



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

March 14, 2019

Christopher Cobb
MCC Architectural Engineers, PLLC
210 N Lee Street, Suite 210
Alexandria, VA 22314

Re: 2424 Wyoming Avenue NW

Dear Mr. Cobb:

This letter is to serve as written confirmation of the matters discussed in the PDRM with Mr. Shawn Gibbs on February 14th, 2019 regarding a proposed rooftop parapet above an accessory structure located at 2424 Wyoming Avenue NW. The property is zoned R-1-B, and contains 15,746 sq. ft. of land area. In addition to the principle dwelling, the property is improved with two existing accessory buildings.

As proposed on the attached plans, it is my position that the parapet atop the accessory structure along the eastern property line not be subject to the regulations set under ZR16 11 DCMR Subtitle C-1502, due to the height of the parapet (≤ 4 feet).

Please let me know if I can be of any further assistance regarding your project.

Sincerely,

A handwritten signature in black ink that reads "Matthew Le Grant".

Matthew Le Grant
Zoning Administrator

Zoning Technician: Shawn Gibbs

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.

Attachments: Site Section, Drawings and Details

File: Det Let re 2424 Wyoming Avenue, NW to Cobb – March 14, 2019