

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

December 15, 2011

Sevan Topjian, 1845 Kalorama Rd NW, LLC
PO Box 29589
Washington DC 20017



RE: 1845 Kalorama Road, NW -- SSL: 2552, 0803 - Zoning Determination

Dear Mr. Topjian:

This letter replaces my previous letter of November 8, 2011 to you on this matter. It is my understanding that you have revised your proposed project located at 1845 Kalorama Road NW in response to feedback from HPRB. Your revised architectural plans and zoning data sheet were submitted to me on 12/15/11. Based on these plans and the zoning data sheet (both attached), the proposed project may be constructed as a matter of right in the subject R-5-D zoning District, in conformance with zoning regulations. Also, based on these plans and the zoning data sheet, the following elements of the project are conforming to zoning as a matter of right: (1) Use; (2) Rear yard, side yard, building height and street frontage (3) FAR & Lot Occupancy; The following is a summary of the project:

The project is located at 1845 Kalorama Road, NW, which is located in the Washington Heights Historic District. The proposed addition is a rear addition to the existing 3-story plus cellar row-house that extends from lot line to lot line. The addition is 4-stories plus basement. The addition, along with the existing structure will create a total of nine residential units. In addition:

-Parking is not required under 11 DCMR 2120.3(b), due to the presence of the historic resource, as the project's standard requirement of 3 spaces is waived. Nevertheless, you will be providing two non-required open parking spaces that will be accessible for the rear alley.

-The Project size is below the threshold for Inclusionary Zoning as one dwelling unit is existing and 8 additional units are proposed, for a total of 9 units, which does not require Inclusionary Zoning units, as per section 2602.1.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the plans and zoning data sheet attached to this letter. Please let me know if you have any further questions.

Sincerely, 
Matthew LeGrant

Attachments: Plans; Summary of Zoning Stds.

File :Det Let re 1845 Kalorama Rd NW to Topjian REVISED 12-15-11