

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



December 14, 2011

David M. Edwards
3232 Sigler Rd.
Jefferson MD 21755

RE: 1801 13th St., NW- Proposed Renovation of Three Unit Apartment Building

Dear Mr. Edwards:

It was a pleasure to meet you on November 30, 2011 regarding the proposed project located at 1801 13th St NW, at the corner of 13th Street and S Streets NW, which is located in a R-4 zone. In summary, the conceptual plans that you submitted regarding the project design would alter the existing building so as to continue a three unit apartment house use. This will involve primarily interior renovations, along with roof top decks and exterior cosmetic work.

At our meeting, I reviewed architectural plans dated 11/25/2011. The following elements were identified, based on these plans, as conforming as a matter of right:

- Project is a renovation of an existing three dwelling unit building. There is a 1958 Certificate of Occupancy #B10174 for a flat use of the second and third floors, and another dwelling unit on the ground floor.
- The documentation of the three existing dwelling unit use, includes:
 - Three existing electric meters, account statements attached.
 - Three existing kitchens, pictures attached.
 - Three gas meters, pictures attached.
- Rear yard, side setbacks, building height, minimum court size and street frontage area all either unchanged or conforming. There is a large side yard running along 13th St.
- The lowest level qualifies as a cellar, and therefore is not counted as a story.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above. Please let me know if you have any further questions.

Sincerely,

A handwritten signature in blue ink that reads "Matthew Le Grant".

Matthew Le Grant
Zoning Administrator

Attachments

File: Det Let re 1801 13th St NW to Edwards 12-14-11