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

June 6, 2016

Nick Mroczkowski, RA
Stoiber + Associates, PC
1621 Connecticut Ave, NW, Suite 200
Washington, D.C. 20009

Re: 1236 Columbia Road, NW (Square 2853, Lot 0051) - Subject Property

Dear Mr. Mroczkowski:

The purpose of this letter is to memorialize the discussion during our meeting on March 24, 2016, and subsequent email on March 28, 2106 regarding the proposed work at the subject property. The conclusions that we discussed are summarized below:

1 - Building height and number of stories are both established at the existing grade at the mid-point of the building facade of the principal building that is closest to a street lot line. Buildings in the R-4 district are limited to 35feet of height, and up to 3 stories.

2- The lowest level of the subject property is currently considered a cellar as the distance from finished ceiling to top of the adjacent finished grade is less than 4 feet. A cellar is not considered a story.

3- In the case of a limited areaway to access a cellar level, the top of grade adjacent to the areaway shall be used to calculate building height and number of stories. The revised plans, dated March 28, 2016 [attached], show a proposed 4' wide access path from the front lot line leading to a new 4' wide areaway adjacent to an existing cellar window that will be converted to a door. The proposed work would maintain existing grade and the building would continue to be considered 3 stories over a cellar.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the plans attached to this letter.

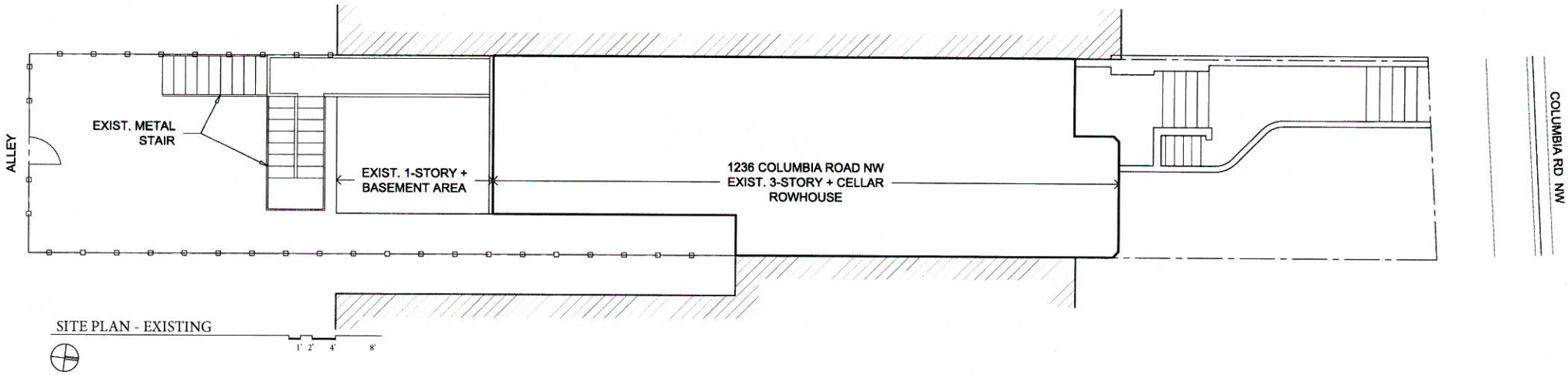
Please let me know if you have any further questions.

Sincerely,

Matthew Le Grant
Zoning Administrator

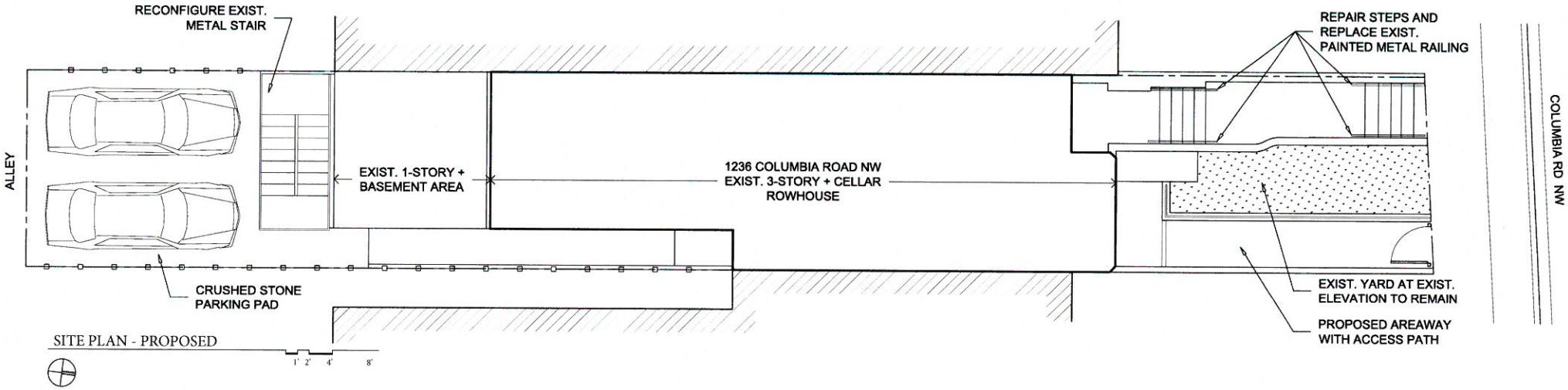
Attachment: Plan Set 3.3.16

File: Det Let re 1236 Columbia Rd NW to Mroczkowski 6-6-16



SITE PLAN - EXISTING

1' 2' 4' 8'



SITE PLAN - PROPOSED

1' 2' 4' 8'

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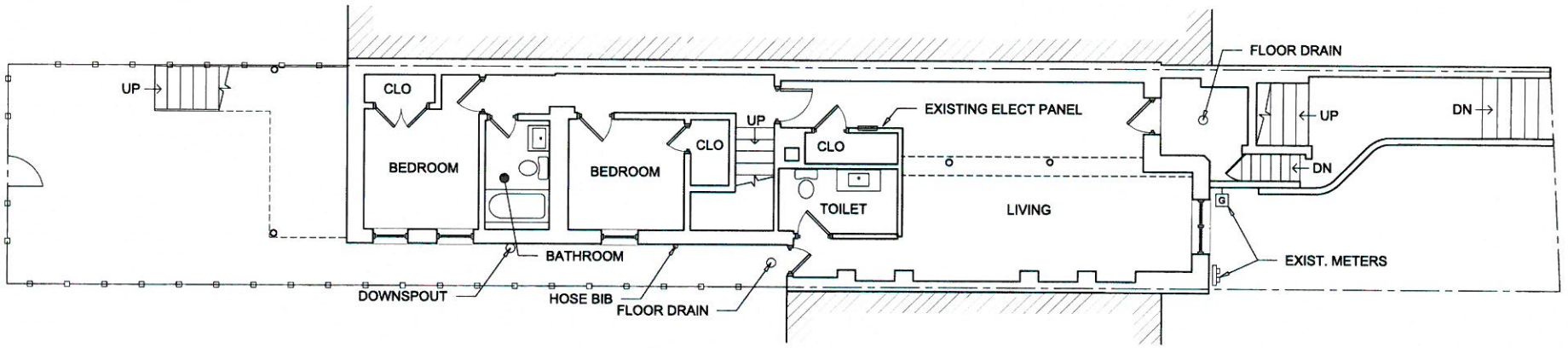
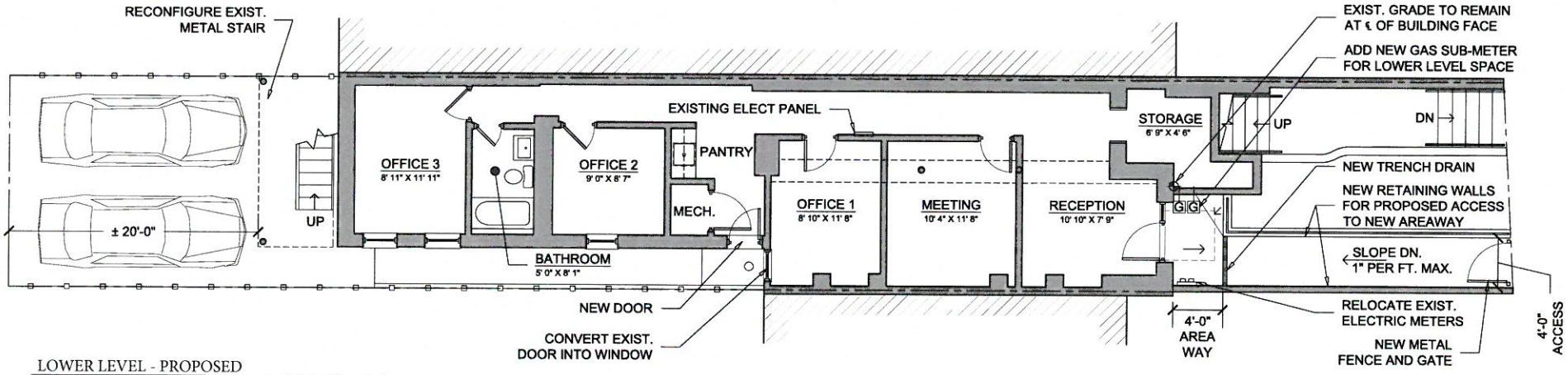
SCHEMATIC DESIGN REVISED - 03 MARCH 2016

Hope and a Home



LOWER LEVEL - EXISTING

1' 2' 4' 8'



LOWER LEVEL - PROPOSED

1' 2' 4' 8'

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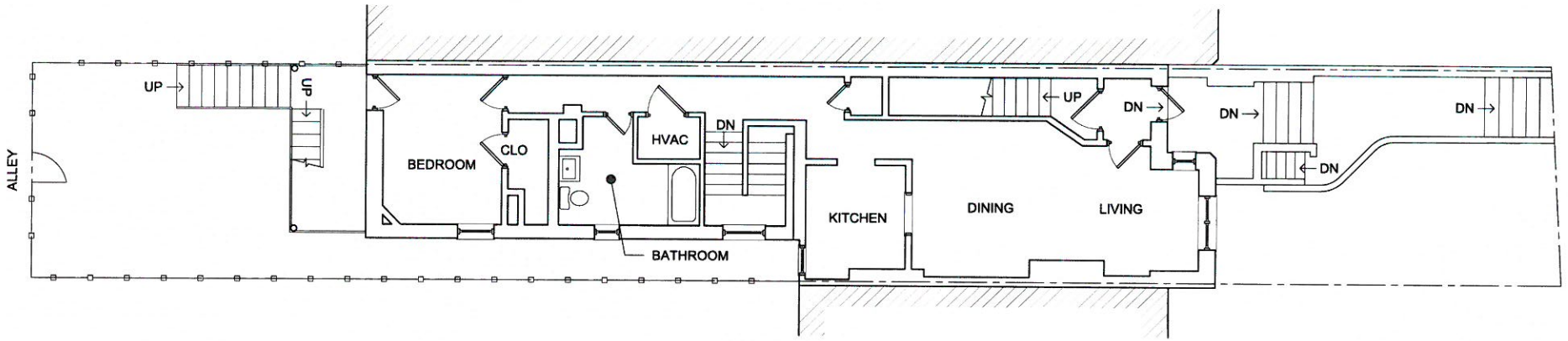
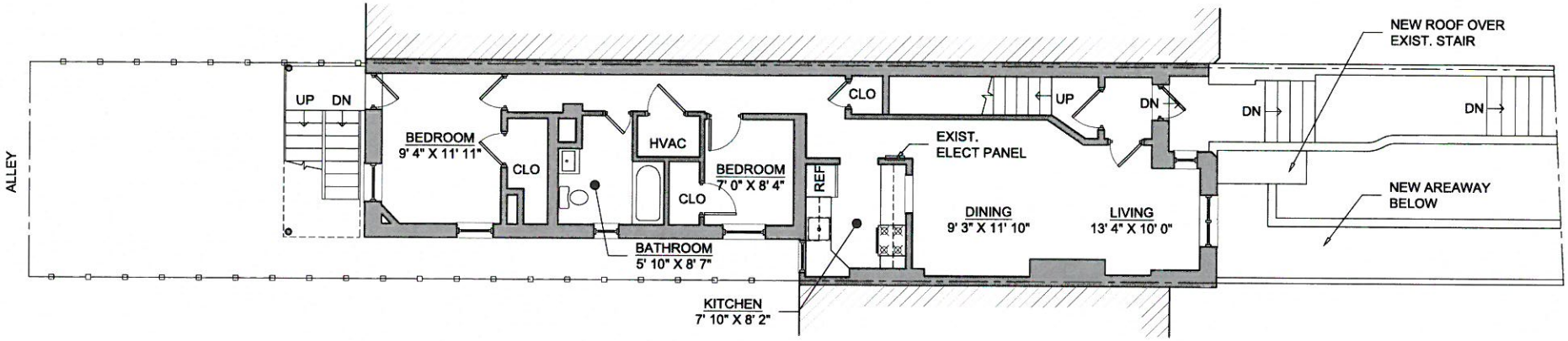


FIRST FLOOR - EXISTING

1' 2' 4' 8'



FIRST FLOOR - PROPOSED

1' 2' 4' 8'

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