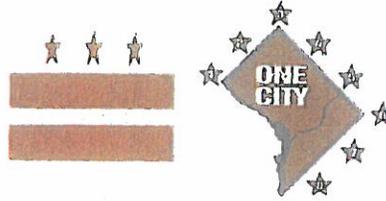


GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR

April 23, 2014



Thomas Kaufman  
Corporate Real Estate Specialist  
United Therapeutics  
1040 Spring Street  
Silver Spring, MD 20910

Re: 1733-1735 Connecticut Ave., NW

Dear Mr. Kaufmann:

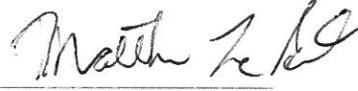
On March 18<sup>th</sup>, 2014, I met with you and Dan Gulbins, Architect of EwingCole, regarding the planned renovations for the above referenced properties. Based on the items discussed and listed below, I have determined that the planned renovations are compliant with the current zoning regulations applicable to the subject properties. The following items were discussed regarding Zoning compliance:

1. Building 1733 and Building 1735 are joint properties owned and occupied by Unither.com., a wholly owned subsidiary of United Therapeutics Corporation. Both properties will remain as office space (with the exception of the first floor of 1735 which will remain retail space).
2. Building 1733 is an existing 5 story building with a cellar. No building addition is planned for this building other than a planned roof deck on the existing roof.
3. Building 1735 is an existing 4 story building with a cellar and attic space. The planned renovation for this building is to remove the attic and add a fifth floor to the existing building. An access stair enclosure and roof deck are also planned.
4. The following items were discussed regarding FAR calculations for Building 1735.
  - A. Current Zoning classification is DC/C-3-B, current FAR is designated as 4.0.
  - B. Existing lot area is 1,422 sf.; existing building sf is 4,706 sf. Current FAR is 3.3.
  - C. With the addition of 970 sf on the 5<sup>th</sup> floor of building 1735 the total sq.ft. of building will be 5,676 sf. The new FAR will be 3.9, meeting the requirement of 4.0 FAR.
  - D. Maximum building height in C-3-B is 70 feet. The existing building height roof level at the attic is 53'-0". The fifth floor addition will not increase the height of the building addition which replaces the current attic space. The stair enclosure to the roof is 11'-0" in height (64'-0") overall and still below the 70' height limit.

- E. Parking requirements call for one additional space per 1,800 sf of addition. Exceptions to this section of the zoning code state if the addition is less than 25% of building sf, a space is not required. This is the case, 970 sf of addition; 5,676 of building sf.

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

Sincerely,



Matthew Le Grant  
Zoning Administrator

Attachments: Summary Calculations and Plan Set

File: Det Let re 1733-35 Connecticut Ave NW to Kaufman 4-23-14