

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



February 6, 2012

Norman M. Glasgow, Jr.
Steven E. Sher
Director of Zoning and Land Use Services
Holland & Knight LLP
2099 Pennsylvania Avenue, N.W. - Suite 100
Washington, D.C. 20006

Re: New Jersey Avenue and I Street, S.E. Square 695, Lot 32

Gentlemen:

This is to confirm the substance of our discussion on Tuesday, December 6, 2011, concerning the development of the above-referenced property located at the northeast corner of the intersection of New Jersey Avenue and I Street, S.E. The property is known as Lot 32 in Square 695, which per measured area contains 19,252 square feet. The property is zoned C-3-C and is included in the Capitol South Receiving Zone for the use of transferable development rights (TDRs).

Pursuant to §1709.21 of the Zoning Regulations, the North Capitol Receiving Zone permits the maximum height allowed under the Act of 1910. Under the Act, if a building fronts on a street which is at least 110 feet wide, the maximum permitted height of the building is 130 feet.

As shown on a plat dated April 25, 2011, prepared by Wiles Mensch Corporation, the property has frontage of 270 feet on New Jersey Avenue north of I Street and 135.47 feet on I Street west of New Jersey Avenue. Other information available to me, including a plat dated February, 2006, prepared by AMT LLC, shows that the width of New Jersey Avenue north of the north line of I Street is 100 feet wide and the width of New Jersey Avenue south of the north line of I Street is 160 feet wide.

I have previously had occasion to consider the width of New Jersey Avenue. In a letter, dated January 12, 2011, I concluded that property located at the northeast corner of the intersection of New Jersey Avenue and I Street fronted on a portion of New Jersey Avenue that is 160 feet wide. The Wiles Mensch plat clearly shows that a significant portion of the southern property line of the subject property fronts directly onto the 160 foot width of New Jersey Avenue.

Because the subject property fronts on a street that is 160 feet wide, I conclude that the maximum permitted height for a building is 130 feet. For a building permitted to go to 130 feet in height, the maximum permitted floor area ratio (FAR) is 10.0.

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

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachment: Plat, dated April 25, 2011, of Lot 32 in Square 695
prepared by Wiles Mensch Corporation

File: Det Let re New Jersey Avenue and I Street, S.E.. to Sher 2-6-12

