

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



October 11, 2011

**By US Mail and Email PDF**

David Bloom, AIA  
DB Architecture PLLC  
1514 17th Street NW- No. 109  
Washington DC 20036

Re: 1450 P Street, NW – Flow Yoga- 4th Floor Addition

This letter is to confirm the substance of our discussion on Thursday September 8, 2011 concerning the redevelopment of 1450 P Street (Lot: 0829, Square 0210). The proposed redevelopment consists of a 4th floor addition to the existing 3-story row-house type building. The addition would be occupied by Flow Yoga Center, which currently occupies the 2nd and 3rd floors of the building. A liquor store occupies the 1st floor.

The following documents the conformance to DC zoning regulations of both the existing building and the building with the proposed addition:

Existing Building Description:

- Zoning District: C-3-A with the Uptown (ARTS) Overlay and Greater 14th Street Historic Overlay.
- Lot size: 1,940 sqft
- Existing building total floor area: 4,437 sqft
- Flow Yoga total floor area: 2,958 sqft
- Existing height of building: 38 ft
- Existing floor area ratio: 2.29 FAR
- Existing Percentage of Lot Occupancy: 75%
- Existing Rear Yard: 20'-8"
- Existing Side Yard: None

Building with Proposed 4th Floor Addition

- Proposed 4th Floor addition floor area: 1,120 sqft
- Proposed building total floor area: 5,557 sqft
- Proposed height of building: 51 ft [Allowable: 75 ft per section 1902.1]
- Proposed floor area ratio: 2.86 FAR [Allowable: 3.26 (2.5 FAR + .76 Bonus FAR), (per 1904.2(c) as a preferred service, Flow Yoga, is entitled to Bonus FAR equal to 50% of their existing Floor Area: 2,958 sqft \* 50% = 1,479 sqft or .76 FAR)
- Proposed Percentage of Lot Occupancy: 75% [Allowable: 75% per section 772.1]
- Proposed Rear Yard: 20'-8" [Required: 12 ft, per section 774.1]
- Proposed Side Yard: 0 ft [Required: 0 ft, per section 775.5]
- Proposed Court: 15'-3" ft wide [Required: 12 ft, per section 776.1]

- Proposed Parking: 0 [Required 0, per section 2120.3]
- Rooftop Mechanical Equipment will be less than 4'-0" high and will not require a penthouse [as per section 411]

If you have any questions about this matter, please do not hesitate to contact me.

Sincerely,



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Matthew Le Grant  
Zoning Administrator