROPOSED
FAR	1.2	1.5
GFA (Gross Floor Area)	4,347 sf	5,433 sf
Cellar Floor Area	1,700 sf	2,709 sf

Height

The maximum allowable building height is 50'. The proposed 2-story addition will not be taller than the existing 3-story historic building which is approximately 31'-1" high.

	EXISTING	PROPOSED
Number of Stories	3	3
Building Height	31'-1" +/-	31'-1" +/-

Parking and Loading

The proposed gross floor area (GFA) is being increased by 1,086 square feet; as such, it represents less than 50% increase over the existing. Under 11 DCMR 2120.3 of the Zoning Regulations, no additional parking is required because the gross floor area is being increased by less than 50%. The two parking spaces provided in the rear of the building are provided for the tenant's convenience only.

No loading area is currently provided. Per 11 DCMR 2200.5, no additional loading is required.

Rear and Side Yards

The rear yard provided in the proposed development measures 23 feet from the rear property line; it exceeds the 15 foot rear yard requirement under 11 DCMR 774.1. No side yards are required in the C-2-A zoning district under 11 DCMR 775.5.

Upon presentation of plans and computations as part of a building permit application that are 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.

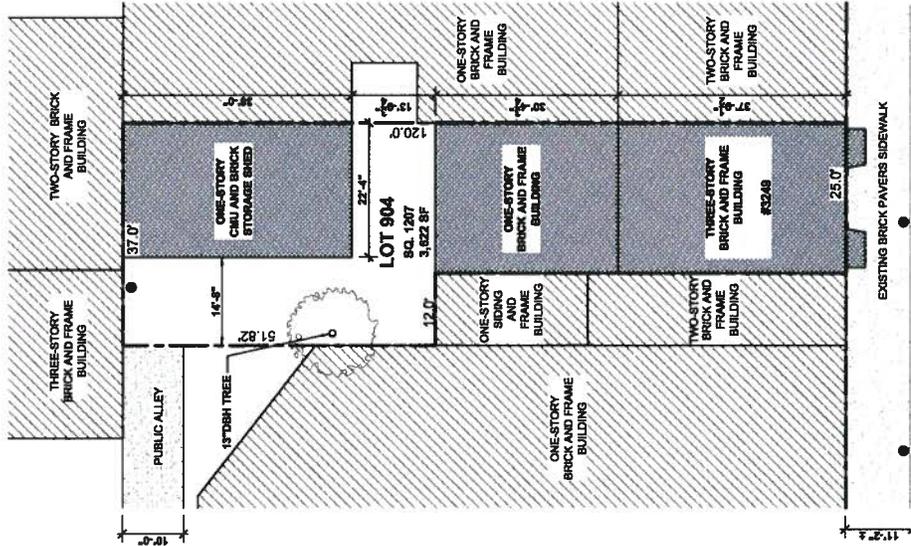
Please let me know if you have any further questions.

Sincerely,

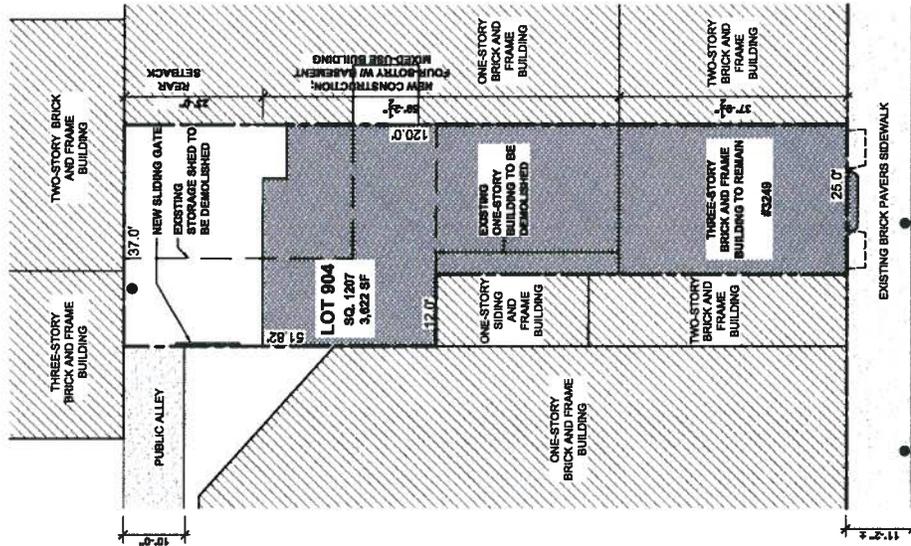


Matthew Le Grant
Zoning Administrator

Attachment: Plan Set for "Retail and Business Scheme 9-18-2011"



EXISTING SITE PLAN



PROPOSED SITE PLAN

BULK AND SETBACKS PER ZONING

	Ft
Front Setback	0
Side Setback	0
Rear Setback	15'
Maximum Height	50'
Maximum FAR	2.5 (Max. 1.5 Retail/ Buss.)

BUILDING AND LOT INFORMATION

Lot size:	Ft
Existing Buildings GSF:	3,622 SF
Cellar:	1,700 SF

First Floor:	1,700 SF
Second Floor:	932 SF
Third Floor:	932 SF
Storage Bldg:	847 SF

Existing FAR	Allowed FAR	Proposed FAR
1.2	1.5	1.5

Max. Total Allowable GFA:	9,055 SF
Max. Allow. Retail/ Buss. GFA:	5,433 SF

PROPOSED

CELLAR FLOOR*	GFA
1st FLOOR	2,709 SF
2nd FLOOR	2,709 SF
3rd FLOOR	1,792 SF
	932 SF

PROPOSED BLG GFA
 *THE "GROSS FLOOR AREA" (GFA) DOES NOT INCLUDE CELLARS.

PROPOSED USE

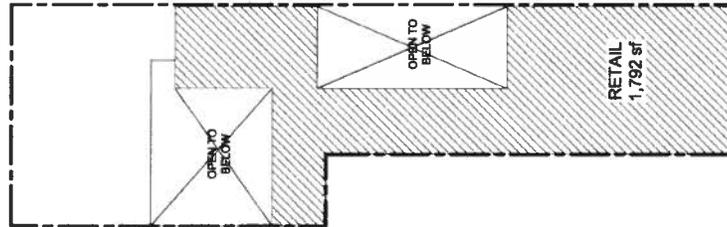
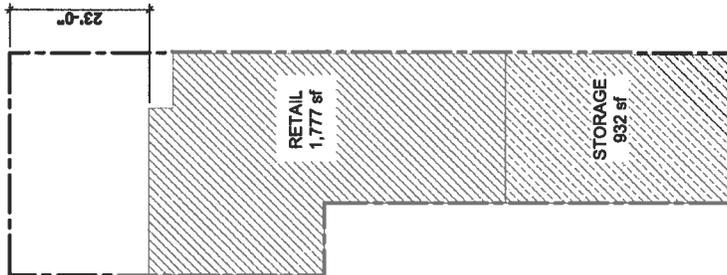
STORAGE	GSF
RETAIL (Incl. Cellar: 1,777 SF)	932 SF
RETAIL/ OFFICE	6,278 SF
	932 SF

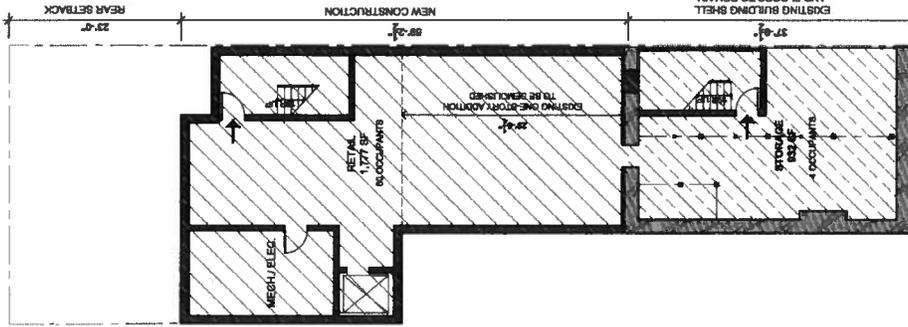
ZONING ALLOWABLE F.A.R.

Max. Allow. Retail/ Business GSF (1.5 F.A.R.): 5,433 SF

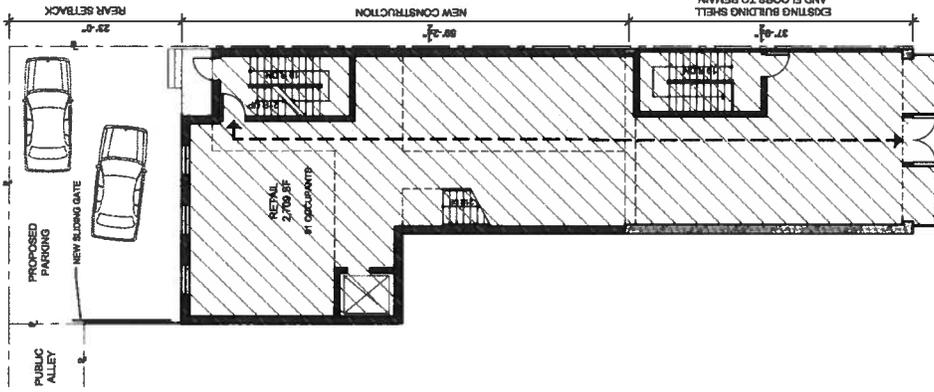
PROPOSED USE

	GSF
RETAIL	5,433 SF
RETAIL/ STORAGE @ CELLAR (NOT INCLUDED IN F.A.R.)	2,855 SF
TOTAL USABLE SQ. FT.	8,288 SF

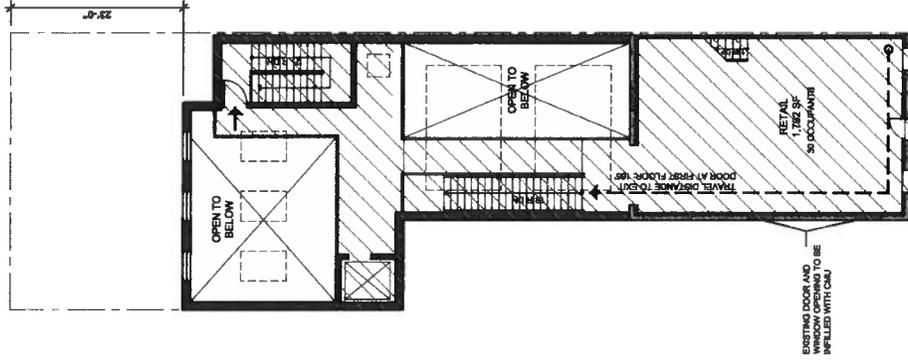




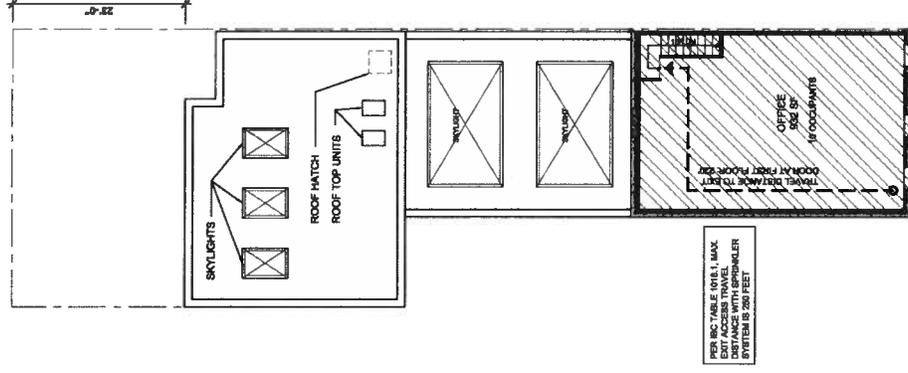
CELLAR FLOOR PLAN



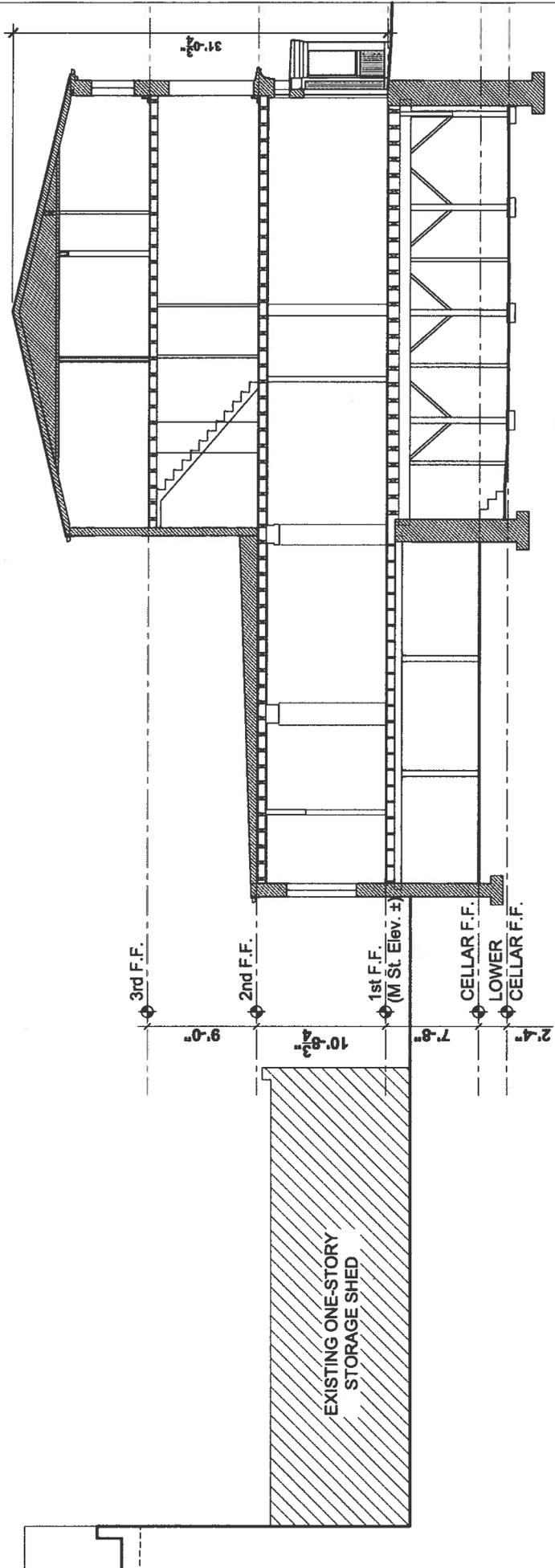
FIRST FLOOR PLAN



SECOND FLOOR PLAN



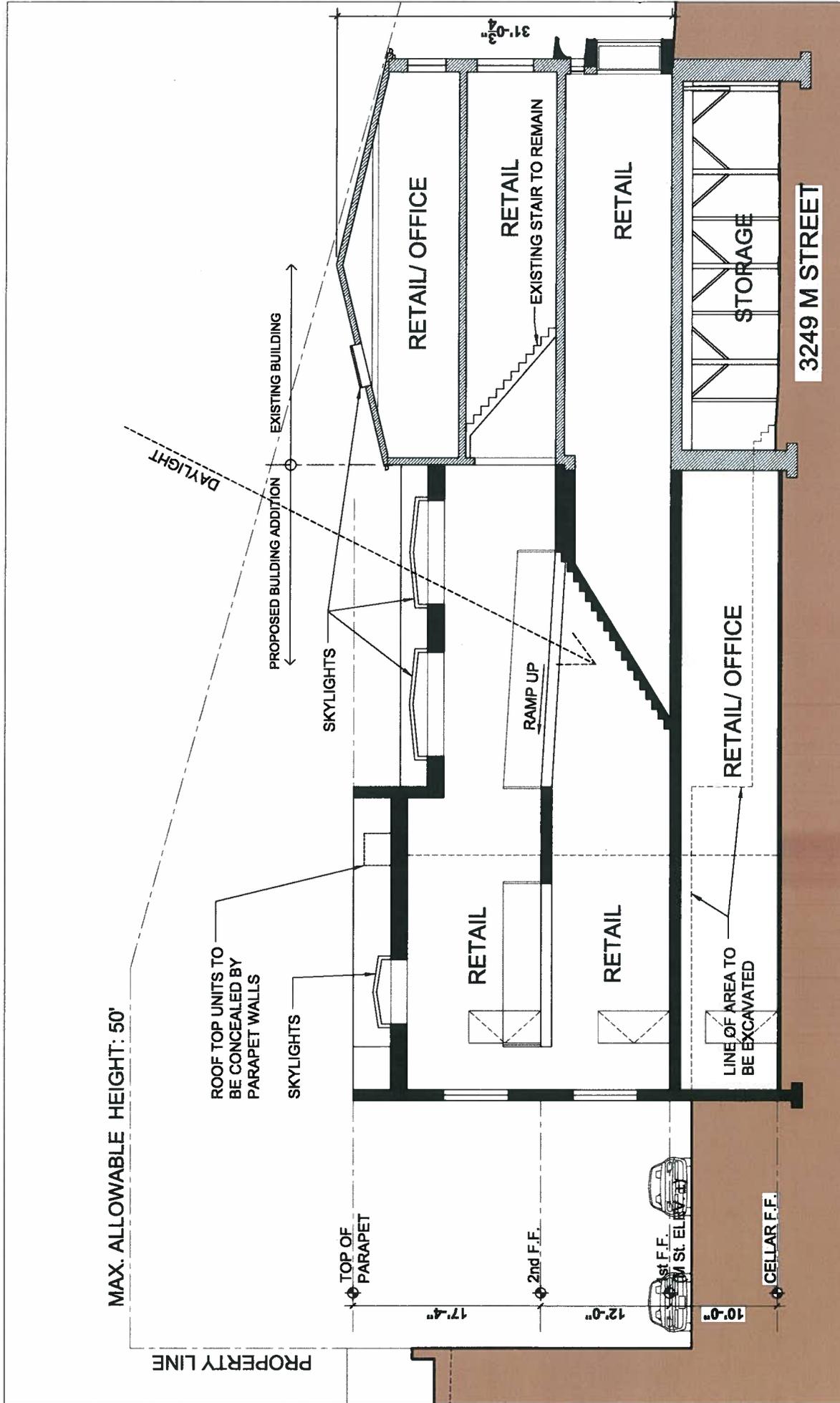
THIRD FLOOR PLAN



3249 M Street, NW - FEASIBILITY STUDY
 Scale: 1/8"=1'-0"

RETAIL/ BUSINESS SCHEME
 EXISTING LONGITUDINAL SECTION

MSKM ARCHITECTS
 Date: SEPTEMBER 28, 2011



MAX. ALLOWABLE HEIGHT: 50'

PROPERTY LINE

ROOF TOP UNITS TO BE CONCEALED BY PARAPET WALLS

SKYLIGHTS

SKYLIGHTS

TOP OF PARAPET

2nd F.F.

1st F.F. (M St. Elev. 7.0)

CELLAR F.F.

17'-4"

12'-0"

10'-0"

PROPOSED BUILDING ADDITION

EXISTING BUILDING

DAYLIGHT

RETAIL/ OFFICE

RETAIL

EXISTING STAIR TO REMAIN

RETAIL

RETAIL/ OFFICE

STORAGE

3249 M STREET

3249 M Street, NW - FEASIBILITY STUDY

RETAIL/ BUSINESS SCHEME

MSKM ARCHITECTS

Scale: 1/8"=1'-0"

LONGITUDINAL SECTION

Date: SEPTEMBER 28, 2011