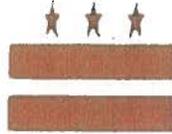


GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR



April 13, 2012

John Patrick Brown, Jr., Esq.  
Greenstein DeLorme & Luchs, P.C.  
1620 L Street, N.W. - 9<sup>th</sup> Floor  
Washington, D.C. 20036

**Re: 1255 22<sup>nd</sup> Street, N.W.- Square 70, Lot 193 ("Property")**

Dear Mr. Brown:

In response to your letter to me dated March 30, 2012 (attached) this letter is to confirm my determination that the enumerated proposed minor improvements to the existing seven-story office building on the Property are in compliance with the applicable Zoning Regulations and can be completed as a matter-of-right, subject to obtaining all required building and other permits.

- Enclosure of the existing open arcades on the ground level for office purposes; and
- Enclosure of the existing covered balconies on the third and seventh floors of the Building for office purposes.

In making this determination, I have relied on the following:

- 1) The Property is zoned DC/CR and is not a historic landmark, nor located in a historic district.
- 2) The existing seven-story office building was constructed in 1989 based on the Zoning Computation Sheet prepared by this office.
- 3) The ground level open arcades were included in the total gross floor area of the building without any credit to allow additional gross floor area or FAR under former § 2515.3.
- 4) The enclosed open arcades may be used for office purposes and are not subject to the use restrictions under § 2524.3.

John Patrick Brown, Jr., Esq.  
April 13, 2012  
Page 2

5) The existing covered balconies on the third and seventh floors were included in gross floor area of the building as it was originally constructed.

6) The existing building when originally constructed had approximately 3,232.5 square feet of unused gross floor area. Since then, there has been no increase in the building's gross floor area.

I trust this letter is responsive to your request.

Sincerely,



---

Matthew LeGrant  
Zoning Administrator

Attachments - Brown letter of 3-30-12

File: Det Let re 1255 22<sup>nd</sup> St NW to Brown 4-13-12