

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

July 17, 2015



VIA Emailed PDF and US Mail

Mr. Michael Hodus, 4049 South Capitol Street, LLC  
c/o CityInterests, LLC  
2900 K Street, NW - Suite 401  
Washington, DC 20037

RE: Zoning PDRM- 4049 South Capitol Street- New Building Development

Dear Mr. Hodus:

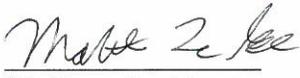
Please allow this letter (and attached graphic exhibits) to serve as a confirmation of our PDRM conversation on May 26, 2015. The conclusions that we discussed are summarized below:

1. The subject property is exempt from the Green Area Ratio or GAR standards, due to exemption under Section 3401.4(b)(4), as the South Capitol Shopping Center Redevelopment Large Tract Review occurred on 1/27/11, which was completed prior to 7/1/12, and an application for a building permit was filed prior to 7-1-14 for a building on the subject property.
2. A material cladding system of no more than 4" thick, may be applied to the existing building façade currently thought to be on the property line, fronting public space. This alteration to the existing building façade will be considered a conforming condition by my Office. Final ruling of the maximum distance for building elements projecting over the property line into public space will be governed by DDOT's Public Space Management.
3. Sun shade panels will project into the building's required yards by no more than twenty four inches, consistent with DC regulations Chapter 25, section 2502. Sun shade panels planned to project from the building façade into public space will be governed by design criteria from DDOT's Public Space Management.
4. The planned trash dumpster(s) hosted on the building's property will not require an architectural or aesthetic screening surround.
5. The required parking space allotment, for the building, must be shown as a portion of the single property aggregate. Allocation of the parking spaces required for the 4049 building will be referenced within the zoning analysis of the design drawing submission. The majority of required parking spaces for the 4049 building are hosted within the adjacent

parking garage structure, with the remaining minority portion of required spaces located on-grade, at a nearby pad site.

6. The open space between the new 4049 building development and the neighboring parking garage (reference Exhibit 1) is not considered an 'Open Court' condition.
7. An existing Roof Top Mechanical Unit (RTU), within a security enclosure, scheduled to remain as an existing condition (refer to Exhibits 2 and 3) is currently non-conforming with respect to height requirements of Section 411. This non-conforming condition will be grandfathered, given this photographic evidence of the RTU, as an existing condition.

Please feel free to contact me if you have any questions or comments.

Sincerely,   
Matthew Le Grant  
Zoning Administrator

Attachments:

Exhibit 1 - Overall Site Plan

Exhibit 2 - Photo of RTU Enclosure

Exhibit 3 - Plan of Grandfathered rooftop RTU