DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

September 28, 2018

Ms. Panchita Bello
4715 Blagden Avenue, NW
Washington, District of Columbia 20011-3713

RE: 1529 A Street SE
Washington, District of Columbia

Dear Ms. Bello:

In response to your question, this Office has determined that you, or a future property owner, are able to build an attached single family dwelling on the property despite the fact that the subject property does not meet the minimum zoning requirements for lot width or lot area. The property, having previously been recognized by the District as having a house on the lot, may continue to be used for a residence use.

Please be advised that the new house must comply with all minimum setback requirements, height and lot occupancy for the zone in which the property is located. The property is zoned RF-1 which requires the following minimum standards:

Maximum Height	35 feet; 3 stories
Maximum Lot Occupancy	60%
Rear Yard	20 feet, and no greater than 10 feet beyond the rear wall of the adjacent building.
Side Yard	None

If for some reason you or a future property owner is not able to construct a new house that meets these minimum requirements, relief may be sought from the Board of Zoning Adjustment (BZA).

For information on the BZA, please visit http://dcoz.dc.gov/services/bza/bza.shtm. You may also contact the Office of Zoning (a separate District agency not affiliated with this Office or the Department of Consumer and Regulatory Affairs) by phone at 202-727-2806.

If you have any questions about the zoning requirements, please do not hesitate to contact me.

Very truly yours,

Matthew Le Grant
Zoning Administrator

File: Det Let re 1529 A Street, SE to Bello on 9-28-2018