



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

May 13, 2020

Mr. David McCurdy
1339 Hobart St NW
Washington, DC 20009

Re: 507 S Street, NW- Subject Property

Dear Mr. McCurdy,

This letter is to confirm the substance of your WebEx meeting with my staff on April 4, 2020, regarding the single-family dwelling, known as 507 S St NW, hereafter referred to as the "Project". The Project is located on Lot 824 in Square 475 and has a lot area of 1,296 square feet. The Subject Property fronts on S St NW, is in the RF-1 Zoning District, and has a frontage width of 13.89 ft with irregular side lines extending 90.0 ft in depth. There is rear access from the side alley. The Property is currently a two-story single family row house, with a crawl space.

You propose to retain the current single-family dwelling, add a rear two story addition, as well constructing a new third story. The following is a list of clarifications provided for the various aspects of the Project:

Minimum Lot Width/Area

The lot width is 13.89 feet wide by 90.0 feet deep with an area of 1,296 square feet as per Subtitle E-201.1, the minimum lot width is 18' and the minimum lot area is 1,800 sf for a record lot. However, as the lot existed prior to the effective date of the 2016 Zoning Regulations, the lot is considered as conforming for the purposes of building permits as per Subtitle C-301.1.

Pervious Surface

The proposed Projects are on lots with 1,296 sq. ft. in area respectively which is less than 1,800 sf. Therefore, the minimum permeable surface requirement is 0%, as set forth in Subtitle E-204.1 and Table E-205.1.

Height/Number of Stories

The height of proposed building is 35 feet, which is in conformance with the maximum allowable building height in Subtitle E-303.1. The height is measured from the Building Height Measurement Point [BHMP] at the grade at the middle of the front of the building, to the highest point of the roof [the grade is to be unchanged].

The front existing grade is 2'-8" (32") below the finished floor of the ground floor, therefore it is not considered a story and meets the definition of "Cellar" and thus the proposed number of stories is three (3), which is in conformance with E-303.1.

Side Yard

The existing dwelling is bordered by existing buildings on each side with no existing side yards on both sides. The additions do not need any side yards, is in conformance with subtitle E-307.3.

Rear Yard

Pursuant to subtitle E § 205 the rear yard requirement is determined by the existing location of the furthest rear walls of the adjoining properties. The proposed rear yard is 38'-2" which meets the 20ft rear setback requirement.

Lot Occupancy

The proposed project occupies 713 square feet (55%) of the existing lot. Subtitle E-304.1 states that the maximum lot occupancy in the above- mentioned zone is 60%. Therefore, the proposed project is compliant regarding lot occupancy.

Parking

The project proposes one parking space where one is required, meeting the requirement of C-701.5

Rear Deck

The proposed Project will provide a rear deck on the second floor. If a parapet wall less than 4' is provided or the deck extends less than 10ft from the rear of the rear wall of the 3rd story, a 1:1 setback is not required on the side or rear lines of the deck and will comply with C-1500.2.

Roof Top Solar Panels and Condenser

The proposed condenser located on the roof and solar panels, if installed above roof level, must be setback 1:1 from all structure edges.

Rooftop Architectural Element

The existing structure contains a cornice at the uppermost level, and considered an architectural element, which cannot be removed or altered pursuant to E-206.1 (a). The proposed third story will not alter the existing cornice. The 3rd floor addition may be erected on the existing front brick façade wall as shown in Section CC on Sheet A0050.

Rear Extension

The proposed addition extends 5'-8" beyond the structure to the east and 4'-4" beyond the structure to the west, so as to not exceed the 10 foot 'popback' requirement of Section E-205.4

Wall Check

The proposed addition will be subject to a Wall Check following issuance of the building permit and prior to construction more than one foot above grade.

Subdivision

The current lot is a "Tax" lot. The lot will have to be converted to a "Record" lot. A building permit application may be approved after an application for subdivision is applied for.

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

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

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachments: a) Plat
b) Plans and Sections

Reviewer: Chyna Barber

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.