



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

April 10, 2020

James Keith Peoples, AIA
Schwartz and Peoples
2311 Connecticut Avenue, NW #502
Washington, DC 20008

Re: 2901 28th Street NW – PDRM

Dear Mr. Peoples:

This is to confirm the substance of the discussion with Ernesto Warren on March 4, 2020 at the Preliminary Design Review Meeting (PDRM) concerning the proposed work at 2901 28th Street, NW. The lot is improved with a detached 3-story Single Dwelling Unit. The ground floor has a one (1) car garage and a family room. The main floor is located immediately above the ground floor, it has a living room, dining room and kitchen. Additionally, there is existing deck on the main floor with an open stair to grade, the height of the deck from existing ground is more than 4 ft. There is an additional floor with bedrooms above. This discussion covered the following:

a. Defining the second floor as a main level

You stated that the second floor is where the kitchen, dining and living are located therefore it shall be deemed as the main level. It is important for this project to define the second floor as main level to take advantage of B-312.4 (e) so the proposed rear stairs and landing can be allowed under that provision.

b. Enclosure of a deck to allow the main floor to expand the living area.

There is an existing concrete deck with stairs to ground in the rear of the property. The deck is a projection of the main floor. You propose to build a one-story addition over the existing concrete platform and additionally build a code compliant stair leading to ground from the main floor.

The proposed one-story addition will be built within the boundaries of the existing lot coverage, therefore it is in compliance. The proposed exterior stairs are exempted from the normal lot occupancy calculation pursuant to B-312.4 (e).

c. Parking

Pursuant to C-701.14, required parking spaces shall be provided and maintained so long as the structure that the parking spaces are designed to serve exists. There is an existing 1 car garage the ground level, and you intend to preserve the parking space.

Accordingly, when you file the plans for a building permit, my office will approve drawings that are consistent with the information noted above.

Please let me know if I can be of further assistance.

Sincerely, *Matthew Le Grant*
Matthew Le Grant
Zoning Administrator

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: Plans

Zoning Technician: Ernesto Warren

