DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

June 5, 2019

Field Craft Studio
1226 Pleasant Street, SE
Washington, DC 20020
ATTN: Harry Ross

RE: **1226 Pleasant Street, SE – Determination Letter**

Dear Mr. Ross,

This is to confirm the substance of discussion with my staff on March 6, 2019 for the Accessory Dwelling Unit Project lot located at 1226 Pleasant Street SE. The square and lot are 5791 and 0024 respectively.

The lot is irregularly shaped and is non-conforming for lot width per the current zoning, has a lot area of 3,510 sf, and has direct access to a public alley at the rear. The lot is zoned RF-1.

The project includes a renovation and modernization to the interior and exterior of the existing semi-detached single family home, and the addition of a 1 bedroom ADU in a detached accessory building at the rear with bathroom, kitchen and separate garage for the owner. There is also a new rear deck proposed to be attached to the principal dwelling. Site improvements include new fencing at the East and West property lines with a garden to include new soft-scape, brick hardscape and a new entrance to the rear cellar door.

Design Components:

1. The massing of the ADU is intended to relate closely to the other structures remaining in the alley. While a majority of the garages are in various conditions there are a few characteristics that are to reflect in the design of the ADU. The base structure has a brick base. The openings are framed with a steel channel lintel and infilled with dark metal. Since the original garage structure was at the lot line, that line will be kept for the new structure.

2. The living space on the second floor of the ADU is set back from the brick mass of the base on all sides to reinforce the separation of the living spaces from the garage space below. The single sloped roof fascia is clad in metal and internally drained.

As of right development:

1. Accessory Dwelling Unit –

A. Per Subtitle E Chapter 3, Residential Flat Zone RF-1: 302.1 In the RF-1 zone two (2) dwelling units may be located within the principal structure or one (1) each in the principal structure and an accessory structure. Also, per Subtitle E Chapter 50, Accessory Building Regulations for RF Zones are as follows:

I - 5000.1 Accessory buildings shall be permitted within a RF zone subject to the following conditions:

1. (a) An accessory building shall be subordinate to and located on the same lot as the building to which it is accessory; provided, that required accessory parking space may be permitted on another lot where specifically permitted under other provision of this title:

a. Per 701.5 1 space per 2 dwelling units for Residential Flats

2. (b) An accessory building shall be used for purposes which are incidental to the use of the principal building but may house no more than one (1) principal unit;

a. ADU houses accessory unit

3. (c) An accessory building shall not be constructed prior to a principal building on the same lot; and

a. Principal dwelling is an existing condition

4. (d) An accessory building shall not be constructed in front of the principal building

a. The ADU will be located at the North end of the lot facing the public alley

b. The principal building fronts Pleasant Street SE

Special Exception Required

1. Lot Occupancy –

a. Per Subtitle E Chapter 50, Accessory Building Regulations for RF Zones 5003 Lot Occupancy:

i. 5003.1 the maximum lot occupancy for an accessory building in an RF zone shall be the greater of thirty percent (30%) of the required rear yard area or four-hundred and fifty square feet

1. Working with Historic Preservation Staff, has found the massing and separation of the principal and accessory structure acceptable.

2. Any rear addition would be limited to the 10'-0".

3. You are not seeking a lot occupancy in excess of 60% per the development standards for the RF-1 zone.

4. You will need to seek relief from the rear yard / 450 sqft requirement by applying to the BZA.

2. Rear Setback –

a. Per Subtitle E Chapter 50, Accessory Building Regulations for RF Zones 5004 Rear Yard are defined as follows:

i. 5004.3 if the required rear yard of the principal building in which the accessory building will be placed abuts an alley, the accessory building shall be set back at least twelve feet (12 ft.) from the center line of the alley

1. A previously existing (now demolished) garage was located at the rear lot line abutting the alley (see survey)

2. The width of the public alley is 20'-0"

3. If aligned with the lot line the rear yard setback would be 10'-0" from the centerline of the alley.

4. You have worked with HPO, HAPS (Historic Anacostia Preservation Society) and conferred with neighbors to arrive at a design that achieves maximum separation between the principal structure on site and the accessory structure at the rear of the site. You will need to seek relief from the alley line setback by applying to the BZA.

3. Primary Use in an Accessory Structure –

a. Per Subtitle U Chapter 3, Use Permissions Residential Flats (RF) Zones are as follows:

i. 301.1.(e) An accessory building constructed as a matter-of-right after January 1, 2013, and that is located within a required setback shall not be used as, or converted to, a dwelling unit for a period of five (5) years after the approval of the building permit for the accessory building, unless approved as a special exception;

1. You are seeking relief from the BZA for the 5 year requirement since the structure will be not be phased construction and we will submit a C of O for the second principal dwelling unit indicated as a 'matter-of-right use' in RF zones

2. The construction of the Garage/ ADU will be submitted for permit as a single project and not phased as the zoning regulations suggest

3. The only existing walls/ slab on site will not be accepted as an existing accessory structure

If the BZA grants the requested relief noted above, my office will approve plans for a building permit reflecting the described project.

Please let me know if you have any further questions.

Best Regards,

Sincerely,

Matthew Le Grant
Zoning Administrator

Zoning Technician: Ramon Washington

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the 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-302.5 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 provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

Attachments:

a) Plat of location
b) Photos and renderings

File: Det Let re 1226 Pleasant Street, SE to Ross June 5, 2019