

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

January 31, 2013

Sassan Gharai, Founder
SGA Companies, Inc.
7508 Wisconsin Avenue, 4th Floor
Bethesda, Maryland 20814



Re: 904 Shepherd Street NW (Square 2906, Lot 0846 "Subject Property")

Dear Mr. Gharai:

This letter responds to your request regarding a proposed project at the subject property referenced above, and memorializes the substance of our meeting of January 3, 2013 in respect of same. This also follows my previous letter to you regarding this property dated October 29, 2012. Specifically, this request seeks confirmation of compliance in the following area of zoning restriction:

- (1) Vested entitlements will remain as long as 4' of the enclosing perimeter wall of the existing building is retained. Those entitlements are:
 - a. Increase number of units by 25% without requiring parking
 - b. Parking space credit due to reduction in retail square footage
 - c. Use of credited parking spaces for residential units

Property and Project Description

The Subject Property is located within the GA/ C-3-A zoning district, and consists of 6,788 ft² of regularly-shaped lot area. The Subject Property has street frontages onto Georgia Avenue and Shephard Street, and is located in Square 2906, which is bounded by Shephard Street to the North, Georgia Avenue to the East, Randolph Street to the South and Kansas Avenue to the West. The Subject Property has access to a fifteen (15) foot wide Public Alley to the South.

There is an existing 3 story brick building with basement already on the property. The building is approximately 35.5' tall and approximately 15,105 SF. The existing building has a mix of residential and retail on the first floor with two more levels of residential above. There is approximately 4,200 SF of retail space and 15 residential units. There is no parking currently provided.

The proposed project will demolish everything 4' above grade. There will then be an addition that will ultimately result in five floors and a roof built on top of the remaining 4' of the building. The first floor will contain less than 3,000 SF of retail and one dwelling unit. The four floors

above that level will consist of six dwelling units apiece, for a total of 31 residential units. Further, the buildings current height (35.5') will be increased to no more than the 70' allowed by the GA/ C-3-A zoning district.

Finally, the building is proposed to be constructed to a maximum of 32,136 square feet of gross floor area (4.73 F.A.R.), based on the definition of the term set forth in § 199.1.

Conclusion

After consideration of the representations made in the meeting of January 03, 2013, it is my determination that the vested entitlements will remain as long as four feet of the enclosing perimeter wall of the existing building remains, provided that the project plans at the time of filing for a building permit do not substantially deviate from the preliminary plans, except for interior reconfiguration as may be dictated by the demands of other applicable District of Columbia regulations.

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

Sincerely,



Matthew Le Grant
Zoning Administrator