

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

December 22, 2017

Daniel Harrison
Barnes Vanze Architects, Inc
1000 Potomac Street NW -Suite L-2
Washington, DC 20007



Re: 2916 Ellicott Terrace NW

Dear Mr. Harrison,

As per the conversation during your PDRM with Ademola Shittu on October 24th, 2017 I grant a deviation to the linear requirements governing a side yard for the property located at 2916 Ellicott Terrace NW (Sq. 2270, Lot 0024). I have determined that, after reviewing your below email and attachment asking for minor flexibility under ZR16 11 DCMR Section A-304.3 for a reduction of the minimum side yard width from the 8 foot requirement to 7.5 feet in the subject R-8 zone, that the flexibility can be granted. The existing side yard along the western edge of the property measures 7 feet, 6 inches wide, and I grant the proposed continuation of that condition towards the rear to allow for a coplanar rear addition. Based on the information you provided, the requested flexibility is below the limit of the 12 inch allowance for linear requirements, and I find, in accordance with Section A-304.3 (a)-(f) that:

- (a) The light and air available to neighboring properties shall not be unduly affected;
- (b) The privacy of neighboring properties shall not be unduly compromised;
- (c) The level of noise in the neighborhood shall not be unduly increased;
- (d) The use and enjoyment of neighboring properties shall not be unduly compromised;
- (e) No trees which would otherwise be protected by this title or other District of Columbia regulation, shall be damaged or removed; and
- (f) The general scale and pattern of buildings on the subject street frontage and the neighborhood shall be maintained consistent with the development standards of this title.

Please let me know if I can be of any further assistance in regard to your project.

Sincerely,

Matthew Le Grant
Zoning Administrator

Attachment: Plat dated 8-31-17

File: Det Let re 2916 Ellicott Terr NW to Harrison 12-22-17