

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



October 20, 2016

Jerome Bailey
521 Kennedy Street, NW
Washington, DC 20011

RE: 521 Kennedy Street, NW – Determination Letter

Dear Mr. Teass:

This is to confirm the substance of our discussion on 23 August 2016, concerning the proposed alteration and addition of an existing single family rowhouse, known as 521 Kennedy St NW. The discussion had specific references to Lot 27 on Square 3,207, hereinafter referred to as the “Project”. The lot is zoned C-2-A; as of the implementation of the 2016 ZRR, the lot will be zoned MU-4. The lot is currently improved with a two-story, single-family rowhouse.

You propose to alter the existing building by adding two floors over the existing two-story rowhouse to create a total of five (5) dwelling units (see attached study with proposed coverage / footprint and proposed plans, sections and elevations). The following is a list of clarifications provided to various aspects of the project:

1. Height / Number of Stories. The height of proposed building is 50’, which is in conformance with 11 DCMR G-403.1. The height is measured from the grade at the street curb opposite the middle of the front of the building to the highest point of the roof. The proposed Project consists of a four-story building with cellar, and is in conformance with 11 DCMR G-403.1.
2. Addition / Alteration. The proposed Project shall be considered an alteration and addition of the existing single family dwelling as approximately 65% of the exterior envelope is being retained. The rear wall and roof (1,040 sf) will be removed and the front wall and party walls will remain (1,997 sf).

	sf	%
Total surface area (walls + roof)	3,037	
Area retained (party wall / front wall)	1,997	65%
Area demolished (roof / rear wall)	1,040	35%

3. Floor Area Ratio. The site has 2,743 square feet of land area and the proposed gross floor area is 6,584 square feet. The proposed floor area ratio (FAR) is 2.40, and is thus in conformance with 11 DCMR G-402.1 which states the maximum residential FAR for the C-2-A / MU-4 zone is 2.5 (6,857 sf). The vertical distance between the finished grade and the ground floor level is 5'-6" at the front, and 5'-1 1/2" at the rear; therefore, none of the cellar level is counted as Gross Floor Area based on the rules of measurement in B-304.1.

GFA TABLE

Penthouse	Not Included
4 th	1,646 sf
3 rd	1,646 sf
2 nd	1,646 sf
1 st	1,646 sf
Cellar	Not Included
Total	6,584 sf

4. Lot Occupancy. The proposed project occupies 1,645.8 square feet (60%) of the existing lot and is thus in conformance with 11 DCMR G-404.1 which states that the maximum lot occupancy in the subject zone is 60%. The main entrance uncovered stair at the front of the building serves the ground floor / principal entrance and is not counted towards the lot occupancy. Neither the areaway nor window well count towards lot occupancy.
5. Rear Yard. The proposed rear yard between the rear of the building and the rear property line measures 47.5' and is thus in conformance with 11 DCMR G-405.2 which state the minimum rear yard in the abovementioned zone is 15'.
6. Green Area Ratio. The proposed project provides a minimum Green Area Ratio (GAR) of 0.3 (823 sf) to comply with the pervious surface requirements of 11 DCMR G-407.1 which states that the minimum GAR in the subject zone is 0.3.
7. Parking. The proposed Project will be served by two (2) parking spaces which exceeds the parking requirements under 11 DCMR C-701.5 which requires 1 space per 3 dwelling units in excess of 4 units.
8. Parapet / Penthouses. The proposed parapet is 3'-10" above the roof highpoint. A proposed penthouse containing only stairs the roof is provided. The proposed penthouse is setback 14'-5" from the south roof edge and 52'-2 1/2" from the north edge. No setback is provided from the east roof edge, as none is required. The penthouse structure is setback 11'-2" from the western roof edge. Therefore, the penthouse in compliance with the regulations set forth in Section C-1502.
9. Areaways. The proposed Project will include an areaway at the front that measures five (5) feet from the building to the face of retaining wall. A second egress window well is located at the rear (north elevation) and measures three feet, six inches (3'-6") from the building to the face of the retaining wall. As I have previously indicated, window wells (no pedestrian access and no more than 4' in width) and areaways (pedestrian access and no more than 5' in width) are permitted and do not affect the building height or gross floor area calculation.

10. Court or Court Niches. The proposed Project does not propose any court or court niche areas.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above. Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachments: Feasibility study and plans dated 31 August 2016

File: Det Let re 521 Kennedy St NW to Bailey 10-20-16