

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



June 6, 2012

R. Michael Cross RA LEED AP
Principal Architect
21 Dupont Circle NW – Suite 710
Washington, DC 20036-1544

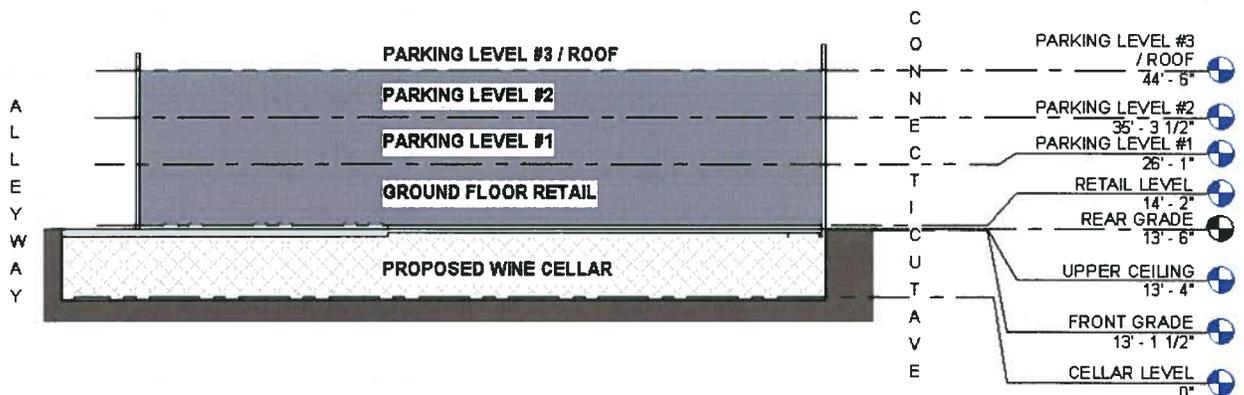
Re: Proposed wine storage facility - Cellar level of 4221 Connecticut Ave NW

Dear Mr. Cross:

I am writing to you regarding our recent discussions involving building permit application #B1206408 in which you are proposing a 10,567 square foot wine storage facility in the cellar level of 4221 Connecticut Ave NW.

It is my determination that the proposed wine storage use would fall into the category of general storage and therefore be a matter of right use in the subject C-3-A zone up to a gross floor area of 2500 sf, as per 11 DCMR 721.2(k). Furthermore, seeing as the ceiling of this space is below adjacent grade, it fits the definition of a cellar space per 11 DCMR 119.1. As such cellars are exempt from Gross Floor Area calculations as per 11 DCMR 119, thus making general storage a Matter-of-Right use in a C-3-A zone, and not limited in area on levels deemed to be cellars.

You have provided me a sectional diagram below that I am including as part of this letter:



In addition, this use would also qualify as an "...other service or retail use..." under 11 DCMR 721.4.

That section reads as follows:

721.4 Other service or retail use similar to that permitted in §§ 721.2 and 721.3, including assemblage and repair clearly incidental to the conduct of a permitted service or retail establishment on the premises, shall be permitted in a C-2 District as a matter of right.

The proposed use is similar to the uses permitted in §§ 721.2 and 721.3, and provides a service for personal household wine storage.

I therefore approve the proposed wine storage facility on the cellar level of 4221 Connecticut Ave as a matter of right use, and without limit in area. Please let me know if I may be of further assistance.

Sincerely, 
Matthew Le Grant
Zoning Administrator