

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



August 9, 2016

Ronald Schneck Jr., AIA

Square 134 Architects, PLLC

Re: Zoning PDRM – 1710 10th Street, NW – Subject Property – Zone RF-1, Square 0335, Lot 0820

Mr. Schneck:

Please allow this letter (and attached drawings) to serve as a confirmation of our conversation on July 20, 2016, regarding the proposed development at the subject property, and as discussed here, and as shown on the attached plan set dated June 28, 2016, the proposed project complies with the 2016 Zoning Regulations.

The compliance that we discussed is as summarized below:

1 – The project is a matter of right conversion from a single-family house to a two-dwelling unit flat in the subject RF-1 zone. The scope of work includes a rear addition and a partial third floor addition with roof deck. The rooftop architectural cornice element is being preserved, as shown on the East Elevation-Sheet PT 1.3.

2 – The maximum allowable height is 3 stories/35', and the proposed project height is approximately 32' feet. The lowest level of the building is a cellar because the ceiling is less than 4'-0" above adjacent grade. Rooftop HVAC equipment is allowed to exceed the 35' height limit, provided they are setback from the front or rear wall at 1:1 ratio.

3 – The project's new rear yard dimension is 31'-5", which exceeds the minimum required 20'-0" rear yard.

4 – The maximum allowable, and proposed lot occupancy, is 60%. The uncovered front stoop/stair, the rear stair, and the existing areaway at the front of the property, do not count towards lot occupancy.

5 – The project does not contain any courts, compliant or otherwise. Please note that the irregular shapes created by the spiral stair do not create any courts.

6 - Provided lot occupancy is compliant, there are no regulations that dictate how far the addition is allowed past any adjacent neighboring buildings as the proposed addition is 16'-4" past the neighboring building to the south.

7 - The subject RF-1 zone is exempt from GAR requirements, and there are no minimum pervious surface requirements.

8 - There are two existing parking spaces at the rear of the property. Each space has a dimension of approximately 8' X 16' and both are grandfathered as compliant parking spaces.

Please let me know if you have any further questions.

Sincerely,



Matthew Le Grant
Zoning Administrator

Attachments- Plan Set dated 6-28-16

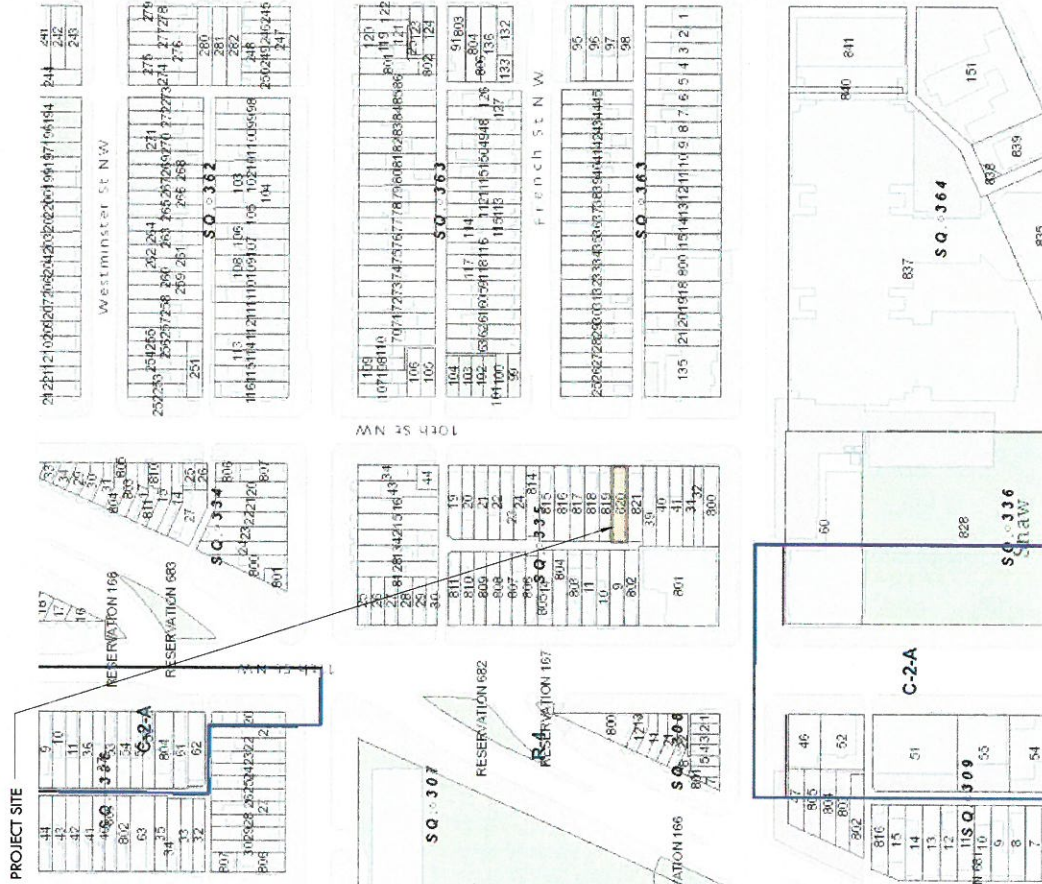
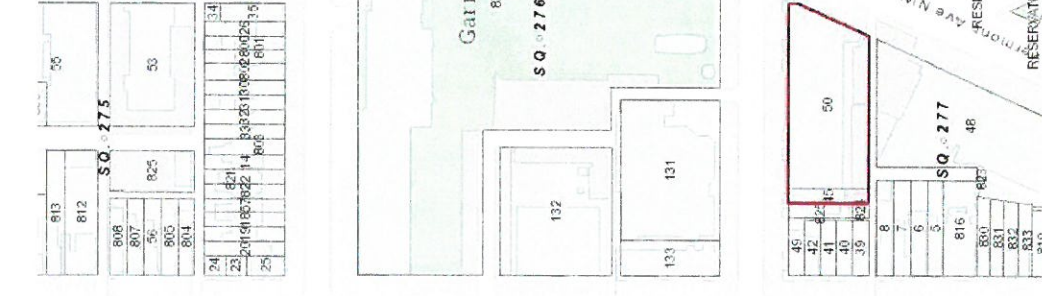
File: Det Let re 1710 10th Street, NW, to Schneck 8-9-16

ZONING ANALYSIS

SITE INFORMATION

PROJECT ADDRESS: Washington, DC 20001
 ZONE: RF-1
 SQUARE: 0335
 LOT: 0820
 HISTORIC: Greater U Street Historic District

	ALLOWABLE (RF-1, PREVIOUSLY R-4)	PROPOSED
LOT SIZE	1753 SF	1753 SF
LOT OCCUPANCY	60%	60%
FAR	NOT APPLICABLE	NOT APPLICABLE
REAR YARD SETBACK	20'-0" MIN	31'-5" MIN
BUILDING HEIGHT	3 STORIES/35'-0"	3 STORIES/35'-0"
OPEN COURT	2.5' / 1'-0" OF HEIGHT, NOT LESS THAN 6'-0"	NOT APPLICABLE
CLOSED COURT	2.5' / 1'-0" OF HEIGHT, NOT LESS THAN 12'-0". AREA = TWICE THE SQUARE OF THE REQ WIDTH NOT < 250 SF	NOT APPLICABLE
RESIDENTIAL PARKING	1 SPACE / 2 DWELLING UNITS FOR ANY R OR RF ZONE	1 SPACE





REPAIR, REPLACE IN KIND, PAINT AS NEEDED

UPGRADE WINDOWS TO MATCH EXISTING

REMOVE BARS

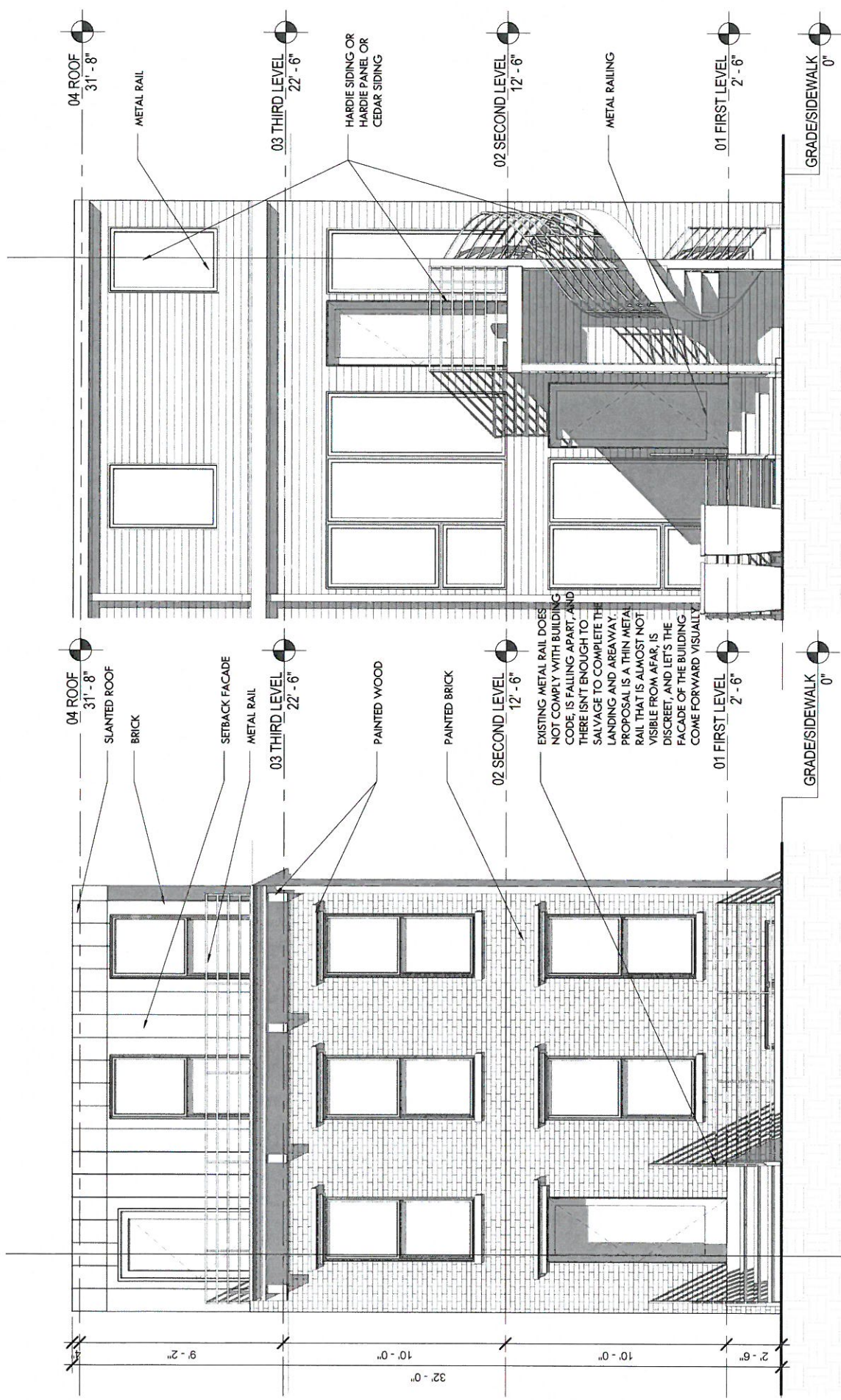
REPAIR, REPLACE IN KIND, PAINT AS NEEDED

REPAIR AREA WAY



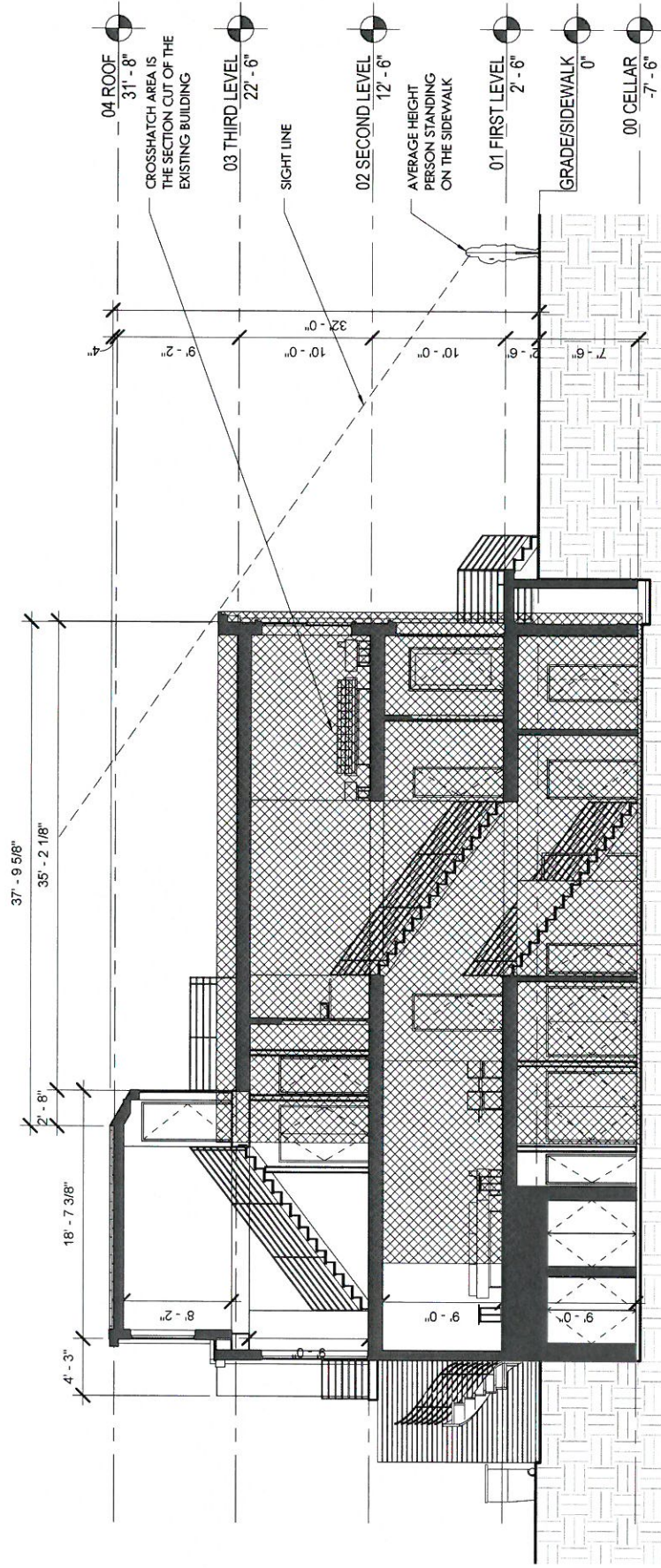


PROJECT SITE

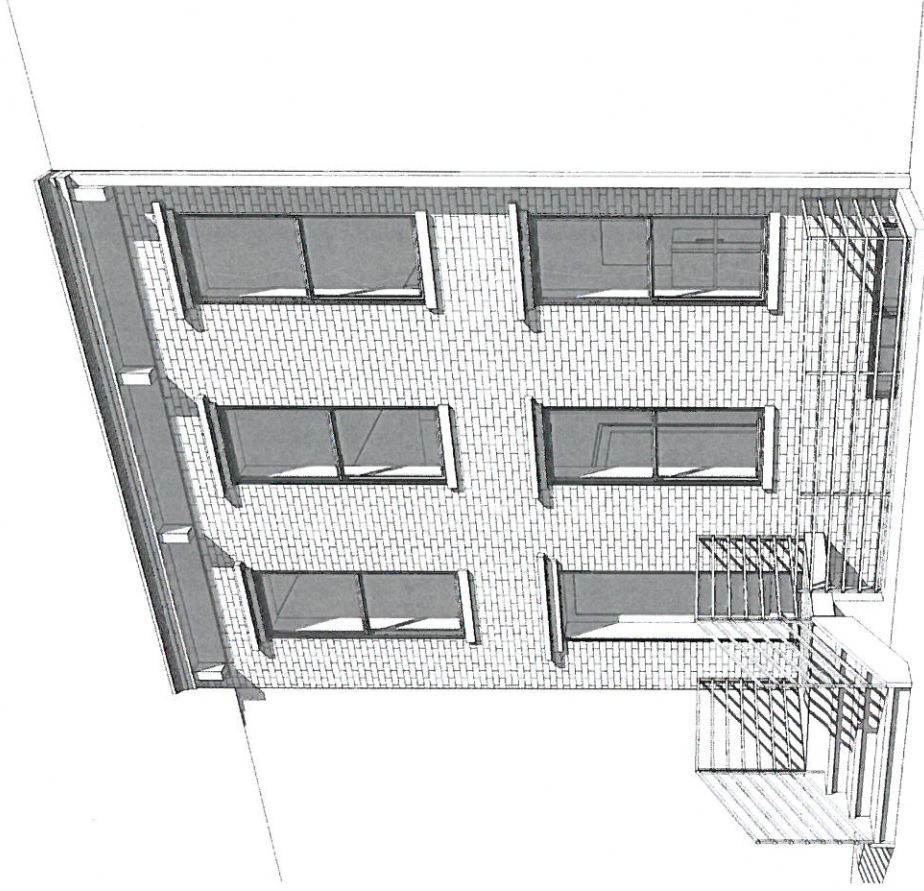
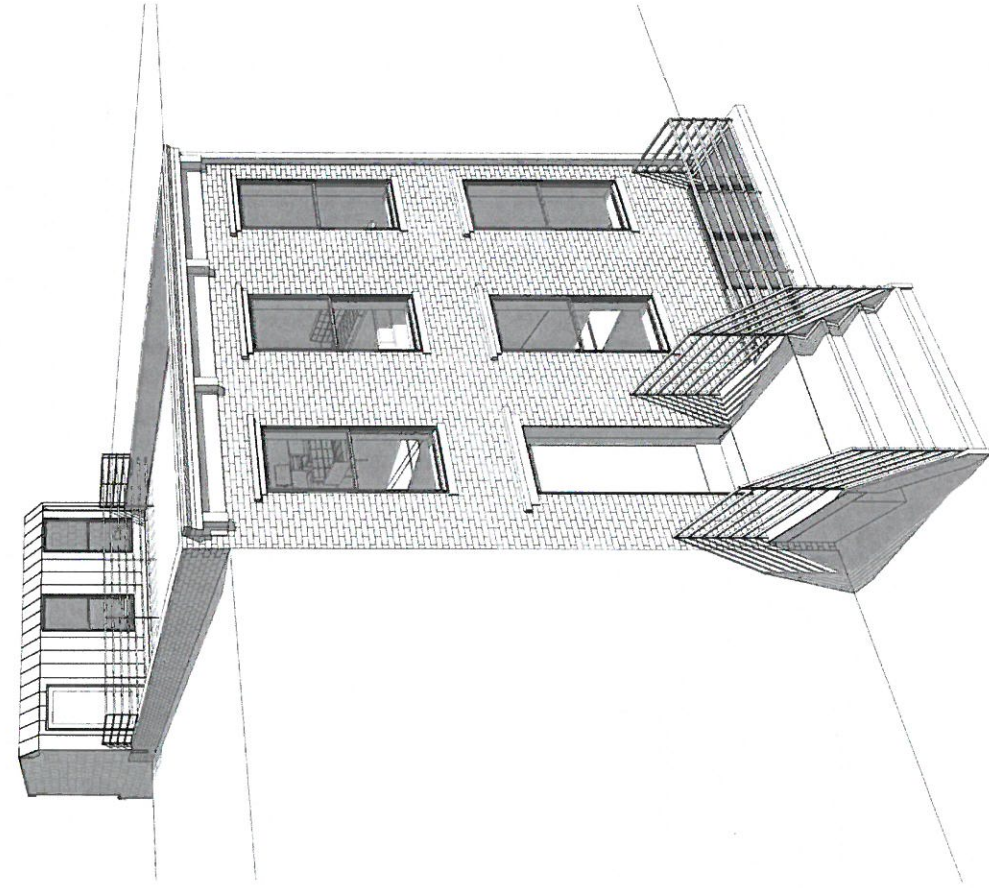


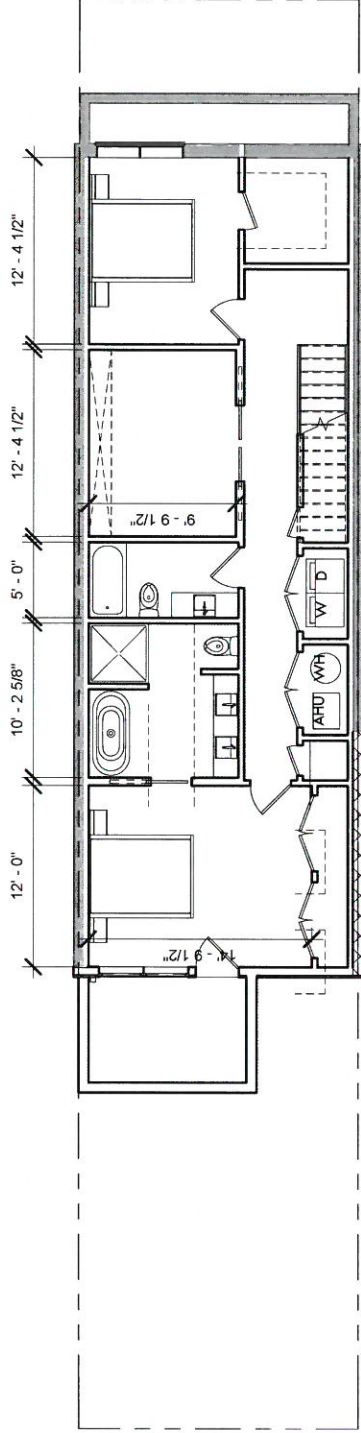
HPRB - EAST ELEVATION
1/4" = 1'-0"

HPRB - WEST ELEVATION
1/4" = 1'-0"

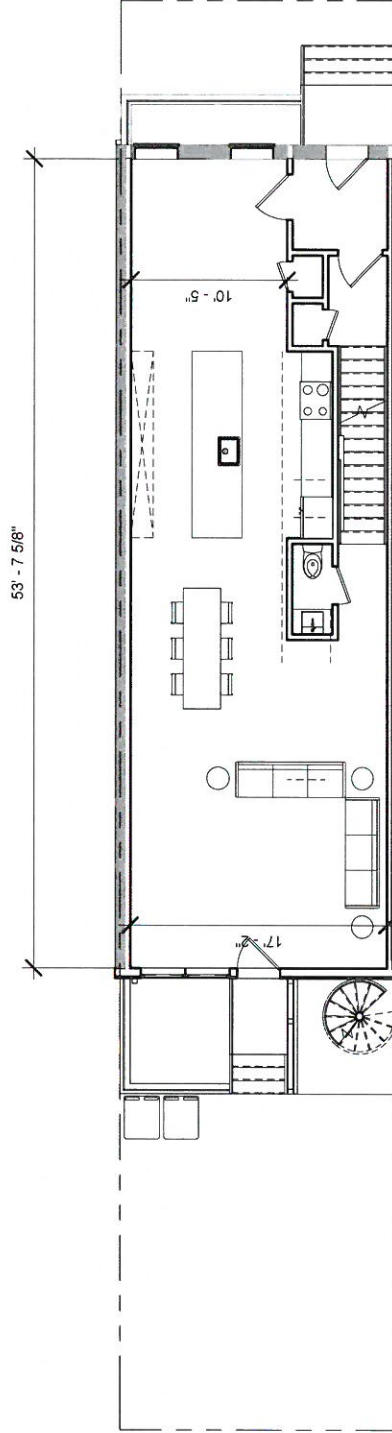


HPRB - SECTION
1/8" = 1'-0"

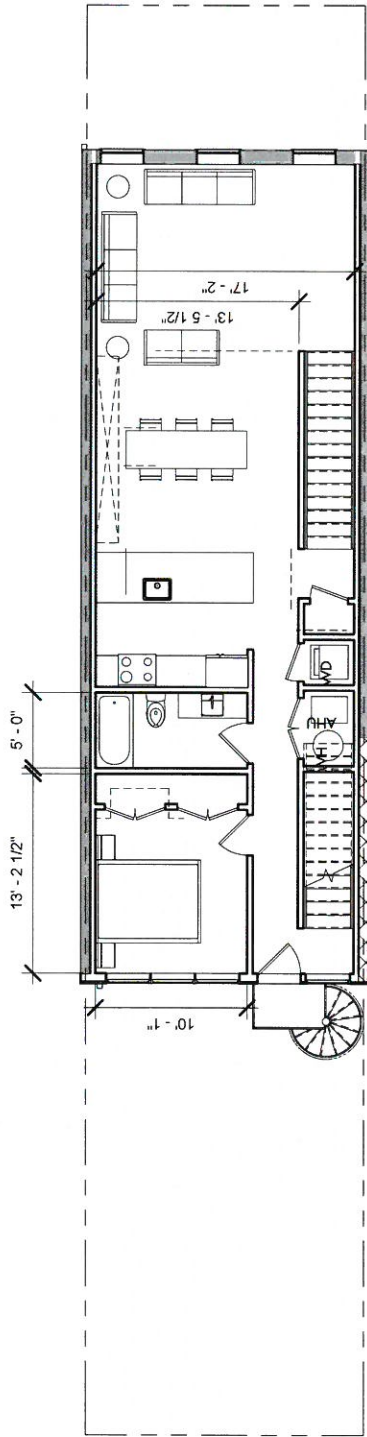




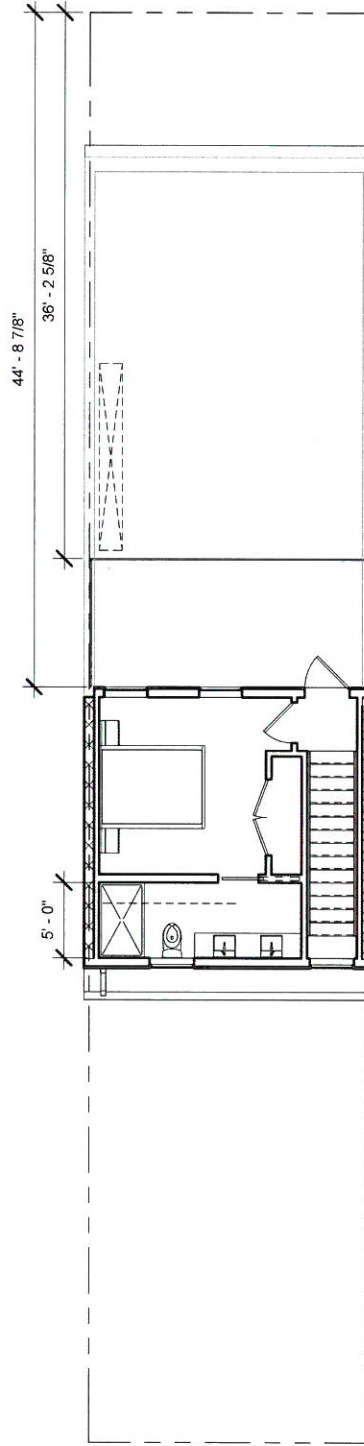
00 CELLAR
1/8" = 1'-0"



01 FIRST LEVEL
1/8" = 1'-0"



02 SECOND LEVEL
1/8" = 1'-0"



03 THIRD LEVEL
1/8" = 1'-0"

