

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



October 18, 2016

R. Rokk Architecture
635 Slaters Lane, Suite 305
Alexandria, VA 22314
Attn: Kioko Wakamatsu

RE: Third story addition / Alteration of existing three stories plus cellar Single Dwelling Unit in 55 Seaton PL NW

Dear Ms. Wakamatsu:

This is to confirm the substance of our discussion on August 25, 2016, concerning the proposed third story addition to existing Single Dwelling Unit currently known as 55 Seaton Place NW. The discussion had specific reference to lot and building located in square 3110 at lot 0122, currently zoned RF-1, hereinafter referred to as the "Project". The following is a list of clarifications provided to various aspects of the building project:

1. You proposed to raise the rear portion of the roof to create new habitable space within the existing footprint.
2. There are two scenarios, the first one will have an addition built over the existing footprint and will keep the existing west courtyard. The second option proposes an addition built from wall to wall eliminating the courtyard on the west side.
3. Building Height: The total height of the existing 3 plus cellar structure is 35 ft. from the BHMP to the highest point of the roof. You propose to raise the rear portion of the roof to match the existing height and make it habitable, not exceeding the existing height which conforms to the zoning standards for height in the RF-1 Zone as established on E-8 §303.1
4. Lot Occupancy: The current percentage of lot occupancy is 56.36% which conforms to the standards on E-9 §304.1. If you choose the second option which eliminates the west courtyard the percentage of lot occupancy will be raised to 60.79% exceeding the maximum allowable lot occupancy by .79% for which you will be required to request a deviation or modification by Zoning Administrator's Minor Flexibility ruling pursuant to A-23 § 304.2 (a)

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5. Rear Yard setback: The current situation shows a rear yard of 17ft. left unmodified.
6. Courts: No court prescribed for Single Dwelling Units in RF-1 District.

Please let me know if you have any questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

File: Det Let re 55 Seaton Place, NW to Wakamatsu