

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



May 30, 2014

Norman M. Glasgow, Jr.
Steven E. Sher
Director of Zoning and Land Use Services
Holland & Knight LLP
800 17th Street, N.W., Suite 1100
Washington, D.C. 20006

Re: Channing Place, N.E.

Gentlemen:

This is to confirm the substance of our discussion on September 18, 2013, concerning the above referenced property. The property is located on both sides of Channing Place, between Reed Street, N.E., and the railroad right-of-way and is currently known as Lots 74, 854, 855, 857 and 858 in Square 3846. The property would be subdivided into two record lots each of which would be improved with a single building. The property is zoned C-2-C.

The property is unusually shaped, having many sides. The property is improved with warehouse buildings and is partially vacant. The existing building on the south side of Channing Place would be retained and an addition would be made to the building (Building A). The existing building on the north side of Channing Place would be demolished and replaced with a new building (Building B). Both buildings would be apartment houses with a small amount of commercial space.

We reviewed zoning computations for both buildings, as follows:

Building A:

- Off-street parking: The existing building contains approximately 96,203 square feet of gross floor area. Its present use as a warehouse in any district requires 1 parking space for each 3,000 square feet of gross floor area or 32.07 (rounded down to 32) spaces. The parking requirement for an apartment house in a C-2-C District is 1 parking space for each 4 units; 156 units would require 39 units. The on-site requirement is therefore the difference between the requirement for the present use and the proposed use, or 7 spaces. Those spaces are provided as shown on the grade level plan attached.
- Off- street loading: A warehouse in a C-2 District (with more than 20,000 square feet of gross floor area up to 200,000 square feet of gross floor) is required to provide 1 loading

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berth @ 55 feet deep, 1 loading platform @ 200 square feet, 1 loading berth @ 30 feet deep, 1 loading platform @ 100 square feet and no service/delivery loading space. An apartment house in any district is required to provide 1 loading berth @ 55 feet deep, 1 loading platform @ 200 square feet and 1 service/delivery loading space. As set forth in §2200.4, for a pre-1958 building, when a use is changed to a use which requires more loading, loading must be provided for the additional requirement. As the requirement for the residential use is no more than the requirement for the warehouse and a service/delivery loading space (required for the apartment house) is smaller than a 30 foot loading berth (required for the warehouse), no loading need be provided for the apartment house.

- Rear yard: The building would be on a corner lot with frontage on both Reed Street and Channing Place. If Reed Street is the front, the location of the rear yard is deemed to be the side opposite the front, taken from a line drawn perpendicular to the centerline of the building at the front. That results in the area to the west of the building (that area shown cross-hatched in orange on the attached plan) being considered the rear yard. The calculation of the depth of the rear yard is done in the same manner that the Zoning Administrator's office has used: draw a line along the rear most edge of the building, measure the area behind that line and divide the area by the length of the line. As indicated on the plan, the area is 3,198 square feet, the length of the line is 78.3125 feet and the resulting mean depth of the rear yard is 40.84 feet. The rear yard requirement is 15 feet, so the building as drawn complies with the rear yard requirement.
- Courts: Courts are not required but, if provided, for a residential building, an open court must have a minimum width of 4 inches per foot of height. Court A as shown on the plan is an open court (opening onto the rear yard) on the south side of Building A. The court is a nonrectangular court, so its width is measured by the diameter of the largest circle which can be inscribed in a horizontal plane within the court. As noted on the plan, the diameter of that circle is 35 feet, 1/4 inch, and the minimum width of the court based on its height is 26 feet, 8 inches. Court B is also an open court, opening onto Channing Place. The width is measured substantially parallel to the open end (Channing Place). The width is required to be 26 feet, 8 inches and is 240 feet. Accordingly, both courts comply with the minimum width requirements.
- Inclusionary zoning: The existing building has a gross floor area of approximately 96,203 square feet. The renovations to the building will result in the removal of 11,217 square feet, leaving 84,986 existing to remain. The addition has a gross floor area of approximately 56,115 square feet. The entire building (existing to remain and proposed) would have a gross floor area of approximately 141,101 square feet. Pursuant to §2602.1(i)(c)(iii), IZ applies to an existing building only when "a new addition will increase the gross floor area of the entire development by 50% or more." Since the addition is less than 50% of the entire building, IZ does not apply.

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Building B

- Off-street parking: As a new building, parking would be required at the rate of at least 1 space for each 4 units.
- Off-street loading: As a new building, an apartment house in any district is required to provide 1 loading berth @ 55 feet deep, 1 loading platform @ 200 square feet and 1 service/delivery loading space.
- Rear yard: The building would be on a corner lot with frontage on both Reed Street and Channing Place. If Channing Place is the front, the location of the rear yard is deemed to be the side opposite the front, taken from a line drawn perpendicular to the centerline of the building at the front. That results in the area to the north of the building (that area shown cross-hatched in blue on the attached plan) being considered the rear yard. The calculation of the depth of the rear yard is done in the same manner that the Zoning Administrator's office has used: draw a line along the rear most edge of the building, measure the area behind that line and divide the area by the length of the line. As indicated on the plan, the minimum distance from the rear of the building to the rear lot line is 29 feet, 10 inches. The rear yard requirement is 15 feet, so the building as drawn complies with the rear yard requirement.
- Side yard: A side yard is not required but if provided, it must be a minimum of 2 inches per foot of measured height of building but not less than 6 feet. There is a side yard on the east side of the building adjacent to Reed Street. Based on the assumed measured height of the building as 80 feet, the minimum required yard is 13 feet, 4 inches. The minimum width of the side yard provided is 15 feet, so the building as drawn complies with the side yard requirement.
- Courts: Courts are not required but, if provided, for a residential building, a court must have a minimum width of 4 inches per foot of height, not less than 15 feet. Court C as shown on the plan is a closed court bounded by two lot lines, the west wall of Building B and a trellis at its north end with the horizontal members being no further apart than 24 inches on center. The court is a nonrectangular court, so its width is measured by the diameter of the largest circle which can be inscribed in a horizontal plane within the court. As noted on the plan, the diameter of that circle is 44 feet, 3 inches, and the minimum width of the court based on its height is 26 feet, 7 inches. The minimum area of a closed court is twice the square of the required width but not less than 350 square feet. Based on the height, the minimum area required is 1,412 square feet. The actual area provided is 5,187 square feet.

Court D is an open court, opening onto Channing Place. The width is measured substantially parallel to the open end. Based on its height, the width is required to be 15 feet and it is 65 feet, 7 inches.

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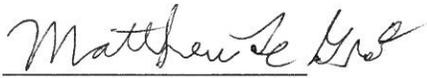
Court E is also an open court, opening onto Channing Place. The court is a nonrectangular court, so its width is measured by the diameter of the largest circle which can be inscribed in a horizontal plane within the court. As noted on the plan, the diameter of that circle is 38 feet, 3 inches, and the minimum width of the court based on its height is 26 feet, 7 inches.

Courts F and G are open courts within the building. Both exceed the 4 inches per foot of height standard.

Accordingly, all the courts comply with the minimum width requirements.

- Inclusionary zoning: As a new development, the building must devote the greater of 8% of the gross floor area devoted to residential use or 50% of the bonus density utilized to inclusionary units. All of those units may be devoted to moderate income households.

Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachment

File: Det Let re Channing Place NE to Sher 5-30-14