

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



November 12, 2013

Anton Janezich  
Andrulis Janezich Architects, pllc  
1785 Massachusetts Ave NW, Suite 509  
Washington, DC 20036

Re: 924 5th Street NW - Preliminary Design Review Meeting

Dear Mr. Janezich:

The following is a summary of our October 9, 2013 discussion.

**I. Introduction of Project:**

The existing building façade is currently being renovated and is a contributing historic resource in the Mt. Vernon Square Historic District. The existing three story building is sited on a 1,767.5 square foot site contains approximately 2,538 gross square feet of non-residential floor space (1.4 FAR) with 1,625 SF on the first floor, 456.5 SF on the second floor, and 456.5 SF on the third floor. The proposed renovation and addition will total 6,225.5 square feet, with 4,600.5 square feet of gross floor area that will be included in FAR area (2.6 FAR).

**II. Mix Use Development:** The project will be a mixed use development as follows:

New Cellar – retail/restaurant – 1625.0 square feet (0 FAR)  
Existing First Floor – retail/restaurant – 1625 square feet (.92 FAR)  
New First Floor Mezzanine – retail/restaurant – 513.5 square feet (.29 FAR)  
First Floor Total – retail/restaurant – 2138.5 square feet (1.21 FAR)  
Second Floor – office – 1365 square feet (.77 FAR)  
Third Floor – residential – 1096.5 square feet (.62 FAR)

**III. Zoning:** After reviewing the submitted information I am confirming the following:

- A. Site is in a C -2-C zone and is in the Downtown Development [DD] Overlay
- B. Per Section 771.2 for the subject C -2-C zone, the site is allowed:
  1. 6.0 FAR of residential use (and maximum permitted)
  2. 2.0 FAR of other uses (of the 6.0 FAR allowed for residential use)
- C. Per Section 1706.4 for the subject DD Overlay District:
  1. 8.0 FAR maximum permitted (4.5 FAR minimum of residential use)
  2. Section 1706.18 gives relief from 4.5 FAR minimum requirement for residential noted in section 1706.4(b).
  3. It was noted that a scheme with no residential use may be possible if the last certificate of occupancy was for a commercial or retail use ONLY, however the maximum 2.0 FAR of other uses could not be increased as a result.

**IV. Parking Requirement:** Per an analysis of the addition under section 2120.3 it was determined that there will not be any requirement for parking.

**V. Mezzanines and FAR:**

It was concluded that the first floor mezzanine does not count as a floor, but its area does count as chargeable gross floor area towards FAR.

**VI. Rear Yard:** The following was discussed regarding the requirements for a rear yard:

- A. The 1<sup>st</sup> floor may remain in its current location for this project in its existing state or if rebuilt.
- B. For the first 20' of building height the rear yard is to 15'-0" from the centerline of the alley.
- C. Above 20' of building height the rear yard is to be 15'-0" from the rear property line.

**VII. Cellar**

It was confirmed that in the Downtown District a cellar may be used for preferred uses and that a restaurant is considered a preferred use and may be placed in a cellar.

**VIII. Exemption from Streetwall Design Requirements**

It was explained that the Streetwall design requirements were in part developed to enhance the existing historic fabric of the neighborhood. As the property is located in the Mt. Vernon Triangle Historic District, and is an existing building, it is exempt from the streetwall design requirements of Section 1722.

**IX. Other:**

- 1. I advised that the exterior space at the third floor labeled as a terrace with no roof would is not FAR area. It is however a court. No issues could be immediately noticed regarding the court. I advised however that it be checked against the zoning requirements for courts (Sections 776 for commercial and 776.3 for residential courts.)
- 2. I suggested that you schedule a meeting with Chief Structural Engineer Robert Chen regarding requirements for accessible access to all levels (elevator).

If I may be of any further assistance on any inquiry concerning this matter, please feel free to contact the undersigned.

Sincerely,   
Matthew LeGrant  
Zoning Administrator

Attachments: Zoning analysis  
Zoning matrix (revised 10 October 2013)