

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

September 23, 2014



John Patrick Brown, Jr.
Greenstein DeLorme & Luchs, P.C.
1620 L Street, N.W. -Suite 900
Washington, D.C. 20036

Re: 7,829 Square Feet of Commercial Space at 1414 and 1418 U Street, N.W.
Square 205, Lot 846 (“Leased Property”)

Dear Mr. Brown:

In response to your letter of August 18, 2014 (attached), a meeting in my office on August 12, 2014 and updated floor plans received September 23, 2014 (attached), I have determined that the proposed District Distilling Company, Inc. (“District Distilling”) “Distillery Pub”¹ as set forth in your letter and attachments may occupy the Leased Property as a matter-of-right.

This determination is based on the following facts, including:

1. The Leased Property is zoned CR and is within the ARTS Overlay District. Zoning Map, Exhibit A.
2. The Leased Property has ground floor street frontage on U Street, N.W., but not on 14th Street, N.W. Updated Site Plan (attached).
3. The Leased Property includes a total of approximately 7,835 square feet of tenant space on the ground floor and second floor configured as follows and shown on the attached plans:

<u>GROUND FLOOR</u>	<u>SIZE</u>
Retail/Entry (Restaurant)	770 sf (includes 23.29 linear feet of U Street frontage)
Restaurant	761 sf (no frontage)

¹ “Distillery pub” means a craft distillery establishment for the manufacture, blending, and rectification of spirits to be sold for on-premises consumption only at the place of manufacture or to licensed wholesalers for the purpose of resale to other licensees, or patrons for off-premises consumption.” D.C. Code §25-101(19A)(2013). The distilled spirits plant shall be located in or immediately adjacent to the restaurant, tavern, bar or other permitted establishment serving the distilled spirits. D.C. Code §25-125(c).

Distilled Spirits Plant (“DSP”)	1,722 sf (27.96 linear feet of U Street frontage)
Non-DSP Egress Hall (egress hallway for DSP)	204 sf

<u>SECOND FLOOR</u>	<u>SIZE</u>
Restaurant/Bar	4,345 sf
DSP (distilling stack display penetrating from Ground Floor in front bay window)	33 sf (estimated)
Total	7,835 sf

See Updated Floor Plans received on September 23, 2014, including Site Plan, Ground Floor Plan, and Second Floor Plan (attached as Exhibits B, C, and D).

4. The principal use of the Leased Property as restaurant, bar and retail is permitted in the CR zone and are preferred retail, arts and arts-related uses in the ARTS overlay.

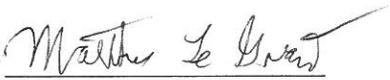
5. The Distilled Spirits Plant which comprises 1,755 square feet of the Leased Property (approximately 22.4%) is a permitted ancillary use related to the underlying permitted restaurant, bar and retail use.

6. The Leased Property has 51.25 linear feet of ground floor eating/drinking establishment space on U Street which is less than the 58.19 linear feet of such space currently available in Square 205. E-mail confirmation from Mr. Rohan Reid (July, 1, 2014), Exhibit E. Additionally, the Leased Property includes the former Utopia Bar & Grill site (1418 U Street) which had a U Street frontage of 34.58 linear feet. Although Utopia is now closed, its U street frontage is still included in the existing inventory of eating/drinking establishment space.

7. The distilled spirits produced at the Leased Property will primarily be consumed on the premises or sold to patrons for off-premises consumption. A limited quantity (less than fifty percent (50%)) of distilled spirits produced at the Leased Property may be resold to wholesalers.

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I trust this is responsive to your request. If you need any additional information, please contact me at (202) 442-4576.

Sincerely, 
Matthew Le Grant
Zoning Administrator

- Attachments: A - Zoning Map
B - Updated Site Plan [9/23/14]
C - Updated Ground Floor Plan [9/23/14]
D - Updated Second Floor Plan [9/23/14]
E - Email from Reid re Linear Frontage