



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

April 9, 2020

Anthony Barnes
Barnes Vanze Architects, Inc.
1000 Potomac Street, NW, Suite L2
Washington DC, 20007

Re: 5107 Klingle Street, NW

Dear Mr. Barnes,

This letter is to serve as written confirmation of the matters discussed in the PDRM with Ramon Washington on January 9, 2020 regarding a proposed addition to a single-family dwelling to accommodate a residential elevator located at 5107 Klingle Street, NW (Sq. 1435, Lot 0093). The property is zoned R-1-B located on a lot with 5,950 sq. ft., and contains one principal structure.

After reviewing your request asking for minor flexibility under 11 DCMR Section A-304.3 for an addition that exceeds lot occupancy over the standard 40% maximum limit by 1.1% in the subject R-1-B zone, that the flexibility can be granted. Based on the information you provided, the requested flexibility is below the limit of the 2% allowance for area requirements, and I find, in accordance with Section A-304.3 (a)-(f) that:

- The light and air available to neighboring properties shall not be unduly affected as the minor increase of lot occupancy is unlikely to have any measurable impact on the light and air available on any adjacent property.
- The privacy of neighboring properties shall not be unduly compromised as the proposed slight increase in lot occupancy is unlikely to affect the privacy or neighboring properties, and the rear yard requirement is in compliance.
- The level of noise in the neighborhood shall not be unduly increased because the slight increase in lot occupancy is minimal and would have little or no effect on the level of noise in the neighborhood.

- The use and enjoyment of neighboring properties shall not be unduly compromised because the slight increase in lot occupancy is unlikely to have any effect on the use and enjoyment of neighboring properties.
- No trees which would otherwise be protected by this title or other District of Columbia regulation, would be damaged or removed because no trees are proposed to be removed.
- The general scale and pattern of buildings on the subject street frontage and the neighborhood will be maintained, consistent with the development standards of DCMR Title 11, as the slight increase in lot occupancy at the side and rear of the building does not change the general scale and pattern of buildings on the subject street frontage.

Therefore, I grant the additional lot occupancy of 1.1%, per DCMR 11, Subtitle A § 304.2, to allow for the modest rear addition.

Accordingly, you can proceed and cite this communication that documents my granting of the minor flexibility. Please let me know if I can be of any further assistance regarding your project.

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: 5107 Klingle Street Plat

Zoning Technician: Ramon Washington

File: Det Let re 5107 Klingle St NW to Barnes 4-9-20

