

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

August 7, 2014



VIA Emailed PDF and First Class Mail

Ronald Schneck Jr., AIA
Square 134 Architects, PLLC
1410 Q St NW
Washington, DC 20009

Re: Zoning PDRM – 1304 Rhode Island Avenue NW – Subject Property

Dear Mr. Schneck:

Please allow this letter (and attached graphic Zoning Analysis) to serve as a confirmation of our conversation on Wednesday, July 30, 2014, regarding the proposed development at the subject property. The conclusions that we discussed are summarized below:

- 1 – The building is a matter-of-right conversion from a 3-unit + rooming house with less than five (5) people, to a six dwelling unit multi-family building in an R-5-B zone, with no increase in the building shell.
- 2 – The allowable lot occupancy is 60%, however the existing building accounts for 90% lot occupancy. This non-conforming condition is grandfathered and will be unchanged in the proposed project.
- 3 – The allowable F.A.R. for this property is 1.8, however the existing building has a F.A.R. of 5.8. This non-conforming condition is grandfathered and will be decreased to 4.0 in the proposed project, which will bring the building closer into compliance.
- 4 – The rear yard setback permissible within this zone is 4” per each foot of building height, but not less than fifteen (15) feet, however the existing condition maintains 6’ 2,” which is grandfathered and will remain unchanged.
- 5 – The building height, measured from the level of the curb opposite the middle of the front of the building to the highest point of the roof or parapet, currently presents a non-conforming condition at 52’-4.” This will remain unchanged and shall be grandfathered.
- 6 – There are no existing off-street parking spaces on the current site and there is a credit for three spaces, based on the currently recognized use. The proposed use would normally require three

parking spaces. However, as the DC Office of Historic Preservation has determined that the structure is a historic resource and a contributing structure to the Logan Circle Historic District, and, as per 11 DCMR 2120.3 no parking is required, therefore no parking shall be required and none will be provided.

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

Sincerely, 
Matthew Le Grant
Zoning Administrator

Enclosures: Plan Set dated 7-16-14