

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



February 29, 2016

Rob Carter, 1512 6th ST LLC
1512 6th Street, NW
Washington, DC 20001

Re: 1512 6th Street, NW, Square 445, Lot 43

Dear Mr. Carter,

This determination letter summarizes our discussion at the Preliminary Design Review Meeting held on August 6th 2015, and confirms that the existing building in a R-4 Zone was converted to a four unit apartment house in 1939, therefore allowing the lot occupancy to remain at 60%. In order to expand the existing non-conforming apartment house, and to be granted side yard relief, an area variance from the BZA is required under 11 DCMR 2001.3(b)(2), and 405.8.

Per the attached Travis Price Architects drawings, I have found the following:

- The existing building will be partially demolished, keeping approximately 40% of the exterior wall area, therefore the project will not be considered a building raze.
- Roof top access is being provided for the 3rd Floor unit only
- Building is considered three stories + cellar
- Balconies /Areaways that project into Public Space subject to review by DDOT- Public Space Management Administration.

Please let me know if you have any further questions.

Sincerely,



Matthew Le Grant
Zoning Administrator

Attachments:

1. Travis Price Architects drawings dated, 07.02.2015
2. Revised TPA drawings for BZA dated, 11.02.2015

File: Det Let re 1512 6th St NW to Carter 2-29-16