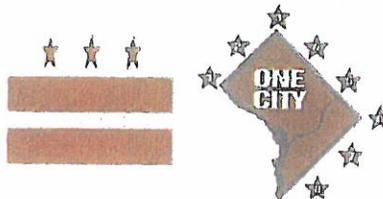


GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR



February 28, 2014

Rochelle Joseph, Principal  
RMJ Consultants  
2952 Saint Helen Circle  
Silver Spring, MD 20906

Re: 232 E Street NE – Lots 59, Square 754

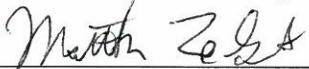
Dear Ms. Joseph,

This letter confirms that I have reviewed the improved DC Surveyor's plat intended for permit submission, the architectural plans and elevations for the reconfigured roof deck and trellis design, and current photographs of the existing structure as exhibits for the property referenced above. For reference, the project plans to abate the non-permitted replacement of an existing 18 ft X 13 ft roof deck and associated trellis structure by truncating the trellis structure to comply with the minimum open court requirement for a single family dwelling. The reconfigured trellis structure will measure 11 feet in width and 9 feet in depth, resulting in an open court which will be at least 7 feet in width. The subject property is in the CAP/R-4 Zone District.

As per the documentation you presented, the current lot is improved and measures at 1,530 SF. The existing built area on the lot is 936 SF, resulting in lot occupancy of 61%. Given the nature of the trellis structure and assuming that the structure will not be enclosed at any point, I am granting Minor Flexibility for 1% lot occupancy under DCMR Title 11, Section 407.1.

Accordingly, when the building permit application is submitted, I will approve the zoning review of the proposed trellis reconfiguration within the setback/open court requirements consistent with the dimensions shown on the design layout attached to this letter. The plans must also show conformance with all other applicable zoning standards.

Please let me know if you have any further questions.

Sincerely, 

Matthew Le Grant  
Zoning Administrator

Attachments – Improved DC Surveyor's Plat; Current Photographs Depicting Existing Trellis Structure

File: Det Let re 232 E St NE to Joseph 2-28-14