



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

May 12, 2020

Nuray Anahtar, AIA
7925 Glenbrook Road, 9C
Bethesda, MD 20814

Re: 4447 Ellicott St. NW – 20-Z-PDRM-00101

Dear Ms. Anahtar,

This is to confirm the substance of the discussion with my staff at a Preliminary Design Review Meeting (PDRM) concerning the proposal to amend the existing building permit #B1802810 with a screened in porch+ mudroom addition on the first floor and a partial second floor addition.

Zoning Data Summary

Zoning District:	R-1B
Current Use:	Detached single family
Proposed Use:	Detached single-family
Square/Suffix/Lot:	1584/0005
Lot size:	4,950SF
FAR:	N/A
Existing gross floor area:	First Floor: 1,334 sf Second Floor: 772 sf
Proposed gross floor area:	First Floor: 1,614 sf Second Floor: 1,309 sf
Lot Occupancy:	Existing: 27% Proposed: 32%

Project

- The garage conversion/addition project that was permitted under issued Building Permit B1802810 is currently under construction.
- The footprint of the proposed screened-in porch + mudroom addition is 280 sf.
- Rear setback: Since the subject property is a corner lot, the 25' minimum rear setback rule applies to the East side of the property where the proposed screened-in porch addition is proposed. The proposed roof overhang into the 25' setback cannot exceed 40" into the rear yard.
- Front setback: Existing. No new work proposed on the 45th St side of the property.
- Side setbacks: 8'+ on both sides.

Please feel free to contact me at matthew.legrant@dc.gov if you have further questions.

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

Attachments: Site plan and Elevation

Zoning Technician: Ramon Washington

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.