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

Building and Land Regulation Administration
Office of the Zoning Administrator

March 17, 2003

Whayne S. Quinn
Holland and Knight LLP
2099 Pennsylvania Ave.
Suite 100
Washington DC 20006

RE: Measurement of Building Height

Dear Mr. Quin:

In response to your inquiry regarding the measuring point for the Akridge Property fronting the 100 block of H Street, NE, the text amendment states:

> **In the case of a property fronting on a street that is elevated above grade, the height of the building shall be measured from the lower of the natural grade or finished grade at the middle of the front of the building to the highest point of the roof or parapet.**

The property fronts on the H Street bridge, which is a street elevated above grade. As such, this clause is triggered and the building shall be measured from the lower of natural grade or finished grade at the middle front of the proposed building. In addition, the Zoning Commission proposes a definition of natural grade as follows:

Natural Grade – the undisturbed ground level formed without human intervention or, where the undisturbed ground level cannot be ascertained because of an existing building or structure, the undisturbed existing grade.

If the elevation shown as "track grade, elevation approx. 55' at mid property" is the natural grade, as defined above, then this elevation can be used in measuring the height of the building consistent with the proposed text amendment, and the 1910 Buildings Height Act.

Sincerely

Robert Kelly
Zoning Administrator

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ZONING COMMISSION
District of Columbia
Case
Exhibit
ZONING COMMISSION
District of Columbia
CASE NO.02-35
EXHIBIT NO.32