

EXHIBIT H-1

ZONING ADMINISTRATOR INTERPRETATION FOR SQ. 341

(OCTOBER 10, 2001)

Law Offices

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October 10, 2001

MARY CAROLYN BROWN
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VIA HAND DELIVERY

Mr. Olutoye Bello
Zoning Review Branch
Building and Land Regulation Administration
D.C. Department of Consumer and Regulatory Affairs
941 North Capitol Street, N.E., Suite 2000
Washington, D.C. 20002

Re: 11th & M Streets, N.W.
Interpretation of Rear Yard Measurement

Dear Mr. Bello:

Thank you for meeting with me last week to review the interpretation of the rear yard calculations for a proposed building at 11th and M Streets, N.W. As shown on the attached plat, the proposed building site is located on Lots 67, 68, 802, 803, and 825 in Square 341. The majority of the site fronts on 11th Street, N.W. A narrow portion of Lot 825, however, extends from 11th Street through to 10th Street, N.W., and thus constitutes a "through lot" as defined under the Zoning Regulations. The property is located in the R-5-E District.

The prospective owners of the property wish to construct a building that will front on 11th Street, N.W., with the rear of the building facing 10th Street, N.W. Based on a permitted height of 90 feet in the R-5-E District, the proposed building would require a rear yard measuring approximately 22.5 feet deep. Pursuant to section 404.2 of the Zoning Regulations, the depth of the rear yard for a through lot "may be measured from the center line of the street abutting the lot at the rear of the structure." Because 10th Street is 90 feet wide at this location, the center line of the street would be located a distance of 45 feet from the private property line along 10th Street. Consequently, a rear yard of 22.5

Mr. Olutoye Bello
October 10, 2001
Page 2

feet in depth could be located entirely within the public right-of-way of 10th Street.

Additionally, the rear lot line of the proposed site would only be that portion that actually fronts on 10th Street. Other lot lines that are located at the interior of the square would be considered side lot lines for zoning purposes (see attached plat). ✓

Please confirm our understanding of the rear yard calculations as set forth herein by signing a copy of this letter in the space provided below, and returning it to me. Thank you for your assistance in this matter.

Very truly yours,

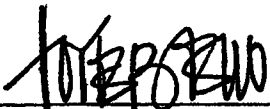


Carolyn Brown

Enclosure

CONFIRMED:

By:



Olutoye Bello
Zoning Review Branch

10/19/01

(Date)

54

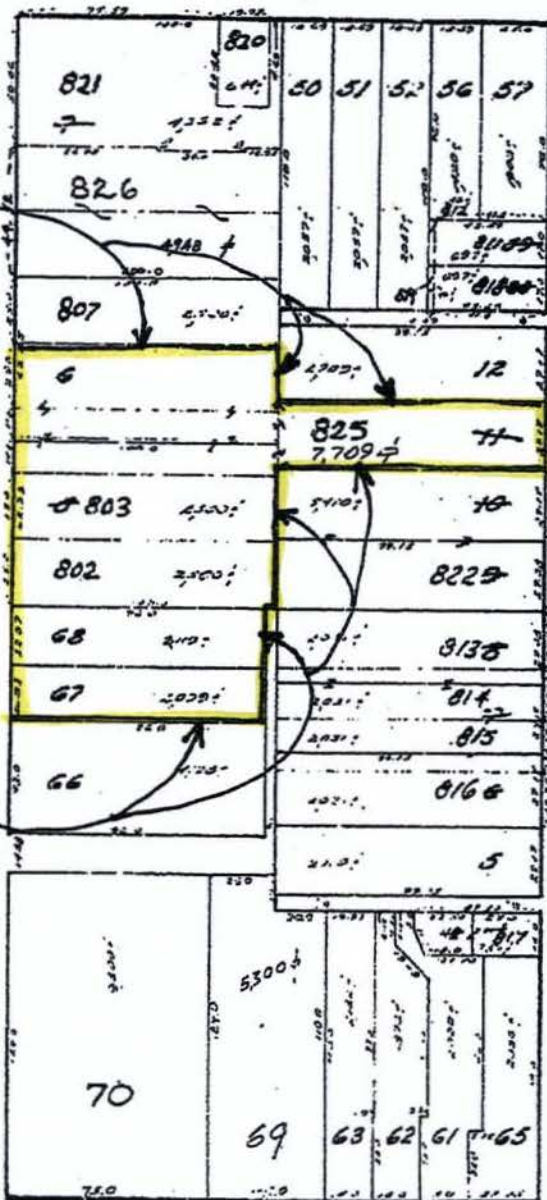
M

STREET

SQ
341

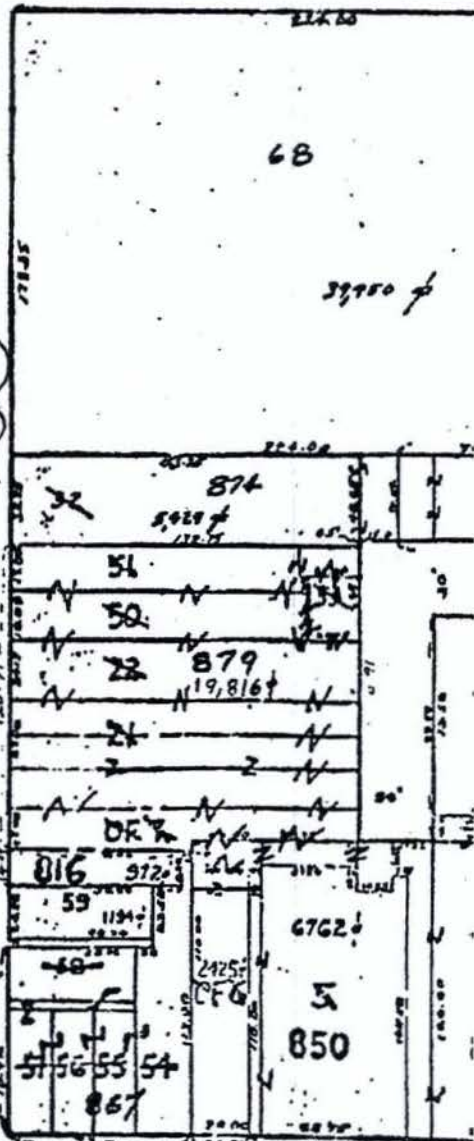
SIDE LOT
LINES

STREET



REAR
LOT
LINE

STREET



L

STREET

117TH

SQ 342

10TH

SQ 370

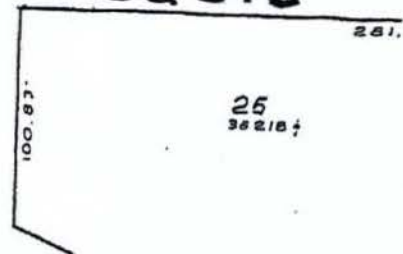


EXHIBIT H-2

ZONING ADMINISTRATOR INTERPRETATIONS FOR 2590 L STREET, N.W.

SEPTEMBER 24, 1999

JANUARY 8, 1998

NOVEMBER 28, 1994

CABLE ADDRESS: WILAN
FAX: 202-457-7814

CHRISTOPHER H. COLLINS
202-457-7841

WILKES, ARTIS, HEDRICK & LANE

CHARTERED

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September 24, 1999

Armando Lourenco, Administrator
Building & Land Regulation Administration
941 North Capitol Street, N.E.
Room 200
Washington, D.C. 20002

Re: Arab Republic of Egypt
Office of the Egyptian Defense Attache
26th & L Streets, N.W. (Square 15, Lot 53)

Dear Mr. Lourenco:

The purpose of this letter is to confirm the matters discussed in our meetings on Thursday, September 9, and Thursday, September 23, regarding Phase II of the mixed-use development by the Egyptian Defense Office (EDO) at the southeast corner of 26th & L Streets, N.W. I have previously discussed aspects of this project with the previous Zoning Administrators, Ms. Hicks and Mr. Bottner, and copies of letters confirmed by those two individuals are attached hereto. The purpose of this letter is to confirm the zoning issues with regard to the Phase II project.

The Phase II project is an all-residential apartment building on the southern portion of the property. The property is zoned R-5-D, and the project will be an addition to the Phase I development, which is currently under construction on the northern portion of the site, which is zoned C-2-C. The two phases will be considered one building for zoning purposes, and we have previously obtained several rulings to that effect in the attached letters. The plans for Phase II were delivered to you at our September 9 meeting.

In our meeting on September 9, you confirmed the following:

1. Use: Phase II will be devoted to apartment house use, with parking on the lowest level, with access from 26th Street, N.W. There will also be on-grade parking accessible from the rear through the alley system. All units will be one-bedroom units, with kitchenettes. Some units will have doorways between them, so that two units can be combined into one larger unit, if necessary. There will be a central dining room on the first floor, with a central kitchen.

September 24, 1999
Page 2

The doorway connection between the Phase I and Phase II buildings, to create a single building for zoning purposes, will be located on the northern side of the dining room. In our meeting, you confirmed that the layout of the building as shown constitutes an apartment house for zoning purposes.

2. **Height:** Height is governed both by the Zoning Regulations, and by the 1910 Height Act. Because the two phases will be one building for zoning purposes, the point of measurement for building height is the top of the curb opposite the middle of the front of the building along L Street, N.W. At that point, the property confronts a triangular reservation formed by the intersections of L and 26th Streets, and Pennsylvania Avenue, N.W. The Zoning Regulations permit a height of 90 feet. The 1910 Height Act permits a maximum building height equal to the width of the street at the front of the building, plus 20 feet, with a maximum height of 130 feet to the top of the roof of the parapet. Section 5 of the 1910 Height Act states that where the building confronts a public space or reservation formed at the intersection of two or more streets (as in this case), the building height "shall" be determined from the width of the widest street. In this case, the widest street is Pennsylvania Avenue, with a width of 130 feet. [130 foot limit on a business street].

On a residence street, buildings are limited to a maximum height of 90 feet to the top of the roof or parapet, but in no case may they exceed in height the width of the street, minus 10 feet (with certain exceptions not applicable here). In this case, the residential portion of the building may be said to be on a "residence street," but the limitation based on the width of the street minus 10 feet would apply to Pennsylvania Avenue, because the project is one building for zoning purposes. The width of 130 feet, minus 10 feet, would still yield a permissible building height of 90 feet. In our meeting, you concurred in this interpretation.

3. **FAR:** The permitted FAR of 6.0 on the R-5-E portion of the building has been previously confirmed by Mr. Bottner in the November 28, 1994 letter that is attached.
4. **Lot Occupancy:** The permitted lot occupancy of 75 percent on the R-5-E portion has previously been confirmed by Mr. Bottner in paragraph 4 of the November 28, 1994 letter.
5. **Rear Yard:** The rear yard measurement begins at the outermost portion of the balcony which extends from the east side of the Phase II building. The location of the rear yard, and the method of measurement of the rear yard have been



September 24, 1999
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confirmed by Mr. Bottner in paragraph 6 of the November 28, 1994 letter, and by Ms. Hicks in paragraph 2 of the January 8, 1998 letter.

6. **Parking:** The Zoning Regulations require one parking space for every 4 dwelling units. The plan shows 15 parking spaces for the 42 units in the building. All parking spaces are the standard 9 foot by 19 foot size, and the aisle width is 20 feet. In our meeting, you confirmed that this satisfies the requirements of the Zoning Regulations.
7. **Loading:** There will be less than 50 dwelling units in the apartment house. Accordingly, no loading is required.
8. **Balcony Projections:** There are balcony projections into the public space at the front of the building along 26th Street, and at the north side of the building, along the alley. The projections over the alley will be at a height of approximately 50 feet above the surface of the alley, and will project a maximum distance of approximately 3.5 feet. The balcony projections along 26th Street will extend approximately 5.5 feet, and will begin at the third floor level. In our meeting, you confirmed that these projections would be subject to a projection permit. The balcony at the rear of the building will be on private property, and will not require a projection permit.

In our meeting of September 23, you confirmed the following with regard to the roof structure:

You confirmed that the roof structure as shown on the revised roof plan complies with the Zoning Regulations. The roof structure is adjacent to the south side of the building, but the enclosure is an integral part of the architectural embellishment on the roof. The embellishment meets or exceeds the height of the roof structure on the south side of the building. The roof structure otherwise and meets the requirements of Section 411 and 400.7 of the Zoning Regulations. It is set back from the exterior walls to the west and east a distance at least equal to its height above the roof. You confirmed that the south wall of the building is not an "exterior wall" because it abuts the adjacent property directly to the south. You determined that the fact that this wall is partially exposed does not make it "an exterior wall," because the wall abuts the side lot line.

The enclosure of the roof structure within an architectural embellishment at the edge of a roof has previously been approved for the Phase I project by Ms. Hicks in the attached confirmation letter of January 8, 1998. In our meeting,

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September 24, 1999

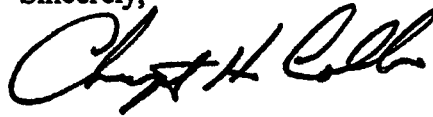
Page 4

you approved the same concept for the Phase II project.

The enclosure around the stairway to the roof does not exceed the height of the parapet. There are architectural embellishments on the roof facing both the east and west sides, which vary in height from 6 feet to the height of the roof structure. In our meeting, you confirmed all of the above as consistent with the Zoning Regulations.

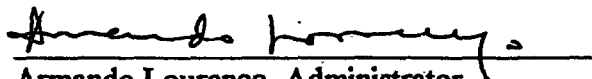
Please confirm your agreement with the items set forth above by signing in the space provided below, and returning a copy of this letter to me. Thank you again for your time and attention to this matter. If you have any questions regarding the above, please give me a call.

Sincerely,



Christopher H. Collins

CONFIRMED:



Armando Lourenco, Administrator
Building & Land Regulation Administration

Date: OCTOBER 15, 1999

cc: Rear Admiral Tarek Noour
Tarek Elaroussi, AIA

WILKES. ARTIS. HEDRICK & LANE

CHARTERED

ATTORNEYS AT LAW

SUITE 1100

1800 K STREET, N. W.

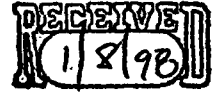
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FAIRFAX. VIRGINIA
GREENBELT. MARYLAND
WALDORF. MARYLAND**



January 8, 1998

By Hand

**Gladys Hicks
Acting Zoning Administrator
614 H Street, N.W., Room 333
Washington, D.C. 20001**

**Re: Arab Republic of Egypt
Office of the Egyptian Defense Attache
26th & L Streets, N.W. (Square 15, Lot 53).**

Dear Ms. Hicks:

The purpose of this letter is to confirm the agreements reached in our meeting at your office on Friday, December 19, 1997 regarding the development of the above-referenced property. I have enclosed a letter dated November 28, 1994, which was countersigned by Mr. Bottner, confirming a number of zoning issues regarding the property. This letter was used as a basis for our discussion on December 19.

The difference in the project between the matters confirmed in 1994 and the current proposal is that the two-phase development of the subject site is now proposed to be split vertically. The C-2-C portion of the property will be developed with a mixed-use chancery and residential building, and the R-5-E portion will be developed at a later time with a residential building. The two buildings will be located on separate A&T lots, but will be considered as one building for zoning purposes, because the single record lot will remain, and because there will be a doorway connection above grade at some point along the common wall between the two buildings.

In our meeting you confirmed Items 1-10 of the attached November 28, 1994 letter. Additionally we discussed the following matters:

1. Residential recreation space: This requirement is set forth in Sections 773.1 through 773.10 of the Zoning Regulations. The requirement is 15 percent of the total gross floor area devoted to residential use in the C-2-C zone. The C-2-C portion of Lot 53 measures 5400 square feet, and the total residential gross floor area on this portion of the lot will be approximately 21,470 square feet. The residential recreation space requirement is therefore approximately

January 8, 1998

Page 2

3220.5 square feet. At least 50 percent of the total requirement (approximately 1610.25 square feet) must be satisfied outdoors. The applicant intends to use the courtyard area above the third floor, at the residential plane of the building (1080 square feet), and a portion of the rooftop (940 square feet), as well as the first floor residential meeting/recreation room (3970 square feet) to meet the requirement. The first floor residential meeting/recreation room will be used by the residents of the building for passive recreation during non-business hours. The courtyard area of the third floor will be accessible to all residents of the building. This area need not meet the minimum 25 foot dimension requirement of Section 773.7, because it is not at the roof level of the building, rather, this area is more in the nature of a balcony which may be used for residential recreation space pursuant to Section 773.5. The residential recreation space on the roof may have a parapet wall of up to 5 feet in height, above the maximum 90 foot height of the building. All of the residential recreation space will be physically accessible to all residents of the building served by that space.

2. **Rear yard:** The proposed building on the C-2-C portion of the lot will occupy 100 percent of the lot at the chancery levels, and 80 percent of the lot at the residential levels. The rear yard for Phase I of the project will be on the R-5-E portion. The south wall of Phase I will be considered the rear wall of the building for purposes of calculating the rear yard for that phase. When Phase II of the project is constructed, the front of the building will become 26th Street for zoning purposes, and the easternmost lot line will become the rear lot line. In that case, the rear yard for the combined building will be located entirely on the R-5-E portion of the lot, and will thus be required to meet the R-5-E rear yard requirements. We will not be prevented from building on the Phase II portion, even though part of that area will be considered the rear yard for Phase I, because a rear yard will be provided when Phase II is constructed. ✓
3. **Court:** The provision of 80 percent lot coverage at the residential level of the building will result in creation of a court. This will be an open court, because it will open on to an alley, even after Phase II of the project is constructed. Thus, this open area must meet the requirements of an open court. This area will be used for residential recreation space, as described above.
4. **Roof structures:** The elevator penthouse will be located adjacent to the open court on the roof level of the building. Because of the narrowness of the building, and the positioning of the elevator core and the open court, the elevator penthouse cannot be relocated such that it will be set back a distance equal to its height from the edge of the roof on all sides where it is located.

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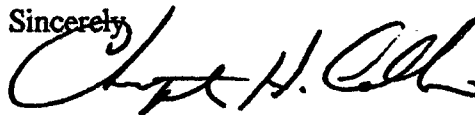
January 8, 1998

Page 3

You confirmed in our meeting that the elevator penthouse could be located inside an architectural embellishment described as a "drum," which is a circular feature to be located at the northeast corner of the building. If we provide a parapet wall of 3 feet in height above the roof adjacent to the elevator penthouse and the open court, then the elevator penthouse can be constructed to a maximum height of 6 feet 11 inches above the roof without the need for setting back from the edge of the roof adjacent to the court. Above that level, the elevator penthouse will be enclosed by the architectural embellishment, and will not be required to meet the roof structure setback regulations. However, the maximum 18 foot 6 inch height limit for the elevator penthouse will apply. The remainder of the roof structure outside of the architectural embellishment and above a height of 6 feet 11 inches above the roof must meet the setback requirements from the edges of the roof on all sides, as well as the roof structure height limit. If necessary for operational or aesthetic reasons, that roof structure can be connected to the architectural embellishment without causing the embellishment itself to become part of the roof structure. The architectural embellishment is not subject to the height limit for roof structures.

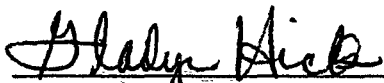
Please confirm the matters set forth herein by signing a copy of this letter in the space provided below, and returning it to me. Thank you again for your assistance in this matter.

Sincerely,



Christopher H. Collins

CONFIRMED:

By: 
Gladys Hicks
Acting Zoning Administrator

Date: 3/4/98

cc: Rear Admiral Tarek Nour
Tarek Elaroussi, AIA
Richard Massey

WILKES, ARTIS, HEDRICK & LANE

CABLE ADDRESS: WILAN
TELECOPIER: 202-457-7814

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CHRISTOPHER H. COLLINS
(202) 457-7841

SUITE 1100
WASHINGTON, D. C. 20006-2866
(202) 457-7800

November 28, 1994



BY HAND

Joseph F. Bottner, Jr.
Zoning Administrator
614 H Street, N.W.
Room 333
Washington, D.C. 20001

Re: Office of the Egyptian Defense Attache
26th & L Streets, N.W. (Square 15, Lot 53)

Dear Joe:

The purpose of this letter is to confirm the agreements reached in our meeting at your office on Wednesday, November 23, 1994 regarding development of the above-referenced property. The proposal discussed was the construction of a single combined chancery/apartment building on the subject site, which is split-zoned C-2-C and R-5-E. The agenda of the meeting and plats of the property are attached hereto. The items to be confirmed in this letter follow the order of issues discussed in our meeting.

In our meeting, you confirmed the following information:

1. Site Area.

Lot 53 contains approximately 11,296 square feet of land area, as reflected in the record lot dimensions of the Office of the Surveyor. Survey dimensions indicate the property at 11,254 square feet of land area. You confirmed in our meeting that the record lot dimensions would be used in the zoning calculations.

2. FAR and Use.

The property is proposed to be improved with a single building for zoning purposes. The permitted FAR and use within the building are as follows:

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Joseph F. Bottner, Jr.
November 28, 1994
Page 2

- a. C-2-C: 6.0 FAR maximum, of which 2.0 FAR maximum can be devoted to chancery use.
- b. R-5-E: The portion of the building in the R-5-E zone will be entirely devoted to apartment house use. Because there is to be no mixed-use on the R-5-E portion of the site, the building may be constructed to a maximum of 6.0 FAR for apartment house use.
- c. Total permitted FAR on site: 6.0 FAR maximum on the entire site, of which up to 2.0 FAR of the C-2-C portion may be devoted to chancery use.
- d. Additional below grade (cellar area) space at the first level and below is not counted toward the FAR limitation. The "perimeter wall" test will be used to determine basement vs. cellar. Chancery space is not permitted to be located in the cellar area of the R-5-E portion of the site.

3. Height.

Height is measured from the top of the curb opposite the middle of the front of the building, to the highest point of the roof or parapet. Because both the C-2-C zone and the R-5-E zone permit a height of 90 feet, a parapet up to 3 feet in height will not be included in the building height measurement, according to the definition of building height.

The property abuts 26th Street, N.W. (80 foot right-of-way) and L Street, N.W. (90 foot right-of-way). Additionally, the property confronts the triangular public reservation bounded by Pennsylvania, L and 26th. The width of the L Street right-of-way provides sufficient street width to construct a building to the full permitted 90 foot height. In this case, the height will be measured from the curb on L Street. Architectural embellishments may be erected to a height greater than 90 feet.

A roof structure may be erected on the roof of the building, up to a height of 18 feet, 6 inches, provided it is set back at a 1:1 ratio from all exterior walls. All other requirements pertaining to roof structures, as set forth in Sections 400.7, 411 and 770.6 must also be met.

Joseph F. Bottner, Jr.
November 28, 1994
Page 3

4. Percentage of Lot Occupancy.

- a. C-2-C: The portion of the building located in the C-2-C zone is proposed to include chancery office use on the lower floors, and residential use on the upper floors. You confirmed that the Zoning Regulations have been consistently interpreted by your office to allow, in this instance, 100 percent lot occupancy for chancery office on the lower floors, and 80 percent lot occupancy for residential use on the upper floors, beginning at the lowest level where the residential use begins.
- b. R-5-E: A maximum of 75 percent lot occupancy is permitted.
- c. Each percentage of lot occupancy limitation must be met on each portion of the site. That is, the single building is limited to 75 percent lot occupancy on the R-5-E portion, with 100 percent lot occupancy on the chancery office levels of the C-2-C portion, and 80 percent lot occupancy at the lowest level where the residential use begins in the C-2-C portion.

5. Residential Recreation Space.

This requirement applies only to the residential portion of the building in the C-2-C zone. An amount on-site equal to at least 15 percent of the residential gross floor area in the C-2-C portion of the building must be devoted to active or passive recreation space.

Notwithstanding that this requirement applies only to the residential use in the C-2-C zone, the residential recreation space can be located on either the C-2-C or R-5-E portion of the building, provided that it is located on site. At least 50 percent of the residential recreation space must be located outdoors.

Other requirements and limitations applicable to residential recreation space, as set forth in Sections 773.1 through 773.10, must also be met.

Joseph F. Bottner, Jr.
November 28, 1994
Page 4

6. Rear Yard.

The rear yard requirement in the C-2-C zone is 15 feet. In the R-5-E zone, the requirement is 3 inches per foot of height, measured from the mean finished grade at the middle of the rear of the structure to the highest level at the main roof or parapet wall, but at least 12 feet.

Using the 26th Street side of the lot as the front, the rear lot line is the easternmost north-south lot line abutting the alley. (Please see plat attached to meeting agenda for illustration). Therefore, with a single building, the entire rear yard will be located in the R-5-E portion of the site, and must meet the R-5-E regulations. In this instance, no portion of the required rear yard will be in the C-2-C portion of the site. Thus, the permitted 100 percent lot occupancy for the lower (chancery office) levels of the C-2-C portion of the building can be achieved, without the need for any rear yard setback in that area. ✓

7. Side Yard.

No side yard is required in either the C-2-C or R-5-E portions of the site, and none is contemplated. However, if one is provided, then it must meet the requirements of either Section 775.5 (C-2-C zone) or Section 405.6 (R-5-E zone).

8. Courts.

Courts are not required in either zone, but if provided, must meet the following requirements:

- a. C-2-C width: Section 776.3.
- b. C-2-C closed court area: Section 776.4.
- c. C-2-C other requirements: Section 776.5.
- d. R-5-E width and area requirements: Section 406.1.

9. Parking.

In the C-2-C zone, the parking requirement for a chancery use is the same as for general office use. That is, the total chancery gross floor area is subtracted by 2,000 square feet, and is then divided by 1,800 square feet to determine the number of

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CHARTERED

Joseph F. Bottner, Jr.
November 28, 1994
Page 5

parking spaces required. All required chancery parking spaces, and access to those spaces, must be located on the C-2-C portion of the lot. In this case, the required chancery spaces may be accessed via the 10 foot wide alley at the rear of the site which abuts the C-2-C portion of the lot.

The parking requirement for apartment house use in both the C-2-C and R-5-E zones is one space for each 4 dwelling units. All required parking spaces must measure 9 feet by 19 feet, and are permitted to be located within a below-grade garage or in the rear yard. The access to the residential parking spaces will be from a garage ramp on 26th Street in the R-5-E zone. Although the chancery parking spaces may not be located in the R-5-E zone, the residential parking spaces may be located in the C-2-C zone.

10. Loading.

There will be less than 20,000 square feet of gross floor area of chancery office use, and less than 50 apartment units in the building. Accordingly, loading is not required for the project.

11. Construction Phasing.

It is anticipated that construction of the project will be conducted in two phases. Phase I will cover the entire site with a below-grade parking garage plus floors 1-4 of the building. Phase II will include floors 5-9 of the building. You confirmed that, in order to accomplish this, we must submit a permit application for the entire building, plus a permit application for Phase I of the project at the same time. Once the building permit for Phase I is issued, we will have one year to commence construction, with the option to obtain up to three 6-month extensions, pursuant to Section 112.8 of the D.C. Construction Codes Supplement of 1992. Upon issuance of the building permit for the entire project, we will have that same period of time within which to commence construction of the project, including Phase II. A possible scenario is that construction on Phase I could commence immediately upon issuance of the permit, with issuance of a Certificate of Occupancy upon completion of the project. Thereafter, Phase II must commence within one year (and up to three 6-month extensions) of issuance of the permit for the entire project. The project will be vested for zoning purposes upon issuance of the building permits.

Please confirm your agreement with the items set forth above by signing in the space provided below, and returning a copy of this letter to me. Thank you again for

WILKES, ARTIS, HEDRICK & LANE
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Joseph F. Bottner, Jr.
November 28, 1994
Page 6

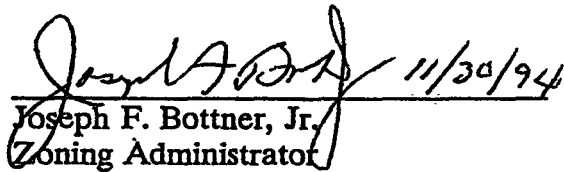
your time and attention to this matter. If you have any questions regarding the above, please give me a call.

Sincerely,



Christopher H. Collins

CONFIRMED:



Joseph F. Bottner, Jr.
Zoning Administrator

cc: Major General Ahmed Zaki M. Abdeen
Dean M. Dilley, Esq.
Charles Hall, AIA

AGENDA

**26th & L Streets, N.W.
(Square 15, Lot 53)**

**Meeting with Office of the Zoning Administrator
and Office of the Egyptian Defense Attache**

November 23, 1994

- I. Introductions.**
- II. Review of Site (See Attached Plats).**
 - A. Site area.**
 - 1. 11,296 square feet (record).**
 - 2. 11,254 square feet (survey).**
 - B. Zoning: Split-zoned.**
 - 1. C-2-C: 5,392 square feet.**
 - 2. R-5-E: 5,873 square feet.**
 - C. Abuts 26th Street and L Street.**
 - 1. 26th Street: 80 foot right-of-way.**
 - 2. L Street: 90 foot right-of-way, and confronts Public Reservation bounded by Pennsylvania, L and 26th.**

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III. Proposal: Single building for use as apartment house and chancery for the Office of the Egyptian Defense Attache.

IV. Zoning Calculations: Matter-Of-Right.

A. FAR and Use.

1. C-2-C: 6.0 FAR maximum (32,352 square feet of gross floor area), of which 2.0 FAR maximum (10,784 square feet of gross floor area) can be devoted to chancery use. Sections 771.2, 701.6(e).
2. R-5-E: 6.0 FAR maximum for apartment house use (35,238 square feet of gross floor area). Sections 402.4, 350.4(c).
3. Total on site: 67,590 square feet of gross floor area, of which 10,784 square feet of gross floor area may be devoted to chancery (all of which is on the C-2-C portion).
4. Additional below grade space (cellar area) at first level and below is not counted toward the FAR limitation. Use the "perimeter wall" test to determine basement vs. cellar.

B. Height: Measured from the top of the curb opposite the middle of the front of the building, to the highest point of the roof or parapet. Parapet up to 3 feet in height not included in the measurement. Section 199.1.

1. C-2-C: 90 feet. Section 770.1.
2. R-5-E: 90 feet. Section 400.1.
3. Single building: L Street can be used for measuring point (90 foot right-of-way).
4. Roof structure: Up to 18 feet 6 inches, provided 1:1-setback from all exterior walls. Sections 400.7, 411 and 770.6.

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5. Architectural embellishments may be erected to a height greater than 90 feet. Sections 770.3, 440.3.
- C. Percentage of lot occupancy: Excludes portions of the building that do not extend above the main floor. Section 199.1 "Percentage of lot occupancy" and "Building area."
1. C-2-C: 80 percent maximum, when portion of the building includes residential. Section 772.1.
 2. R-5-E: 75 percent maximum. Section 403.2.
 3. Each percentage of lot occupancy limitation must be met on each portion of the site.
- D. Residential recreation space: C-2-C zone. Section 773.
1. 15 percent of the residential gross floor area in the C-2-C portion of the building must be devoted to active or passive recreation space.
 2. Can be located on either the C-2-C or R-5-E portion of the building, provided it is located on Lot 53.
 3. At least 50 percent must be located outdoors. Section 773.8.
 4. Other requirements and limitations: Sections 773.1 through 773.10.
- E. Rear yard.
1. C-2-C: 15 feet. Section 772.1.
 2. R-5-E: 3 inches per foot, from mean finished grade at middle of rear of structure to the highest level of the main roof or parapet wall, but at least 12 feet. Sections 404.1.
 3. Single lot with 26th Street as front. Entire rear yard is in the R-5-E portion of the site, and must meet the R-5-E limitations. Therefore, no rear yard in the C-2-C portion of the site.

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F. Side yard.

1. C-2-C: None required, but if provided, then 2 inches wide per foot of height, but at least 6 feet. Section 775.5.
2. R-5-E: None required, but if provided, then 3 inches wide per foot of height, but at least 8 feet. Section 405.6.

G. Courts: None required, but if provided,

1. C-2-C.
 - a. Width: Section 776.3.
 - b. Closed court area: Section 776.4.
 - c. See also 776.5.
2. R-5-E: Width and area--Section 406.1.

H. Parking: Chapter 21.

1. Chancery.

C-2-C: 2,000 square foot credit, then 1/1,800 square feet of gross floor area. So, if maximum 10,784 square feet of gross floor area for chancery, then 4.88, or 5 parking spaces required.

2. Apartment house.

- a. C-2-C: One for each 4 dwelling units.
- b. R-5-E: One for each 4 dwelling units.
- c. Size: Section 2115--9 feet by 19 feet.
- d. Location: Section 2116.3--Within garage (Section 2301), rear yard or side yard; plus elsewhere on the lot, if accessory to a commercial use.
- e. Access maintenance and operation: Section 2117--Access to the parking garage for the building is to be from the R-5-E portion of the lot.

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I. Loading: Chapter 22.

- 1. Chancery: "Office" (or "Any Other Use") in C-2-C. Use proposed is less than 20,000 (or 30,000) square feet of gross floor area, so no loading is required.**
- 2. Apartment house: If less than 50 units, then no loading required.**

V. Construction.

A. Proposed to be built in two phases.

- 1. Phase I: Parking garage, plus floors 1-4.**
- 2. Phase II: Floors 5-9.**

B. Submit plans in two phases, or in the alternative, all at once for review, with two separate permit applications.

C. Vesting upon issuance of building permit.

25-11-53

Avenue

Pennsylvania

N.W.

L. Strief

SQ 15

Avenue

C-2-C

R-5-E

26TH STREET

53

11,296 ft
REAR LOT
LINE

2001 THRU 2040
2042 THRU 2046
2048 THRU 2084
2267 thru 2268

49

11,001

827

Public Affs.

B.S.L. O.K.

2.56

48

Condo Bk. 27/15
2086 thru 2167
2169 thru 2170
2269 thru 2270

BK 27 PG 42
2171 thru 2266

CONDO. 34-15
2305-2310

Cando BK31 E:

THE WESTBRIDGE APTS.

157-R 3-E

26TH ST.
108 & SB
PENNA. AV.

110'
2555 PENNA.
2549

PENNSYLVANIA

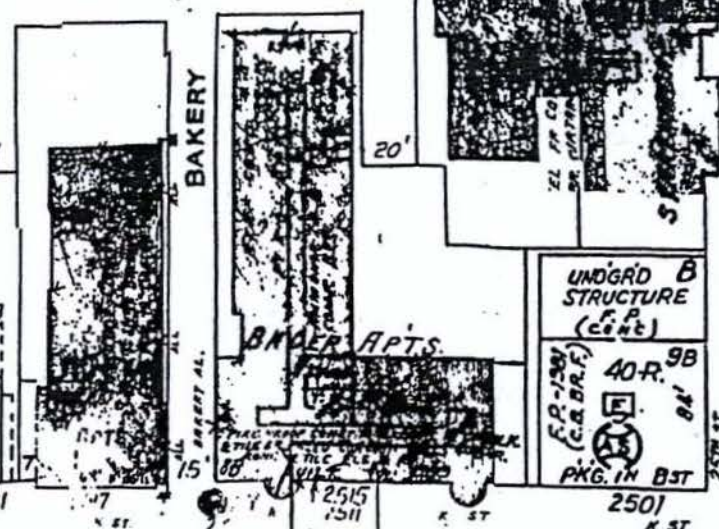
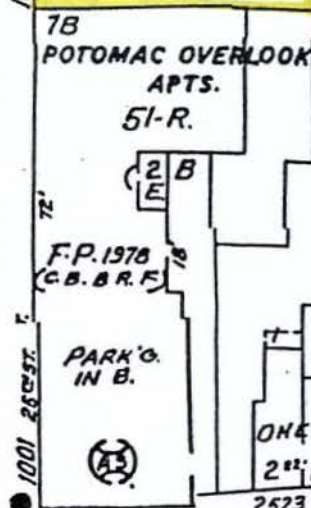
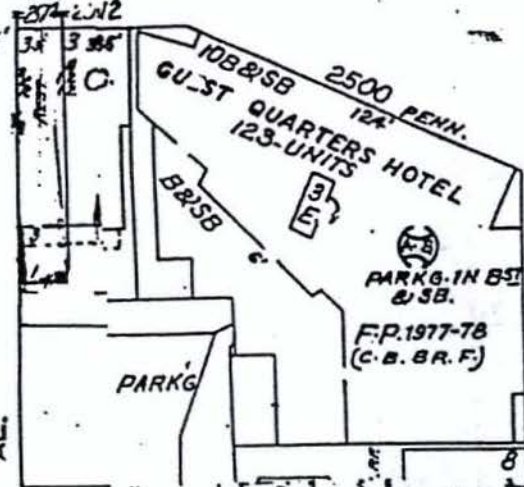
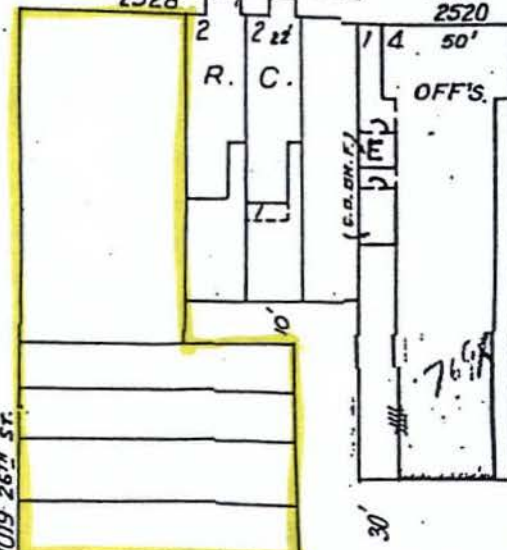
AV. Y. W.

L ST. W.

11

26TH ST.

L. ST. 2526-24 2522 L. ST. 2520



25-44-52 43245

Avenue

Pernsy Ivania

N.W.

L. Strief

SQ 15

Avenue

C-Z-C

R-5-E

26TH STREET

53

11,296 ft
REAR LOT
LINE

2001 THRU 2040
2042 THRU 2046
2048 THRU 2084
2267 thru 2268

42

11,001

827

Public Admin.

2.51 0/00

BK 27 PG 42
2171 thru 2266

Condo Bk. 27/15
2086 thru 2167
2169 thru 2170
2269 thru 2270

CONDO. 34-15
2305-2310

Condo BK 31 E 2
2271 ft... 2200

