

EDWARD HANLON
ANC Commissioner 2B09

Matthew Le Grant
Zoning Administrator

Re: *Masonic Temple*
1733 16th Street

Good afternoon Mr. Le Grant:

I want to thank you for taking more than one and half hours of your time last week to meet with me, Dr. Sarao and Mr. Kervin.

At last week's meeting I had asked several specific questions and you agreed to get back to me in writing by today, **May 9**, with the answers to my questions. My questions were:

1. Is that approximately 45 foot high, 332 ton, pyramidal structure on top of the Masonic Temple a "roof" or an "embellishment"? (I noted that there is no other structure which serves as a roof other than the pyramidal structure. Remove the pyramidal structure and everyone and all personal property below are completely open to the elements)
2. What is the height of the Temple and how is it calculated?
3. If the owner now chooses S Street to be its "front", what is the size of the required rear yard? (I noted that the present front is 16th Street and the present rear yard stretches over 200 feet to 15th Street)
4. If S Street is now chosen by the owner to be the "front" (and the 1500 block of S Street is a very narrow street), how does that affect the calculation/analysis with respect to the height of the building?
5. Is zoning relief needed for the subdivision of this lot at 1733 16th Street, given that the owner is choosing S street as its front? You noted that any subdivision cannot create or enlarge any nonconformity without zoning relief.

We also discussed Subtitle C §1501.3 limiting any architectural embellishment to less than 30% of the wall on which it is located. It is obvious this pyramidal structure on top of the Masonic Temple stretches, not 30%, but 100% along all four walls.

Finally, we discussed that neither "roof" nor "embellishment" are defined terms in the Zoning Code.

I would very much appreciate your reply to the above questions **this week**, as we had discussed and as you had agreed. I need the requested answers in order to perform my job as ANC Commissioner.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Edward V. Hanlon". The signature is written in a cursive style with a large, stylized initial 'E'.

Edward Hanlon
ANC Commissioner 2B09
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