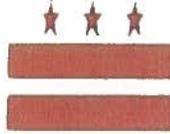


**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



March 26, 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, DC 20006

Re: 550 Penn Street, NE - Parking Plan

Gentlemen:

This is to follow-up on our discussion on Wednesday, February 1, 2012, concerning the above-referenced property (Square 3594, Lot 2) located on the northeast side of Penn Street, between 5th and 6th Streets, N.E. The property contains a land area of 26,251 square feet and is improved with a one story building that was built in 1965. The property is zoned C-M-1.

You advised that the owner now proposes to divide the building into three parts: a western part containing approximately 8,740 square feet a center part containing approximately 10,550 square feet and an eastern part containing approximately 4,870 square feet, divided into two separate leasable areas. Through discussions with technicians in my office, we have determined that the use of the western and eastern spaces (totaling approximately 13,610 square feet) involve the processing of food products, which was determined to be a light manufacturing use permitted as a matter-of-right in a C-M District.

The owner of the building proposes to provide off-street parking and loading in the building. The regulations require a minimum of 14 parking spaces, 1 loading berth @ 30 feet deep and 1 loading platform with a minimum of 100 square feet.

I reviewed a Parking plan (copy attached), dated February 27, 2012, which showed that 16 parking spaces, measuring a minimum of 9 feet wide by 19 feet deep and accessed from a drive aisle measuring a minimum of 21 feet, 8 inches in width can be located in the center section of the building. In addition, a loading berth with a width of at least 12 feet and a depth of at least 30 feet can also be provided in the center section. Access to the parking spaces and the loading berth is through a door measuring at least 12 feet wide by 14 feet high. This number of spaces in this configuration complies with the requirements of the Regulations.

Based on the facts set forth above, I conclude that the parking and loading described above is sufficient to meet the requirements of the Regulations to use 13,610 square feet of floor area in the building for general production and processing uses. You indicated that it is ultimately your plan to convert the space now shown for parking and loading to other production

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or processing uses. To do so would require that the Board of Zoning Adjustment grant a variance to allow you to eliminate the required parking spaces and loading berth for the building.

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

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachment: Parking plan for 550 Penn Street, NE, February 27, 2012