



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

January 6, 2021

Christopher Cushman
710 A Street SE
Washington, DC 20003

Via Email

topher@tophercushman.com

mike@fowler-architects.com

Re: 710 A Street SE (Square 0898, Lot 0040)

Dear Mr. Cushman:

Based on the PDRM you had with my staff on October 28, 2020, you propose to make improvements to the above-referenced property in accordance with the plans attached hereto as Exhibits A and B. The property is located RF-1 zone district and is currently improved with a three-story flat and two-story rear 'sleeping porch'.

Project Overview

You are proposing to remove the existing 'sleeping porch' and construct a one-story screened porch with partial roof deck at the rear of the existing structure. The screen porch is at the first-floor level with a landing and stair access to the rear yard. The proposed porch sits on brick piers with areaway access to the cellar level. The proposed 2nd floor roof deck/balcony does not extend the full depth of the screened porch. The existing wood privacy fence around the rear yard is to remain. The side of the screen porch and roof deck along the east property line will incorporate some privacy screening lower in the wall with screen or open panels above.

Summary

Based on the attached plans, I find the proposed project complies with the General Zoning Regulations and the specific RF-1 zone requirements. Accordingly, when you file the plans for a building permit, my office will approve drawings that are consistent with the information noted above and the attached drawings.

Please feel free to contact me if you have any questions.

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

Attachments: Exhibit A – Plat dated 7-15-20
Exhibit B – Plan Set dated 12-2-20

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.