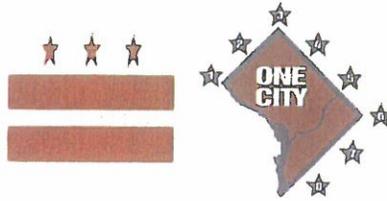


GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



February 10, 2014

Urban Capitol Development LLC
Attn: Brian Smith
1617 13th Street NW
Washington, DC 20009

RE: 1248 Fairmont Street NW- Proposed Addition and Conversion to Five Unit Apartment Building

Dear Mr. Smith,

It was a pleasure meeting you and your development team on December 5, 2012 regarding the proposed project at 1248 Fairmont Street NW, at the corner of 13th Street NW. During the meeting we reviewed conceptual plans of the proposed project design. The existing building, which is located in the R-4 zoning district, will be renovated and converted from the existing single family use into a five unit apartment building. The interior will be reconfigured and remodeled, a third floor addition will be added, and a side addition with garage will be constructed.

At our meeting, the architectural plans were reviewed. The following elements were identified as conforming as a matter-or-right:

1. The project is a conversion of a single family dwelling into a five unit apartment building. The lot size is 5,165.1 SF, which means that five dwelling units are allowed as a matter of right.
2. There is a large street front yard running along Fairmont Street NW.
3. Adequate off-street parking (2 spaces) are going to be provided in the proposed two car garage in the addition. Two spaces are required as per DCMR 2116.4. However the property has a credit for one parking space as it is a single family use that was built prior to 1958. As a result, only one parking space is required. Parking spaces may not be placed between the building and the street.
4. The lot is a corner lot. Designation of the front of the house to be located on Fairmont Street NW for the purposes of zoning.
5. Designation of the lower level as a cellar. The height of the building will be measured from the grade at the midpoint of the existing structure facing Fairmont Street NW. The building height is conforming and will remain so. A proposed third floor expansion will be within the allowed height limit.
6. The existing non-conforming rear yard encroachment along the south property line will be maintained and extended for a third floor addition, as allowed under Section 404.4.
7. The conforming side yard setback on the east end of the property will be eliminated. No side yard is required.

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8. The existing house and proposed addition can cover up to 60% of the lot as it is a conversion to an apartment house. The existing lot coverage is 29.7% and the proposed lot coverage is 37%, so the lot occupancy shall conform.
9. The area of the proposed rooftop structure will be below the allowed 37% or the roof area, with a 1:1 setback from the edge of the building. The accessory area supports outdoor recreation, and can have a sink and counter.
10. The proposed covered walkway along the east property line, on the private property at 1248 Fairmont Avenue NW, does not create any zoning issues as it is only on the lower levels and not open to the sky. I understand that you have voluntarily provided this walkway for neighbor access,

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above.

Sincerely,

Matthew Le Grant
Zoning Administrator

Attachments: Photos
Plan set