



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

September 2, 2020

**VIA EMAILED PDF**

TEASS/WARREN Architects  
515 M Street, SE #200  
Washington, DC 20003

Attention: Richard Cunningham (Owner)

**Re: PDRM - Determination Letter – 2717 Tennyson Street, NW**

Dear Msrs. Teass and Cunningham:

This is to confirm the substance of discussion with my staff at the PDRM held on July 30, 2020 concerning the property at 2717 Tennyson St NW. The discussion had specific references to Lot 0004 in Square 2343, hereinafter referred to as the “Project”. The lot is zoned R-1-A.

You propose to raze the existing two-story detached house and build a new three-story plus cellar detached house. The single-family dwelling will consist of three levels beginning at the ground floor, and one cellar level below [See attached study with proposed coverage / footprint and proposed plans, sections, and elevations].

The following is a list of clarifications provided to various aspects of the Project:

1. Minimum Lot Width / Area. The subject property is located on Lot 0004 in Square 2343. The lot is a rectangular shaped corner lot, that is 70.0’ wide by 101.24’ feet deep, with an area of 7,087 sf. 11 DCMR D 302.1, states the minimum lot width is 75’ and the minimum lot area is 7,500 sf for new record lots. As this is a record lot that was in existence prior to the effective date of the current zoning regulations (11 DCMR) it is considered a conforming lot for the purposes of building permits and uses per 11 DCMR C-301.1.
2. Height / Number of Stories. The Project proposes a building height of 39’-6”, which is in conformance with 11 DCMR D-303.1 which states the maximum height is 40’. The height is measured from the middle building front at the existing grade to the high point of the roof for a flat roof per 11 DCMR B-308.3. The proposed ground level floor is 2.5’ above natural or finished grade, whichever is lower. Therefore, the lower level is considered a cellar and not a story (11 DCMR B – Definitions “Cellar”). The proposed number of stories is three (3), which is in conformance with 11 DCMR D 303.1.
3. Lot Occupancy. The proposed Project occupies 2,832 sf (40%) of the lot. Thus, the proposed Project is in conformance with 11 DCMR D-304.1 which states that the

maximum lot occupancy in the subject R-1-A zone is 40%.

4. Front Yard Setback. The front of the proposed structure is set within the range of existing front yards at 8.76' from the front property line. The range of all other front yards of buildings on the same side of the street on the same block is between 8.59' and 21.1'. Thus, the Project is in conformance by providing a front setback within the existing range per 11 DCMR D-305.1.
5. Rear Yard. The rear yard is measured per 11 DCMR B-318.2 to be 27.5' between the rear of the building to the rear lot line. Thus, the rear yard is in conformance with 11 DCMR D-306.1 which states the minimum rear yard in the subject zone is 25'.
6. Side Yard. The proposed Project provides an eight-foot (8.0') side yard at the east property line. A ten foot (10.08') side yard / building restriction line is proposed on the western property line. This the Project is in conformance with 11 DCMR D-307.1.
7. Pervious Surface. The Project proposes a pervious surface of 50% (3.544 sf) to comply with the requirements of 11 DCMR D-308.1 which states that the minimum pervious area in the abovementioned zone is 50% (3.544 sf).
8. Parking. The proposed Project will be served by a two (2) parking space garage which exceeds the off-street parking requirement of one (1) space for a single family home, under 11 DCMR C-701.5.
9. Areaways. The proposed Project will include an areaway at the side (west elevation) that measures 4.5' from the building to the inside face of retaining wall. As I have previously indicated, window wells (no pedestrian access and no more than 4' in width) and areaways (pedestrian access and no more than 5' in width) are permitted and do not affect the building height.
10. Wetbar. The cellar contains a wetbar, bedroom, full bathroom, and an exit to the outside. As per Zoning Guidance document 2019-003, an executed and recorded covenant, representing that the Homeowner shall not operate a second dwelling unit, is required prior to the issuance of a building permit.

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: PDRM study dated 30 July 2020

Reviewer: Ramon Washington

Disclaimer: This letter is issued in reliance upon, and therefore limited to, the questions asked, and 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-302.1 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 provision established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.