GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator

May 30, 2002

DC BOARD OF ZONING
2002 JUN 11 PM 12: 27

By Hand Delivery

Paul Tummonds
Shaw Pitman, LLP
2300 N Street, N.W.
Washington, DC 20037

Re: 245 Second Street, N.E. – Friends Committee on National Legislation
Proposed Addition and Alteration to Existing Building

Dear Mr. Tummonds:

This letter addresses the issues that we discussed in our meeting on May 24, 2002, regarding the proposed addition to the building owned by the Friends Committee on National Legislation (the "applicant") located at 245 Second Street, N.E. This property is located in the CAP/R-5-B Zone District. Based on our discussion of the BZA's 1958 approval of a use variance allowing non-profit organizations to use the building, and a review of the proposed plans for the additions and alterations to the building, it is my determination that the proposed addition and alterations to the building fully satisfy all height, bulk and area requirements for the CAP/R-5-B District.

However, variance relief from 11 DCMR §2002.5 must be obtained from the Board of Zoning Adjustment to allow an addition to the non-profit office use in the CAP/R-5-B District. My decision is based on the fact that the proposed building will have a FAR of 1.8 or less, will have a lot occupancy of 60% or less and the height of the building will be less than 40 feet.

If you have any questions regarding my decision, please feel free to contact me.

Sincerely,

Toye Bello
Chief, Zoning Review Branch

BZA
Case No. 16916
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.16916
EXHIBIT NO.6