



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

July 12, 2021

VIA EMAILED PDF

Michael Wijdoogen, AIA, NCARB, LEED AP BD+C
Principal/Architect
michaelw@mwarchitects.com

RE: 2515 PALMER PLACE S.E. – Square 5579, Lot 51

Dear Mr. Wijdoogen,

This letter summarizes the Preliminary Design meeting with my staff and your client(s) Rony Sejas & Bianca Larios on March 19, 2021. A request was made regarding the proposed home renovation located on 2515 Palmer Place S.E., Washington D.C. This letter is to confirm my determination regarding your proposed plans to enhance your client(s) home.

You propose a whole house renovation with partial demolition of the existing structure in order to convert the one-story single-family house into a two-story single-family house. Your client(s) are keeping the existing footprint and adding a 2nd story as well as a 2-story rear deck. Your design would include the interior renovation of the existing basement and 1st floor. The 2nd story proposed space would include newly designed basement, 1st Floor, and Roof plans. You have acknowledged that the current setbacks dictate the size/location of the 2nd story.

My office has reviewed the applicable zoning regulations and have determined that, based on the drawings, documentation, and clear advice you provided during our meeting, your proposed renovation complies with the current Zoning Regulations.

The following elements of your drawings referenced above were identified as conforming as a matter-of-right in the subject R-2 Zoning District:

- The property currently consists of an unfinished Basement
- The property currently consists of 1 (one) Story
- The proposed design will show newly finished Basement (cellar) with upgraded Laundry/Utility room, Game Room, (1) Bedroom, (1) Bath.

- There will be storage and counter space, but no kitchen or sink will be provided. **You are not proposing an Accessory Apartment, nor a wet bar.**
- The proposed design will show a newly designed 1st Floor layout conforming to the maximum allowable lot occupancy of 40% (@ ~840sf) with new rear deck addition added within the allowable setbacks. Proposed 1st Floor Deck is approx. 115sf conforming to all applicable codes.
- The proposed design will show a renovation to the existing front porch.
- The proposed design will show a newly added 2nd Floor conforming to the maximum allowable lot occupancy of 40% (@ ~783sf) with a new rear deck. Proposed 2nd Floor deck is approx. 61sf conforming to all applicable codes.
- The proposed building height will be approximately 32'-0"

The included attachments provided:

- Proposed Plans
- Site Survey with notes showing proposed plan including all setbacks.
 - Side Yard setbacks: 8 ft. side yard setbacks are required for the R-2 zone for detached building. The west side yard setback of 8 ft. may be continued pursuant to D-206.7. The existing east side yard setback is nonconforming, it is less than 5ft and therefore, the proposed 2nd floor addition will provide the full 8ft. side yard setback from the eastern side lot line.
 - Front Yard setback: The front setback will be provided within the range of the existing front setbacks of all residential buildings on the same side of the street in the block where the building is proposed. The front setback for this project for the 2nd floor addition will be approx. 17-19ft. as the existing structure is now. Please reference the Site Survey showing approx. front setbacks
 - Rear Yard setback: The rear setback is 20ft. The existing structure as it sits is approx. 45ft away from property line.

Please feel free to contact me if you have any questions.

Sincerely, Matthew Le Grant
 Matthew Le Grant
 Zoning Administrator

Attachments: Plan Set dated 4-9-21
 Site Survey 7-16-20

Zoning Technician: David Vollin

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.