

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



November 22, 2016

Teass \ Warren Architects
515 M St SE, Suite 200
Washington, DC 20003

Re: 2717 Ontario Road, NW –Determination Letter

Mr. Teass,

This is to confirm the substance of our discussion on 26 October 2016, concerning the proposed alteration and addition of an existing single family rowhouse, known as 2717 Ontario Road NW. The discussion had specific references to Lot 289 on Square 2859, hereinafter referred to as the “Project”. The lot is zoned MU-5-A (previously C-2-A); as a result of the implementation of the 2016 ZRR. The lot is currently improved with a three-story plus basement, single-family rowhouse.

You propose to alter the existing building by adding two floors over the existing three-story + basement rowhouse to create a total of four (4) dwelling units (see attached study with proposed coverage / footprint and proposed plans and sections). The following is a list of determinations provided to various aspects of the project:

1. Height / Number of Stories. The height of proposed building is 52.70’. The height is measured from the average grade at the street curb to the height point of the roof. The proposed Project consists of a four-story building with basement, and is in conformance with the limits set forth in 11 DCMR G-403.1 which states that the maximum building height in the abovementioned zone is 65’. There is no limit on the number of stories.
2. Addition / Alteration. The proposed Project shall be considered an alteration of and addition to the existing rowhouse as approximately 65% of the exterior envelope is being retained. The rear wall and roof (1,040 sf) will be removed and the front wall and party walls will remain (1,997 sf).

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| | sf | % |
|---|-------|-----|
| Total wall surface area (walls + roof) | 6,167 | |
| Area retained (party wall / front wall) | 3,997 | 65% |
| Area demolished (roof / rear wall) | 2,170 | 35% |

3. Floor Area Ratio. The lot has 1,782 sf and the proposed gross floor area is 6,070 GFA. The proposed floor area ratio (FAR) is 3.41, and is thus in conformance with 11 DCMR G-402.1 which states the maximum residential FAR for the abovementioned zone is 3.5 (6,237 sf). The distance between the exterior grade and the ground floor exceeds 6'; therefore, the lowest level is considered a basement and shall be counted as Gross Floor Area based on the rules of measurement in B304.1.

| | |
|-----------------|----------|
| 4 th | 662 sf |
| 3 rd | 1,352 sf |
| 2 nd | 1,352 sf |
| 1 st | 1,352 sf |
| Basement | 1,352 sf |
| Total | 6,070 sf |

4. Lot Occupancy. The proposed project occupies 1,352 sf (76%) of the existing lot and is thus in conformance with 11 DCMR G-404.1 which states that the maximum lot occupancy in the abovementioned zone is 80%. The main entrance uncovered stair at the front of the building serves the ground floor / principal entrance and is not counted towards the lot occupancy.
5. Rear Yard. The proposed rear yard between the rear of the building and the rear property line measures 15' and is thus in conformance with 11 DCMR G-405.2 which state the minimum rear yard in the abovementioned zone is 15'.
6. Green Area Ratio. The proposed project provides a minimum Green Area Ratio (GAR) of 0.3 to comply with the GAR requirements of 11 DCMR G-407.1 which states that the minimum GAR in the abovementioned zone is 0.3, and will be accomplished by providing green roofs and ground level pervious surface material.
7. Parking. The proposed Project will not require any parking. Under 11 DCMR C 701.5, 1 parking space is required for every 3 units in excess of 4 units, therefore a four (4) unit building is not required to provide parking. The proposed project will provide two 8' x 16' non-required areas reserved for compact space parking at the rear, accessed by the alley.
8. Parapet / Penthouses. No penthouses are provided, thus no compliance with the regulations set forth in 11 DCMR C-1502 is required. The proposed parapet is 4'-0" above the roof highpoint and is not subject to any setbacks.
9. Areaways \ Window Wells. The proposed Project will not include any areaways

or window wells.

10. Court or Court Niches. The proposed Project does not propose any court or court niches.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above. Please let me know if you have any further questions.

Sincerely,



Matthew Le Grant
Zoning Administrator

Attachments: Feasibility study dated 26 October 2016

File: Det Let re 2717 Ontario Road NW to Teass on 11-22-16