

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



July 8, 2016

Ronald Schneck Jr., AIA
Square 134 Architects, PLLC

Via Emailed PDF

Re: Zoning PDRM – 921 R Street, NW – Subject Property

Dear Mr. Schneck:

Please allow this letter (and attached drawings) to serve as a confirmation of our conversation on March 1, 2016, regarding the proposed development at the subject property, located in the subject R-4 Zoning District, and as discussed here the proposed project complies with the current zoning regulations. The conclusions that we discussed are as summarized below:

1 – The building is a matter-of-right renovation of a Flat use, which has one dwelling on the first and second floors, and a one-level unit in the cellar. You are also fully compliant in terms of height and number of stories. In addition, you are not creating any non-compliant courts, or side yards.

2 – The allowable lot occupancy is 60%, however, the existing building and detached garage accounts for 81% lot occupancy. However, you are able to reduce the lot occupancy by removing a portion of the main building at the rear of the existing house.

4 – You are able to create additional usable space in the ground level garage (in addition to the parking use) in the form of a home office. Uses (and spaces) prohibited within this accessory building include sleeping areas and/or a kitchen, but a wet bar that has no stove is permitted. A half bath is permitted, but no bathing facilities in the form of a shower or tub can be provided. The access to the garage roof is also compliant as shown with a roof hatch.

5 – The existing garage contains two existing substandard parking spaces that are each 8 by 16 feet which are non-conforming as to size, but are grandfathered as lawful non-conforming as they are smaller than 9 by 19 feet.

6 – We discussed the designation of the lowest level as a cellar in that that level's ceiling is not 4' or more in height from the adjacent grade at the front. At the rear of the existing building you are providing a sunken patio at the rear, but since there are no FAR requirements in an R-4 zone, there is no issue with FAR. The cellar designation is not counted as a story as per zoning definitions.

7 – There is an existing side yard, approximately 2' in width, and because the building is not being extended either vertically and/or horizontally there are no issues.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Matthew Le Grant", written over a horizontal line.

Matthew Le Grant
Zoning Administrator

Attachment: Plan Set dated 5-24-16

File: Det Let re 921 R St NW to Schneck 7-8-16