

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

November 14, 2014



Phi Feola, Director  
Goulston and Storrs  
1999 K St NW - 5<sup>th</sup> Floor  
Washington, DC 20006-1020

Re: 2501 M Street, NW - Exemption of Conversion from Inclusionary Zoning Provisions

Dear Mr. Feola:

It is my understanding that the building known as 2501 M Street, N.W. ("Building") in the District of Columbia was constructed as a matter of right in the early 1980s as a mixed use office and residential building, with below grade parking. The Building is located in the C-R Zone District and I understand it currently has 5 floors of office use, and three floors of residential condominiums at the upper portion, for a total gross floor area of approximately 134,500 square feet.

You have made an inquiry of this office with regard to the application of the inclusionary zoning requirements of Chapter 26 of the Zoning Regulations. The owner of 2501 M Street, NW is proposing to convert the office portion of the Building into residential use, including the possibility that the owner might undertake to construct an addition of approximately 28,000 gross square feet to the Building for residential use.

It is my position that the conversion of existing office space to residential use, and an addition to an existing building that is less than 50% of that building's gross floor area, will not require imposition of the inclusionary zoning requirements of Chapter 26. Of course, any such conversion/addition will have to comply with the other zoning restrictions applicable to the C-R Zone District.

If you have any questions, please feel free to contact this office.

Sincerely,

A handwritten signature in black ink that reads 'Matthew Le Grant'.

Matthew Le Grant  
Zoning Administrator

File: Det Let re 2501 M St NW to Feola 11-14-14