



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

June 25, 2020

Ellen Waterhouse
28 9th St. SE
Washington, DC 20003

Via Email
ellenwaterhouse@verizon.net

Re: 28 9th St. SE; Square 0942, Lot 0820

Dear Ms. Waterhouse:

Based on the PDRM you had with my staff on February 28, 2019, you propose to make improvements to the above-referenced property in accordance with the plans attached hereto as Exhibits A and B. The property is located within the RF-1 zone district and is currently improved with a two-story building (the "Building"), indicated as the "1st and 2nd Floor Plans" on page A05 of Exhibit A. In addition, there is currently a low attic area over the entire second floor, "Attic Removal Plan", page A05.

You have been advised by your architect and engineer that the existing roof must be replaced, including the metal exterior roofing and underlying structural support, "Roof and Attic Removal Plans", page A05. Your proposal includes re-designing the roof to eliminate weak structural members, replace them with adequate support, and create a small Third Floor addition, "Roof, Attic and 3rd Floor Plans" page A10.

That addition has been revised, after the HPRB reviewed the project, and is reflected in Exhibit B.

You have asked certain specific questions regarding zoning aspects of the proposed roof change and third floor addition. I have addressed these questions below.

Roof and Third Floor Addition

The Building currently has a low attic over the entire second floor. It is used for storage and access to the roof. At the highest point it currently allows approximately 3 feet of

headroom above the attic floor. Access to the roof is gained through a hatch opening in the roof.

Under the proposed plan, the area will continue to be used for storage and roof access. The roof at the back will permit approximately 8 feet of headroom at the highest point, and slope down to floor level going toward the front of the Building. This will create a third floor of approximately 120 square feet floor space, "3rd Floor Plan page A10. Access to the roof will be provided by a vertical door.

You have indicated the following in discussions with my staff: These improvements will not be visible from the street. Current lot coverage will not be affected by the alterations. The total height of the Building will not exceed 35 feet.

The third floor addition was slightly changed by the HPRB review but remains compliant with the applicable Zoning Regulations.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above and the drawings attached hereto as Exhibits A and B.

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

Sincerely, Matthew Le Grant
Matthew Le Grant
Zoning Administrator

Attachments: Exhibit A – Plan Set dated 1-28-18
Exhibit B – Plan Set for HPRB dated 6-6-20

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.