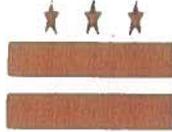


GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



May 21, 2012

Christian Zapatka
1656 33rd St NW
Washington, D.C. 20007

Re: 3240 Q St NW – Lot 812, Square 1272 - Addition to Existing Semi-Detached House

Dear Mr. Zapatka:

In response to our meeting of April 2, 2012, in which we discussed alternative proposed additions as a house expansion at the subject property, I am summarizing my review of the applicable zoning regulations. The subject property is zoned R-3, and the existing building is a single family semi-detached house, with the following conditions:

- Existing approximately four foot wide non-conforming side yard, along the western side property line.
- Building Area footprint of current house: 1,022 sq. ft.
- Total area of the lot: 2,760 sq ft.
- 37% lot coverage.
- Lot Width: 18 feet 4 $\frac{3}{4}$ inches.

Your proposal is to construct an addition to the rear of the present house as illustrated in the attached plan. The addition would continue the building along the eastern side property line as a four foot seven inch wide, and ten foot long 'hyphen' that connects to a larger addition that extends across the full width of the lot. The effect of the addition would be to convert the building from a semi-detached house into a row dwelling. This change would then, under 11 DCMR 403.2, increase the maximum allowable lot occupancy from 40% to 60%. This proposed plan would then have a lot occupancy of 45%, so it would comply. All other zoning standards appear to be complied with.

Accordingly, the proposed addition as described in this letter and its attachment complies with and is consistent with all requirements of the Zoning Regulations. Should you have any questions, please let me know.

Sincerely, Matthew Le Grant

Matthew Le Grant
Zoning Administrator

Attachment

File: Det Let re 3240 Q St NW to Zapatka 5-21-2012