



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR

June 14, 2019

James Douglas Foster  
Arcadia Design  
1737 Johnson Ave. NW, Unit A  
Washington DC 20009

RE: 1715 North Capitol Street NW- SQUARE 3513 LOT 0802

Dear Mr. Foster:

As per the meeting on 8 February 2019 with my staff, this is to confirm that the proposed project design for the referenced property in the subject MU-4 zone meets the requirements of the applicable Zoning Regulations.

The project involves the conversion of an existing three-story single-family row dwelling to add a new one story plus penthouse addition on top. The completed building will consist of three (3) stories, plus Mezzanine and Penthouse above a Cellar, and containing seven (7) dwelling units. Attached are floor plans, and building section for reference.

**BUILDING AREA AND LOT OCCUPANCY CALCULATIONS**

EXISTING LOT AREA	1,713 SF
EXISTING FOOTPRINT	1,100 SF (approx.)
EXISTING BUILDING SF	3,300 SF (approx.)
FAR 3.0 PER IZ	5,349 SF Per 402.1 Table G.
75% LOT OCCUPANCY	1,337 SF Per 404.1 Table G.
PROPOSED FOOTPRINT	1,337 SF
TOTAL FAR SQ FT @3 FLOORS	4,444 SF (including mezzanines)
TOTAL GROSS FLOOR AREA	6,494 SF (including cellar and penthouse)

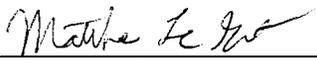
BUILDING HEIGHT 50' Maximum per MU-4 under **Section 403.1 Table G**. Proposed Building is 45' measured from the top of the curb opposite the middle of the front of the building to the 3<sup>rd</sup> floor top of roof, and is three stories, plus a mezzanines and a penthouse all above a cellar.

MEZZANINES The Second floor of the building contains a mezzanine which is open to and comprises 1/3 the area of the floor below per **Section 100.2**.

- REAR SETBACK 15 feet required per **Section 405.2**; 22 feet is provided.
- CELLAR Per **Section B-101.2**. The cellar level will have a height of 4'-11" at the front measured from the BHMP to the first floor level, so as to be deemed a cellar.
- PENTHOUSE The building contains a penthouse. Per **Section C-403.3** the height is allowed to 12 feet. The proposed penthouse height is 9'-6". Per 1502 the penthouse is setback from the edge of the roof 9'-6" ft. The penthouse is 713 SF of habitable space, which is 40% of the lot area, so does not count toward the FAR.
- IZ Per **Section 1003.1** since you have utilized the increased lot occupancy and FAR for Inclusionary Zoning, you are required to provide 10% (a minimum of 649 SF) of the Gross Floor Area of the building as an IZ unit. Per that requirement, Unit F on the first floor indicated to be 650 SF on the attached floor plans shall be designated and comply with all regulations for an IZ unit.
- PARKING The lot does not currently have parking and has no access to a street or improved public alley, so no parking spaces can be provided. Per **Section C- 701.5** the requirement is for 1 space for every 3 units after 4, which for this building would otherwise be one space. Assuming a single credit for the existing condition the net result for parking requirement is zero.
- GAR Per **Section 407.1** Required: .3 of 1,783 = 535 SF. When submitted for permits the project will include 535 SF of pervious area consisting of green area and porous pavers at the rear, and a green roof system as required on the roof.

Attached are floor plans and building section of the proposed project that graphically illustrate the project.

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: Floor Plans and Section dated 2-8-19

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is NOT a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y 302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does NOT vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

Zoning Technician: Daniel Calhoun

File: Det Let re 1715 North Capitol St NE to Foster on 6-14-2019