



Government of the District of Columbia
Department of Consumer and Regulatory Affairs

Office of the Zoning Administrator

March 17, 2020

Ellen Whitmore
Case Design
1327 14th Street, NW, Suite 200
Washington, DC 20005

Re: Cleveland Park -3407 34th Pl., NW – Lot 0078 in Square 2076

Dear Ms. Whitmore,

This letter confirms the substance of a PDRM meeting held on January 21, 2020, between David Vogt and Ellen Whitmore and Ramon Washington of my staff.

As presented during the meeting, the site is currently a recorded lot improved with a single-family semi-detached dwelling. The property is in the R-1-B zone in the Cleveland Park Historic District.

LOCATION AND SITE DESCRIPTION:

Address:	3407 34 th Pl NW
Applicant:	Elizabeth Shepard for Larry Martin, owner
Legal Description:	Square 2076, Lot 78
Ward / ANC:	3/3C
Zone:	R-1-B – detached single household dwellings
Historic District or Resource:	Cleveland Park Historic District
Lot Characteristics:	Interior lot facing 34 th PL NW. 27.5' x 100' with a termination of a 15' public alley on the west side
Existing Development:	One family semi-detached dwelling, built 1915
Adjacent Properties:	One family semi-detached dwelling, one family detached dwelling
Surrounding Neighborhood Character:	The subject site is generally surrounded by single family detached dwellings, with the other half of the semi-detached structure to the south.
Proposed Development:	Removal of a portion of a garage at the cellar level, a sunroom and deck at main floor level. Re-build/reconfigure garage, rebuild sunroom/convert to kitchen space, add screen porch.

The project proposes to remove a portion of the original early 1900's cellar-level garage, which was constructed with structural terra-cotta blocks. The walls and concrete floor of this structure are in deteriorated condition, beyond its useful life. Currently there is a sunroom that was added above part of this garage and bears on the garage walls and floor. This structure is inadequately supported on the terra-cotta walls and also on supplemental wood-stud walls (which in turn bear on the garage slab.) These support walls are not pressure-treated and show signs of rot where they meet the concrete slab.

You propose to rebuild as much of the garage as allowed while reconfiguring the shape to better comply with the rear yard setback and widen it to the complete width of the structure above. You plan to rebuild the sunroom space and combine with the existing kitchen, and add a new screened porch over the part of the garage that is not under the sunroom/kitchen and extending into the patio area. See Architectural plans attached.

ZONING REQUIREMENTS and RELIEF REQUESTED

R-1-B Zone	Regulation	Existing	Proposed	Relief:
Height (ft.) D §302	40 ft. max.	29.25 ft.	29.25 ft.	None required
Lot Width (ft.) D§302	50 ft. min.	27.5 ft.	27.5 ft.	Existing Nonconforming
Lot Area (sq. ft.) D§302	5,000 sq. ft. min.	2,750 sq. ft.	2,750 sq. ft.	Existing Nonconforming
Lot Occupancy D§304	40% max. (50% by special exception)	47.6%.	Decrease to 46.8%	Existing Nonconforming/ Reduction
Rear Yard (ft.) D§306	25 ft. min.	22.5 ft.	Increase to 25 ft.	Existing Nonconforming/ None required
Rear Wall Extension D§306.3	10 ft. max	19.1 ft.	Decrease to 16.3 ft.	Existing Nonconforming/ Reduction
Side Yard (ft.) D§206 (amended)	8 ft. min.	North: 3.5 ft.	3.5 ft.	Existing Nonconforming
Pervious Surface D§308.1	50% min	23.6%	23.0%	Existing Nonconforming/ Reduction

LOT OCCUPANCY - DETAIL

The existing house is of modest size, but because the lot is substandard at 2,750 sq. ft., the lot occupancy is over the allowed 40% maximum. The proposed reduction from 47.6% to 46.8% is allowed.

You are planning to add a screen porch which will cover the remaining part of the garage that isn't under the sunroom, plus it will extend to the side by an additional 35 square feet.

Existing Lot Occupancy		Proposed Lot Occupancy	
House and covered front porch	1070.0 sf	House and covered front porch	1070.0 sf
Garage/rear sunroom	202.0 sf	Rear addition at main level	103.0 sf
Deck	37 sf	Screen porch at main level (garage is completely below these two structures)	113.0 sf
	1309.0 sf		1286.0 sf
2,750 sf lot	47.6%		46.8%

REAR YARD SETBACK - DETAIL

The current cellar-level garage extends 19.1' from the rear wall of the main residence, leaving an existing rear yard of 22.5'. You plan to reduce the depth of the garage, as it will be used for motorcycle storage, and will retain the existing complying parking space behind it. The proposed garage will leave a conforming 25' rear yard setback.

REAR WALL EXTENSION - DETAIL

Per DCMR Subtitle D§306.3, an addition is allowed to extend 10' beyond this main rear wall for a new addition. The neighboring half of the semi-detached dwelling has no wall further back than the main rear wall. It does have an attached two-story porch that extends 7' from the rear wall, but you were advised during the PDRM that you must measure from the main rear wall.

The current cellar-level garage extends 19.1' from the rear wall of the main residence, and the sunroom above extends about 9.3'. Even with the reduced depth of the replaced garage, it will extend 16.3' from the main rear wall of the neighboring property.

PERVIOUS SURFACE - DETAIL

The change in pervious area is mostly due to the planned areaway and stairs to the basement, along with a few changes to the concrete walkways. Most of the existing patio in the back yard will remain, along with most of the existing planting areas. Overall the pervious surface will be slight reduction from 23.6% to 23%.

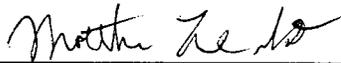
Pervious Surface

Existing		Proposed	
Buildings	1309 sf	Buildings	1286 sf
Paved Areas (includes gravel driveway)	791 sf	Paved Areas (includes gravel driveway and new stairs and areaway)	835 sf

Pervious area	655 sf	Pervious Area	633 sf	
2,750 sf lot	23.6%		23.0%	

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

Sincerely,



Matthew Le Grant
Zoning Administrator

Enclosures: Plan Set (1-21-20)
Plat (3-21-91)

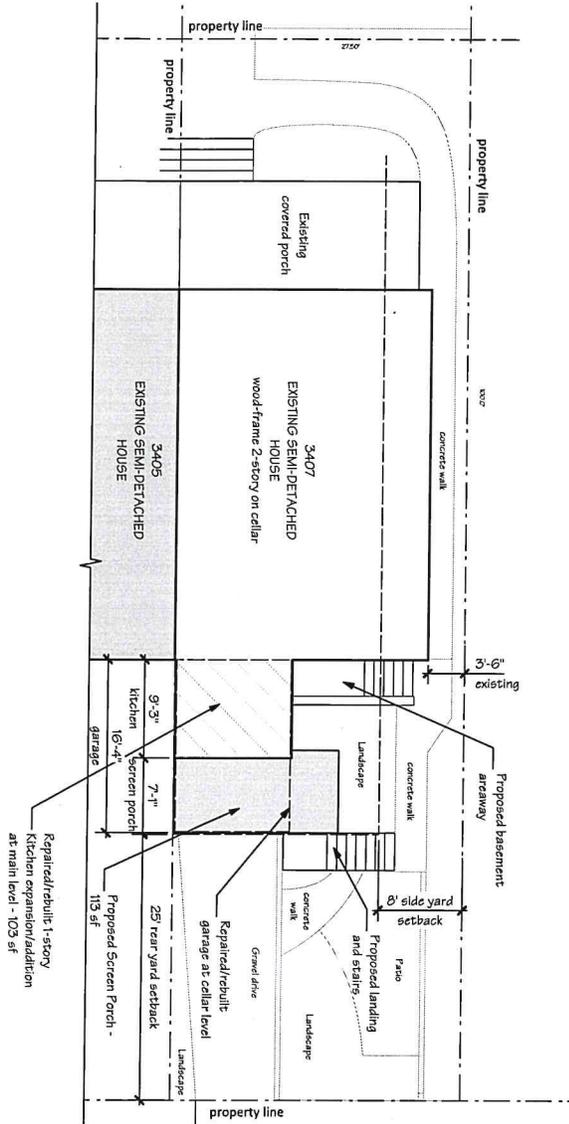
Reviewer: Ramon Washington

This letter is issued in reliance upon, and therefore limited to, the questions asked, and documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.1 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore, this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provision established under the Zoning Regulations unless specified otherwise therein) which may only occur as part of the review of an application submitted to DCRA.

File: Det. Let. Re 3407 34th Pl., NW to Whitmore 3/17/20

Reviewer: Ramon Washington

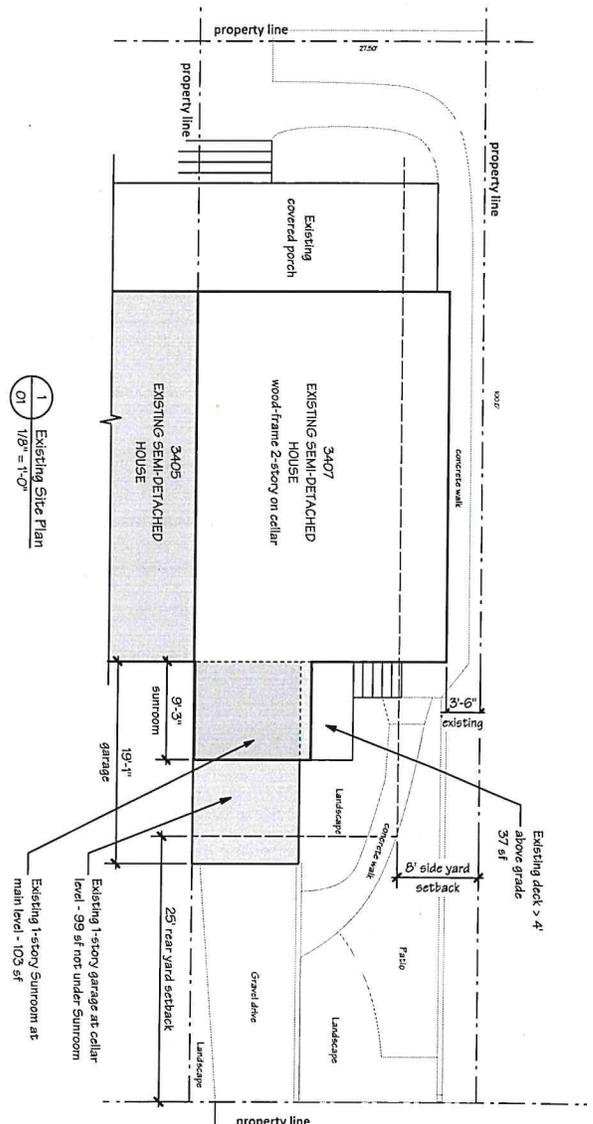
34th PLACE, NW



15' Public Alley

1 Existing Site Plan
1/8" = 1'-0"

34th PLACE, NW

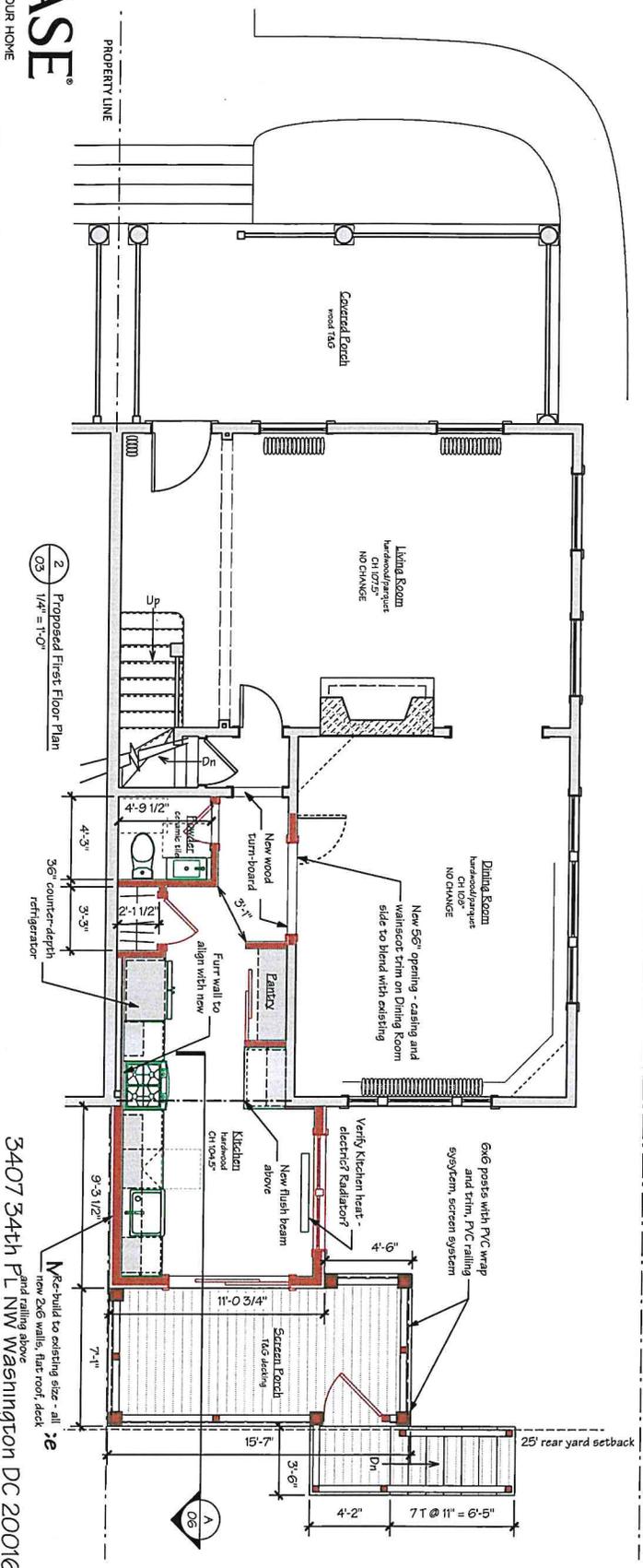


15' Public Alley

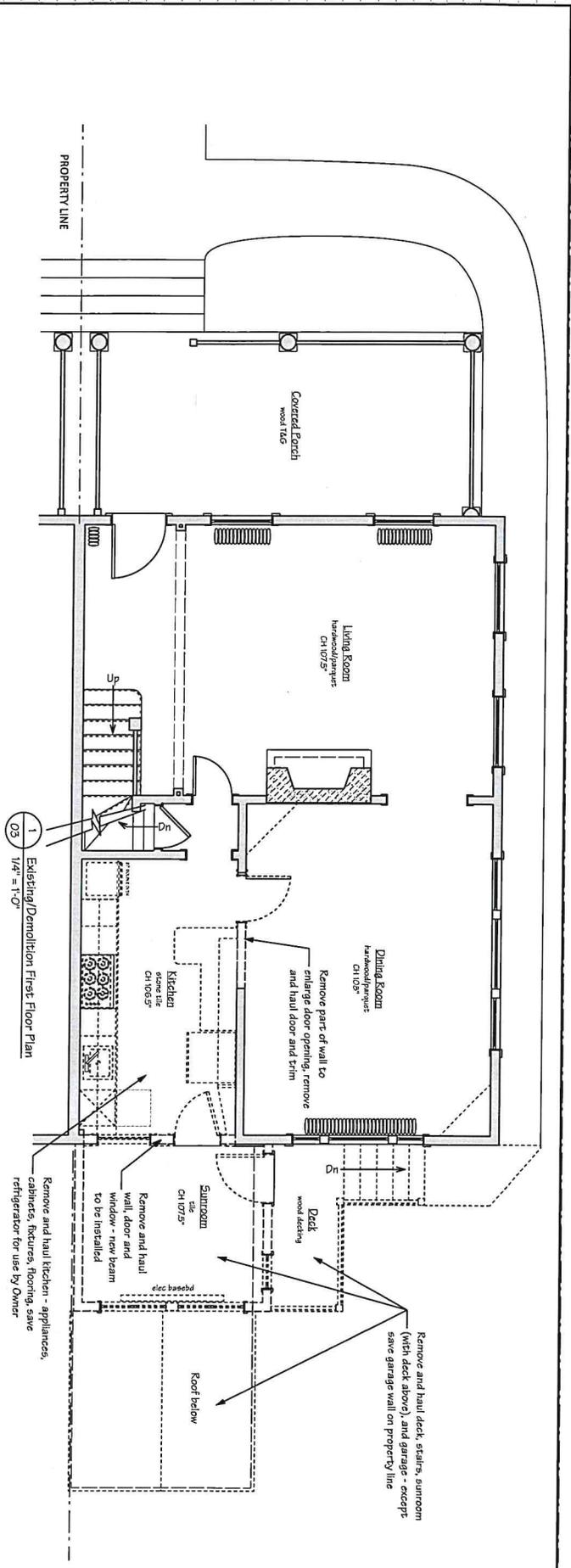
2 Proposed Site Plan
1/8" = 1'-0"

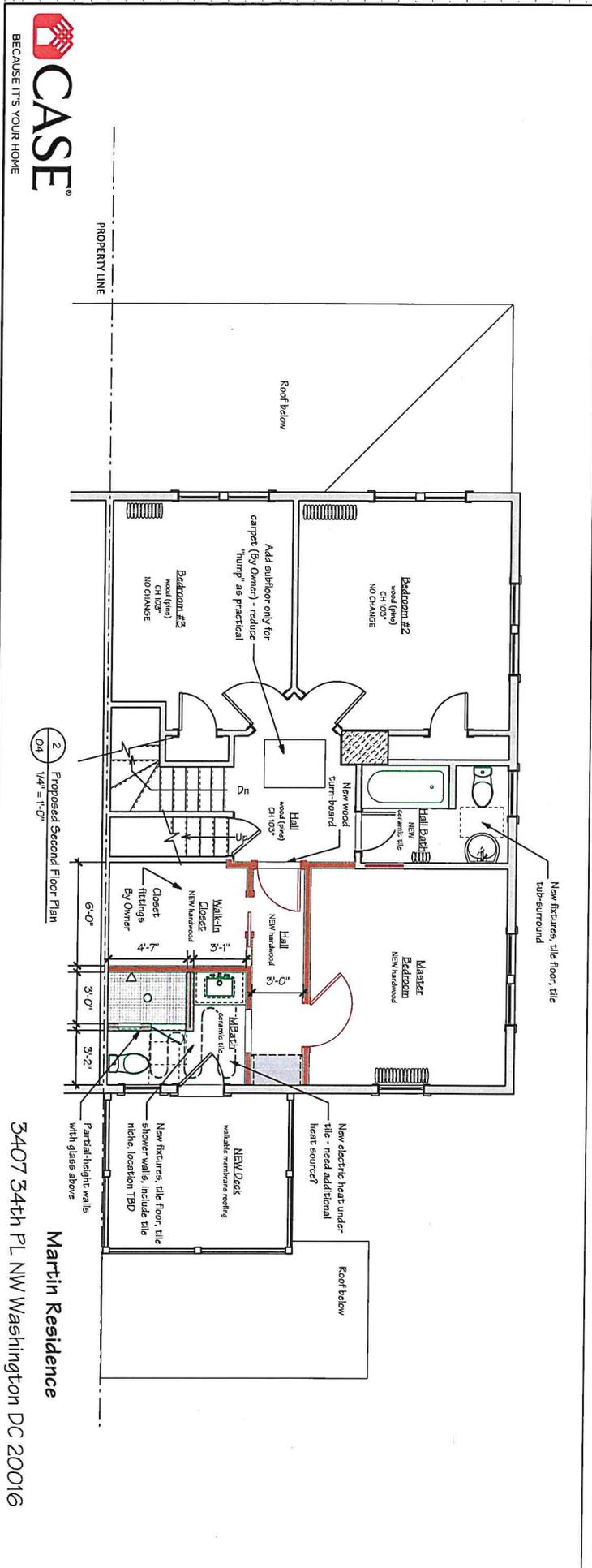
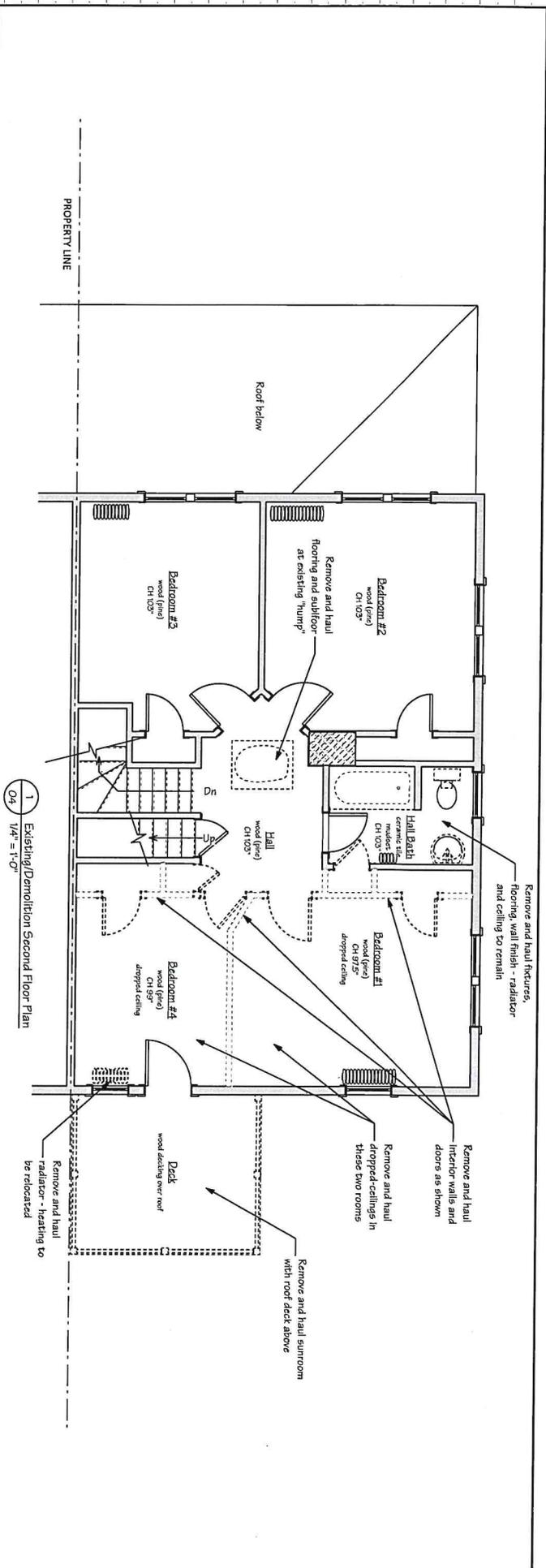
Martin Residence

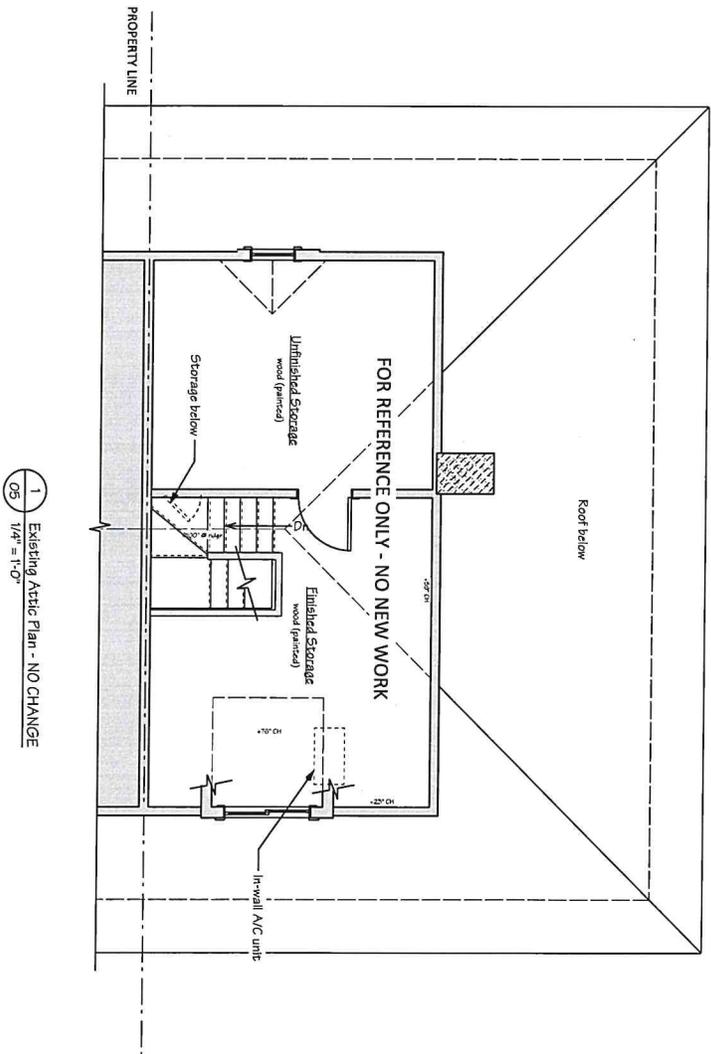
3407 34th PL NW Washington DC 20016



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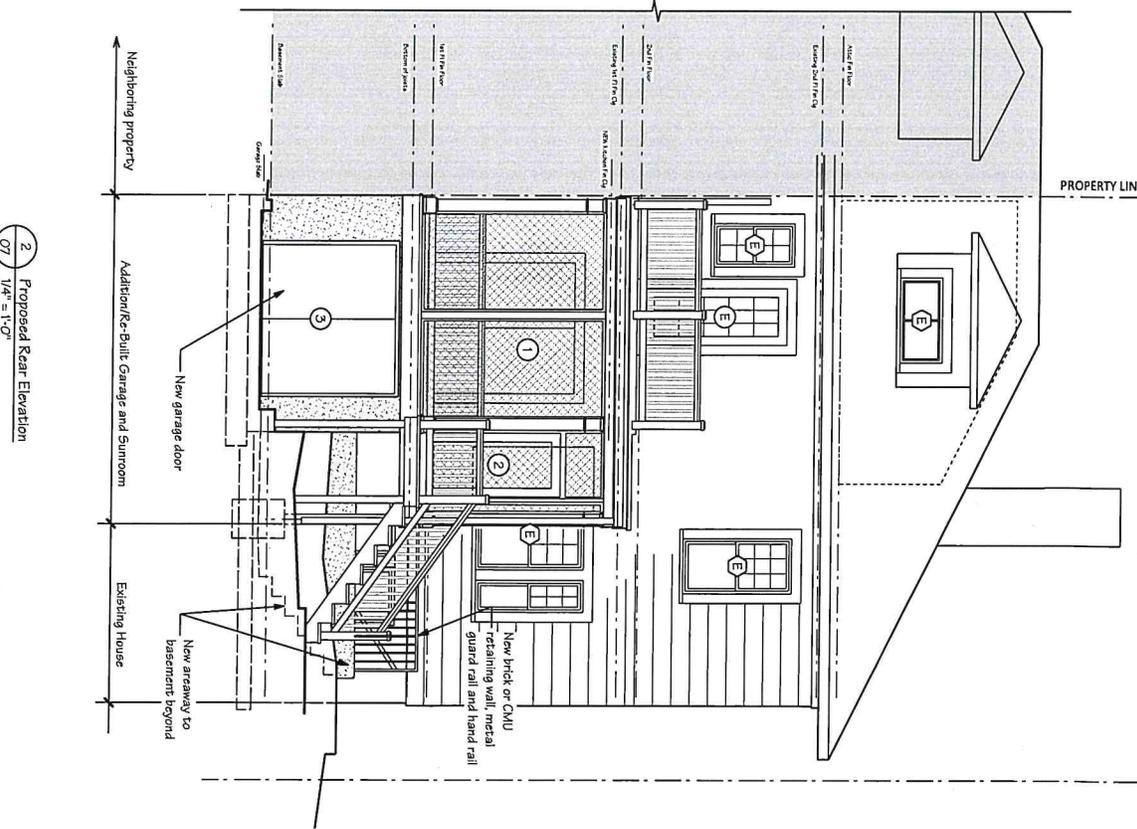
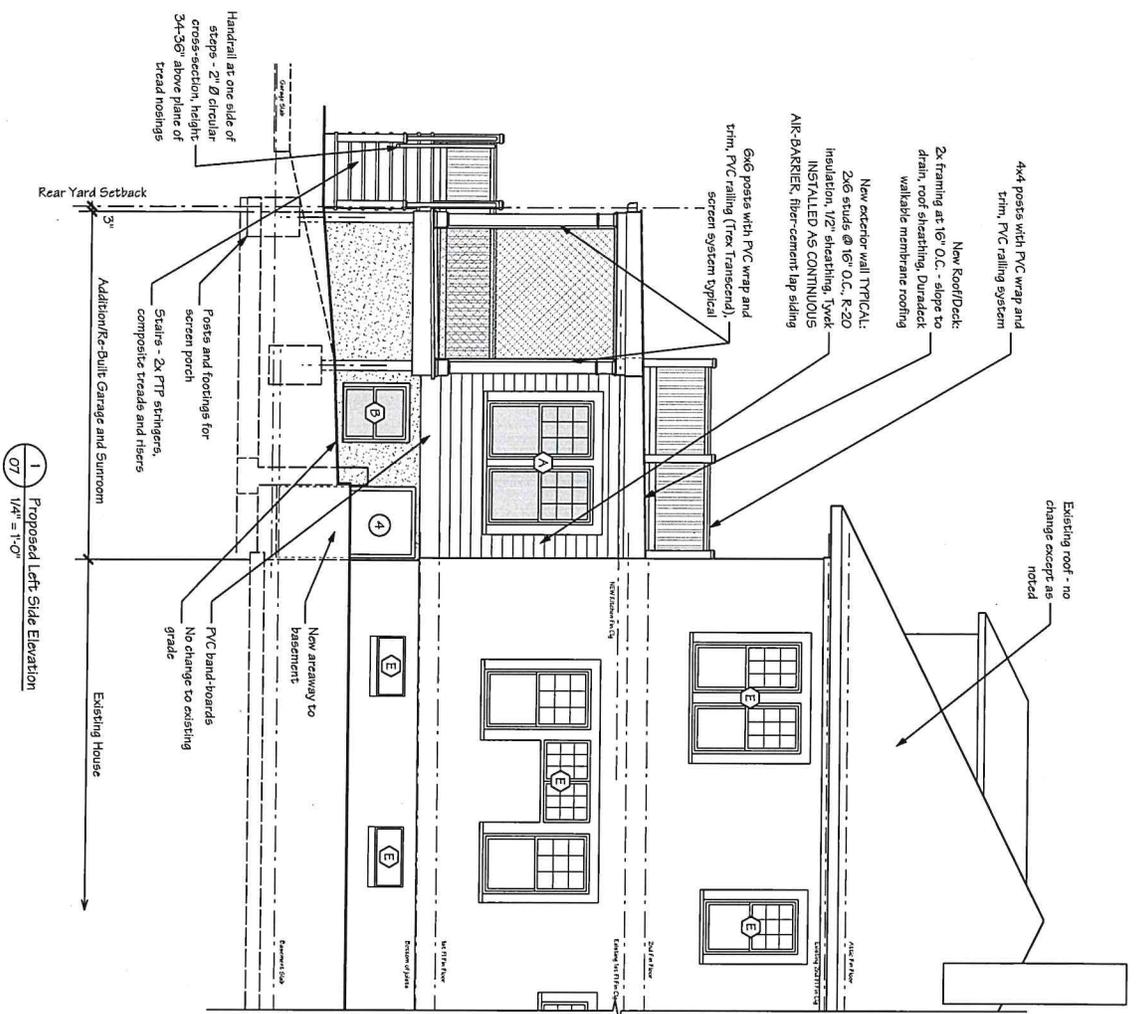






Martin Residence

3407 34th PL NW Washington DC 20016



LANDTECH ASSOCIATES, INC.
 7807 BALTIMORE AVENUE SUITE 214
 COLLEGE PARK, MARYLAND 20740

34th PLACE, N.W.

NORTH

EAST

805

100.0

PUBLIC ALLEY

SOUTH

27.50

23.6'

10.2

35.0

WEST

9.0

10.0

22.4'

27.50

DECK ADDITION

78

2.40

2

STORY

B

BSMT

10.2

10.2

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SQUARE 2076



NOTE: THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM



NO TITLE REPORT FURNISHED

LOCATION SURVEY OF
 3407 34th PLACE, N.W.
 WASHINGTON, D.C.

LOT: 78
 LIBER: 34
 DATE: March 29, 1991

SQUARE: 2076
 FOLIO: 127
 SCALE: 1" = 20'

SITE PLAN

ISSUED