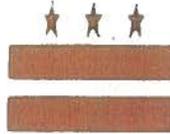


GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



March 26, 2012

Ms. Maureen Dwyer, Esq.
Goulston & Storrs, P.C.
1999 K Street NW, Suite 500
Washington, DC 20006

Re: Expansion of Existing Building for Restaurant Use at 1508 14th Street NW
(Square 209, Lot 70)

Dear Ms. Dwyer:

This letter confirms the issues we discussed at our meeting on March 15, 2012 regarding the proposed use and expansion of an existing building at the above-referenced address. As I explain below, the proposed building may be expanded, subject to the provision of a rear yard; may be used for a restaurant use; and is eligible for bonus density.

The subject property is zoned ARTS/C-3-A and is improved with a nonconforming commercial building. The existing building is 25 feet wide at ground level. The existing building contains two stories that occupy 100% of the lot area and a partial third story that is at the front portion of the building, as shown in the attached plans and elevations. The existing building does not have a rear yard.

I understand that you propose to expand the third story and to use the entire building as a restaurant.

The third story of the building may be expanded, but under Section 774.1 of the Zoning Regulations, the addition must incorporate the required minimum rear yard that measures 2.5 inches per foot of building height and not less than 12 feet. With your proposed height of 37 feet, this requires the minimum rear yard of 12 feet. Therefore, the extension of the third story of the building must be set back from the rear property line at least 12 feet in order to comply.

The existing or expanded building may be used as a restaurant as a matter-of-right, subject to the frontage limitation in the ARTS Overlay District. Under Section 701.4(w), a restaurant is a permitted use in this zone. However, pursuant to Section 1901.6, eating and drinking establishments may not occupy more than 50% of the ground floor street frontage per Square. As of the date of this letter, less than 50% of the 14th Street frontage of Square 209 is occupied by eating and drinking establishments, and sufficient street frontage is available for you to use the existing building as a restaurant.

March 26, 2012

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Further, pursuant to Section 1904, the use of the building as a restaurant generates bonus density that may be used to achieve a maximum commercial FAR of 4.5. Bonus density for a restaurant is achieved at the rate of 1.5 square feet per one (1) square foot of restaurant provided in excess of the 0.5 FAR of required ground-floor retail and service uses. Your Lot 70 has a land area of 2,425 square feet, which would permit 10,912 square feet of density with restaurant use on all floors. Provided the proposed redevelopment with the addition does not exceed this number, restaurant use would be permitted on all three floors.

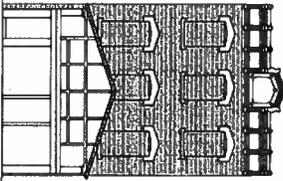
Please let me know if you have any further questions on this matter.

Sincerely,



Matthew Le Grant
Matthew Le Grant
Zoning Administrator

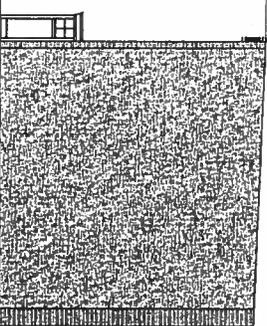
Attachment – Existing Floor Plans and Elevations



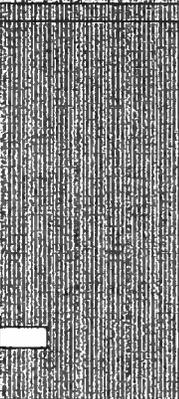
1 EXISTING 14TH STREET ELEVATION
1/8" = 1'-0"



34'-0"



2 EXISTING ALLEY ELEVATION
1/8" = 1'-0"



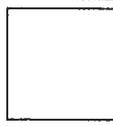
EXISTING 2ND FLOOR ROOF

DRAWING
 PROJECT
 CONSULTATION
 MODEL #
A-101

Project: 1508 14th Street NW
 Washington DC
 Lot 70, Square 209

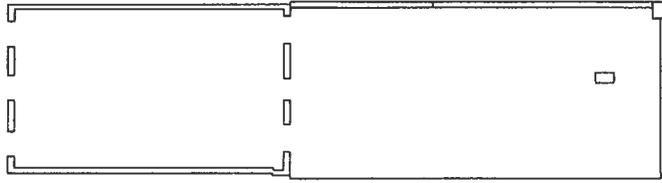


RICHARD FOSTER
ARCHITECTS
 6248 MONTROSE ROAD, ROCKVILLE, MD 20852
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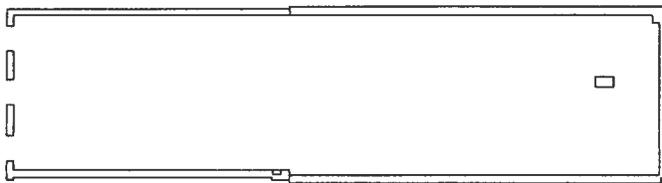


ARCHITECT
 DESIGNER
 CONSULTANT

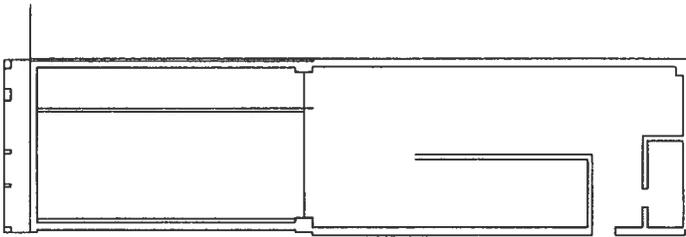
4 AS-BUILT THIRD FLOOR PLAN
1/8" = 1'-0"



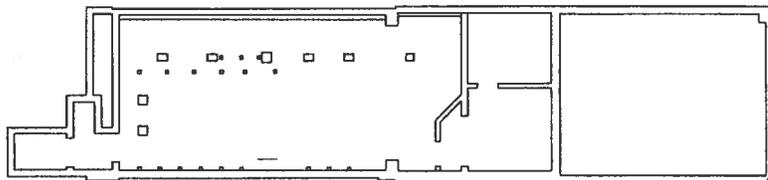
3 AS-BUILT SECOND FLOOR PLAN
1/8" = 1'-0"



2 AS-BUILT FIRST FLOOR PLAN
1/8" = 1'-0"



1 AS-BUILT CELLAR PLAN
1/8" = 1'-0"



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DESIGN
 CONSTRUCTION
 PROJECT #
 DRAWING: PRELIMINARY PLANS
 Project: 1508 14th Street NW
 Washington DC
 Lot 70, Square 209



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 CHECKED BY
 REVISION
 APPROVED BY

A-101