

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



June 27, 2014

Robert Bell, AIA
3218 O Street N.W.
Washington, D.C.

RE: Zoning Aspects of Application OG 14-007, HPA 14-001 Lot 811 Sq. 1243 known as 1351 Wisconsin Ave. NW -- The Georgetown Movie Theater building

Dear Mr. Bell:

Please allow this letter to serve as a confirmation of our previous conversations of regarding the proposed development of the subject property design which has received both OGB and HPRB approval. The conclusions that we discussed regarding the zoning are summarized below:

1. The subject lot extends easterly from Wisconsin Ave NW, with approximately 130.41 foot portion of the front portion of the lot zoned as C-2-A then the remaining approximately 72.8 foot portion zoned R-3; therefore this property is subject to the zoning provisions of 11 DCMR 2514 "ZONE DISTRICT BOUNDARY LINE CROSSING A LOT."
2. The main building and accessory buildings on the lot were built before May 12, 1985.
3. The main building is solely located within the C-2-A portion of the lot.
4. As per Section 2514.1(b), the bulk of the main building may be increased 35 ft. times the width of the lot (32 ft) for an area of 1,120 Sq. Ft. This is added to the allowable FAR on the C-2-A portion of the lot.
5. The submitted permit application has no portion of the building located in the lesser restrictive portion that is it does not include any portion of the main building beyond the C-2-A portion of the lot.
6. Calculation of the additional floor area for FAR is calculated 35 feet times 32 feet (width of the lot) times 0.6 floor area, as per Section 2514.1(d) for the R-3 zoned portion.
7. The additional 1,120 Sq. Ft. times the FAR R-3 standard of 0.6 allows a total additional bulk of 672 Sq. Ft.
8. The present application does not include any structure in the 35 feet to the east of the subject C-2-A portion of the lot. Any future construction in that area would require a separate permit application and may require the granting of a special exception under Section 3104 from the Board of Zoning Adjustment [BZA].
9. There is an accessory building located in the rear yard restriction area which existed before May 12, 1958. A portion of the building is two stories while the other portion is

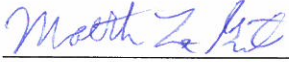
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Board of Zoning Adjustment
District of Columbia
CASE NO.18884
EXHIBIT NO.17

one story. In the case of a building existing on or before May 12, 1958, an extension or addition may be made to the building into the required rear yard; provided, that the extension or addition shall be limited to that portion of the rear yard included in the building area on May 12, 1958.

10. The existing accessory building may be used as an accessory building to the main building but may not be used as a residence without approval of a special exception by the BZA.

I believe that I have addressed the issues which we discussed and agreed upon. Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator