

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



October 6, 2016

David Bamford
Element Design + Build
1422 Varnum St, NW
Washington, DC 20011

Re: PDRM Review for Frank Residence at 24 Hamilton St, NE Washington, DC 20011
Square: 3698, Lot: 0017 (old lot # 0803)

Mr. Bamford:

This letter is to follow up on our 21 September 2016 Preliminary Design Review Meeting to review the applicable zoning regulations for 24 Hamilton St, NE (the Property). Per our discussion, I understand that the property owners would like to build a detached accessory building with a garage on the ground floor and a dwelling unit above. Below are the determinations from that meeting based on the Zoning Regulation effective 6 September 2016:

1. Zoning District: The Property will be within the RA-1 zoning district under the new zoning regulations.

2. Use as Accessory Dwelling (ADU)

Detached Accessory Dwelling Units are allowed as a matter of right in a RA-1 zone per:

R Zones: DCMR Title 11 (2016) Subtitle U253.2:

An accessory apartment shall be permitted in a principal dwelling or an accessory building as a matter of right in the R zones, except the R-19 or R-20 zones, subject to the provisions of this section.

RA Zones: DCMR Title 11 (2016) Subtitle U410.1:

410.1 The following accessory uses shall be permitted as a matter of right subject to the associated conditions:

(a) Any accessory use permitted in the R zones under Subtitle U § 250;

1100 4th Street, SW 3rd Floor Washington, D.C. 20024
Phone: (202) 442-4576 Fax: (202) 442-4871

3. Floor Area Ratio (FAR)

The RA-1 maximum FAR is 0.9 per DCMR Title 11 (2016) Subtitle F 302.1.

4. ADU Included in Floor Area Ratio (FAR)

The detached ADU is included in the total FAR per DCMR Title 11 (2016) Subtitle F 5004.2.

5. Lot Occupancy

The maximum lot occupancy for the new RA-1 Zone is 40% per DCMR Title 11 (2016) Subtitle F 304.1.

6. ADU Included in Lot Occupancy

The detached ADU will contribute to total lot occupancy maximums per DCMR Title 11 (2016) Subtitle F 5000.2.

7. Building Height + Number of Stories

The allowable maximum height for the primary structure will be 40 ft and allowable maximum number of stories is (3) per DCMR Title 11 (2016) Subtitle F 303.1.

8. ADU Building Height + Number of Stories

For the detached ADU, the allowable maximum height is 20 ft and allowable maximum number of stories is (2) per DCMR Title 11 (2016) Subtitle F 5002.1.

9. ADU Max Footprint

The maximum footprint for the detached ADU is only regulated by the FAR + Lot Occupancy requirements for the total property. No other restrictions to footprint apply.

10. Rear Yard

The existing garage is an existing non-conforming use. If the use changes or the garage location is changed, the new building must abide by the requirement to meet the 12' (min) setback from the centerline of the alley.

Reference DCMR Title 11 (2016) Subtitle F 5003.1:

No rear yard shall be required for an accessory building except where abutting an alley a minimum rear yard of twelve feet (12 ft.) shall be provided measured from the center line of the alley.

11. Occupancy Requirement

The primary dwelling or ADU must be owner-occupied per DCMR Title 11 (2016) Subtitle U253.5.

12. Detached ADU Access

Access to the detached ADU through the 16'-wide public alley that is within 80' of Fort Totten Drive NE is acceptable per DCMR Title 11 (2016) Subtitle U 253.8.c3.

13. Simultaneous Use

The accessory building housing the ADU can simultaneously be used as a garage, artist studio or storage area per DCMR Title 11 (2016) Subtitle U 253.8.d.

14. ADU Roof Deck

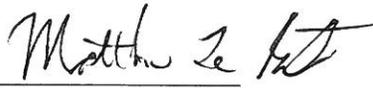
The detached ADU accessory can't have a roof deck per DCMR Title 11 (2016) Subtitle U 253.8.e.

15. Side Yard Requirement

A side yard is not required for a corner lot abutting a side street:

A side yard shall not be required along a side street abutting a corner lot in an RA-1, RA-2, RA-3, RA-4, and RA-5 zone.

Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

File: Det Let re 24 Hamilton Street, NE, to Bramford on 10-6-16