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

December 22, 2011

VIA EMAILED PDF AND US MAIL

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: Exclusion of Balconies from FAR - Florida Avenue at 8th Street

Gentlemen:

This is to follow-up on our discussion on Thursday, October 27. 2011, concerning property located on Florida Avenue at 8th Street and at 9th Street (Square 393, lots 41, 44, 45, 46 and 826 and Square 416, lot 31). The property is zoned C-2-B in the ARTS Overlay.

You have previously consulted with me about properties in this zone category and I have determined that a property in an ARTS/C-2-B District is eligible for density as follows:

- 3.5 FAR under the base C-2-B zoning;
- 0.7 FAR additional, as the 20% increase under IZ, which must be accounted for before you can use any bonus density per §1904.1(c);
- 0.3 FAR additional through the use of bonus density for the uses specified in §§1907 and 1908 referred to in §1904.2, to bring the FAR up to the maximum 4.5 allowed under §1904.1(b); and
- 0.5 FAR additional, under §1904.3, a separate bonus for providing at least 3.0 FAR of residential use;

thereby allowing a total FAR of 5.0.

The buildings to be erected on these sites are proposed to have open balconies serving as access to the residential units on the upper floors. The balconies would project no more than 6 feet from the exterior walls of the buildings. Pursuant to the definition of gross floor area from

§199.1 of the Zoning Regulations, *"The term "gross floor area" shall not include cellars and outside balconies that do not exceed a projection of six feet (6 ft.) beyond the exterior walls of the building."* Accordingly, I hereby confirm that, if the balconies do not extend more than 6 feet from the face of the building, they will not be counted against the floor are ratio permitted for this zone.

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

Sincerely, Matthew Le Grant

Matthew Le Grant
Zoning Administrator

File: Det Let re Exclusion of Balconies from FAR Fl Ave and 8th St to Sher 12-22-11