



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

August 6, 2019

Joshua Hill  
Hill & Hurtt Architects  
2414 Douglas St. NE  
Washington, DC 20018

**Re: 214 14<sup>th</sup> Place, NE (Zoned RF-1) – Determination Letter**

Dear Mr. Hill,

This letter is to confirm the substance of discussions with my office on 7/29/19 regarding 214 14<sup>th</sup> Place NE. This letter serves as a description of the project scope and a summary of discussions.

The proposed project entails removing an existing 1-story rear addition, new construction of a 3-story rear addition with a partial 3rd story added over the existing rowhouse. A new walk-out exterior deck will be set back from the front of the rowhouse and accessed from the third floor level. The front parapet and partial existing 2nd floor roof will remain at the front side of the existing house.

In the PDRM (Preliminary Design Review Meeting), the following points were discussed:

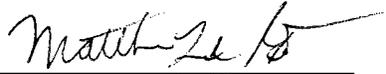
1. RF-1 Zone Compliance: Altered rowhouse may not exceed 35' in height (3 stories), 60% lot coverage and must maintain a minimum rear setback of 20'. This house does not have a basement, however the zoning definition of basement was discussed, stating that a basement counts as a story if the dimension from the adjacent grade to the first floor level is 5' or greater. *This project will comply with all by-right zoning codes; it has been designed to be 34'-9" high with 60% lot coverage and a rear setback of 29'-2"*.
2. Building Height Measuring Point (BHMP): Building height measuring point is measured from the house center point at the adjacent finished grade at the front of the house, which in this case is a continuous concrete stoop. The height of a building with a flat roof shall be measured from the BHMP to the highest point of the roof excluding parapets, balustrades and HVAC equipment not exceeding four feet (4 ft.) in height. *The project will comply with subscribed height limits as*

*stated in #1 above and any roof-mounted equipment associated with this project will be under 4' in height.*

3. Neighbor Solar Rights: Permitting/construction of this 3rd story addition is allowed if adjacent roofs do not currently contain solar panels and there are no submitted/pending permits for installation of solar systems on these adjacent roofs. *No solar panels are currently installed on adjacent roofs, nor are there pending or existing permits for solar systems for either adjacent neighbor, therefore solar rights are not being violated with this project.*
4. Neighboring Chimneys: If chimneys of adjacent row houses are active and will not meet code-defined height and clearance requirements once proposed 3rd floor addition is constructed, neighboring chimneys must be vertically extended to comply (neighboring owners' approval required). Building permit(s) for adjacent chimney work must be obtained prior to permit(s) for proposed 3rd story addition. *Owners will investigate status (active or abandoned) and distance of adjacent chimneys to determine course of action. If any adjacent chimneys prove to require extension, neighboring owner permissions will be solicited and obtained prior to building permit application; building permits for neighboring work will be obtained prior to the building permit for this project so that all work may be completed during the project construction phase.*
5. Roof Mechanical Equipment: Mechanical Equipment mounted on the 3rd story roof is exempt from building height calculations and requires no screening, provided this equipment is less than 4' high. *Any roof-mounted equipment associated with this project will be under 4' in height.*
6. Roof Deck Parapet: Proposed roof deck will require a surrounding parapet that has a minimum height of 36". The roof deck will not require a penthouse setback providing that the perimeter consists of parapet walls and not open railings. *The roof deck as designed and constructed will comply with requirements stated above.*
7. Addition Size Limitation: As well as maintaining 20' minimum rear setback, new addition may not extend into the rear yard more than 10' beyond the back wall of the neighboring house that is farthest from rear property line. *Rear wall of proposed addition extends approximately 3 feet beyond the back wall of the south-adjacent house which is the farthest of the two neighbors from the rear property line; proposed addition complies with this size limitation.*

Accordingly, when a building permit is filed for, I will approve the permit for this property consistent with the above presented zoning criteria and compliance information.

Please let me know if you have any further questions.

Sincerely,   
Matthew Le Grant  
Zoning Administrator

Attachments:

- a) Plans dated July 29, 2019
- b) Plat dated July 18, 2019

Zoning Technician: Ramon Washington

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.

File: Det Let 214 14<sup>th</sup> Place, NE to Hill on August 6, 2019