

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



October 25, 2016

Jonathan Kuhn
328 Kentucky Avenue, SE
Washington, DC 20003

Re: Determination Letter for PDRM Oct. 20, 2016 - 328 Kentucky Ave S.E. Washington, DC 20003 (SSL - 1039S 0017)

Mr. Kuhn,

Based on our conversations, we understand you and your client wish to make improvements at the property located at 328 Kentucky Ave SE. The property is within the RF-1 zone.

The existing structure is non-conforming due to lot coverage. It covers approximately 100% of the property. A retail business (liquor store) is currently located at the address.

We understand that it is the desire to add two floors to the existing structure that will be residential units (no more than two) while the ground floor will remain as a retail business.

The property is irregular/triangular shaped bound by Kentucky Ave SE to the west, 14th St SE to the east, and D St SE to the south.

Per Subtitle B, section 318.8 of the zoning code – a thru lot bound by streets on three sides, the 20 ft. rear yard setback can be measured from the centerline of the street. In this case, it would be measured from the center line of 14th St. SE. Therefore, relief is not being sought for rear yard setback. Side yard setbacks do not apply nor does FAR.

However, no curb cuts exist. Relief from parking requirements will be needed from BZA. Additionally, the existing structure is non-conforming because of lot coverage and therefore an addition to the building of similar size to the existing would require relief from lot coverage.

Relief from non-conforming use is not required because it is an existing business.

Please let us know if you have any additional questions.

Sincerely,

A handwritten signature in black ink that reads 'Matthew Legrant'.

Matthew Legrant
Zoning Administrator