DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

October 29, 2019

Jake Greenhouse
Lot 0059 in Square 0553
Washington, DC 20001

RE: **(Lot 0059 Square 0553) – Development of an Alley Lot**
19-Z-PDRM-00172

Mr. Greenhouse:

This letter is to confirm the substance of discussions with my office on August 2, 2019 regarding the proposed development of a two-story single family dwelling with a roof deck and cellar level with interior parking. I would like to memorialize these discussions regarding the proposed development of the Property in the subject RF-1 Zoning District.

The following items were discussed during your meeting with my staff:

Alley Lot Use (Special Exception Required). The subject lot (Lot 059) is currently a record alley lot that will allow for the development and construction of a single family residential detached home with the front of the home facing the public 30' alley to the east, pursuant to *U-600.1 (e)*. The lot has an area of 1,845 square feet, therefore is exceeds the minimum 450 square foot lot area required pursuant to *U-600.1 (e)(2)*. The alley lot has access to an improved public street (P Street NW), via an improved alley greater than fifteen feet in width but is approximately 406 linear feet, and therefore is not in compliance with the 300-foot linear standard of U-600.1(e)(3)(B). **You would be required to seek Special Exception relief via the Board of Zoning Adjustment pursuant to U-601.1(c) and X-901.2.**

Building Height Measuring Point. The Building Height Measuring Point (BHMP) shall be established at the adjacent natural or finished grade (whichever is the lower in elevation) at the mid-point of the building façade of the principal building that is closest to the adjacent public alley line to the east pursuant to *B-308.2*.

Building Height. The maximum permitted height for a proposed building on an alley lot in the RF-1 Zoning District is twenty feet (20') and two stories (including any penthouse elements) pursuant to *E-5102*.

Roof Deck (Special Exception Required). The applicant intends to install a roof deck above the top story of the building, to be accessed by a roof hatch. The deck would span the entire width of the building. The attached plan instead shows a roof deck above the second story, spanning the width of the building, and accessed from an interior staircase on the second floor. Any guard rails would need to be setback a distance equal to its height from the side, front and rear building walls pursuant to *C-1502.* Any penthouses are limited to the twenty (20) foot building height required pursuant to *E-5102.* **As the proposed roof deck and guardrails exceeds the maximum permitted twenty (20) foot building height, Special Exception relief via the Board of Zoning Adjustment is required pursuant to E-5108.1 and X-901.2.**

Bay Projections. Bay Windows are permitted to project over any required yard or court for a distance not to exceed two feet (2 feet) pursuant to *B-323.2.* In order to be considered a "Bay Window," the feature must be cantilevered (no foundation), and have associated windows.

Parking. The proposed plans indicate a proposed garage, which would be accessed via a private alley located on the property south of the subject property (1417 3rd Street NW), providing one (1) off-street parking space as required pursuant to *C-701.5.* The applicant intends to obtain an easement to gain legal access to the adjacent property. If an easement for entry is not granted, provision off an alternate parking garage directly from the public alley will be adequate.

Prior to approval of any building permit application for the proposed development, you will be required to obtain approval from the **Board of Zoning Adjustment**.

Please let me know if you have any further questions.

Sincerely, Matth Le Gr

Matthew Le Grant
Zoning Administrator

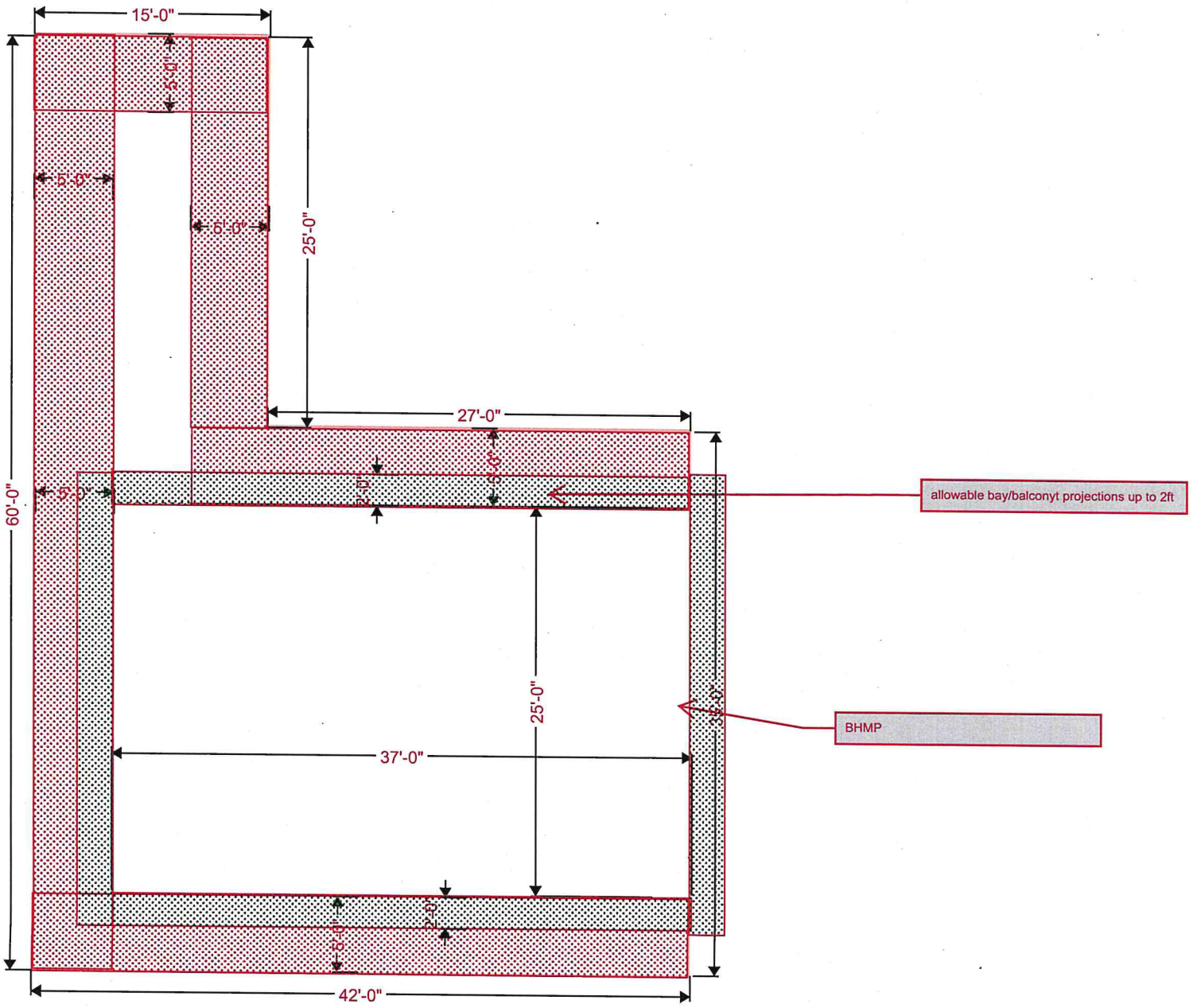
Zoning Technician: Shawn Gibbs

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

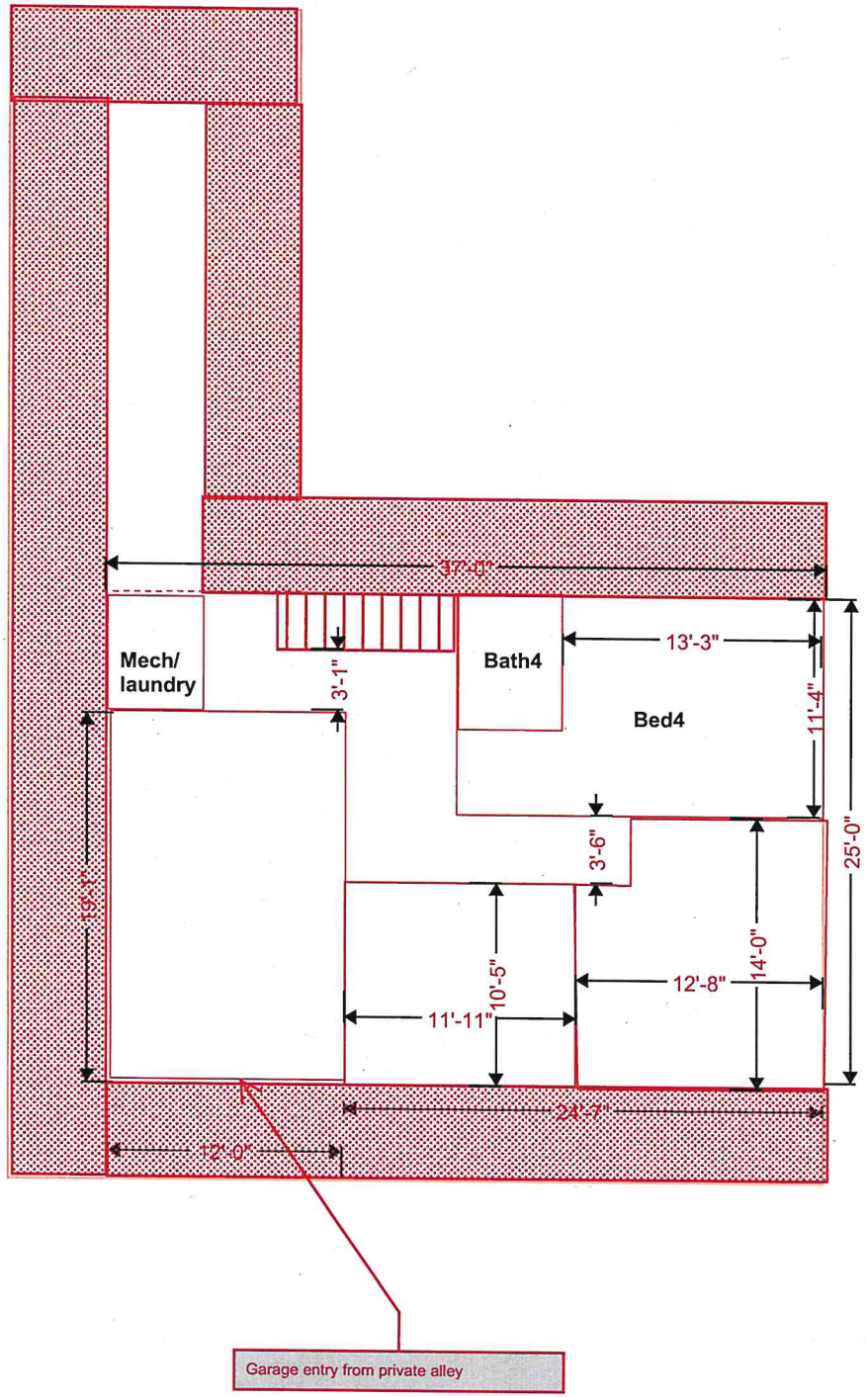
File: Det Let re Lot 0059 in Square 0553 to J. Greenhouse on October 29, 2019

Foot Print with setbacks - Scheme 1

Square 0553 Lot 0059

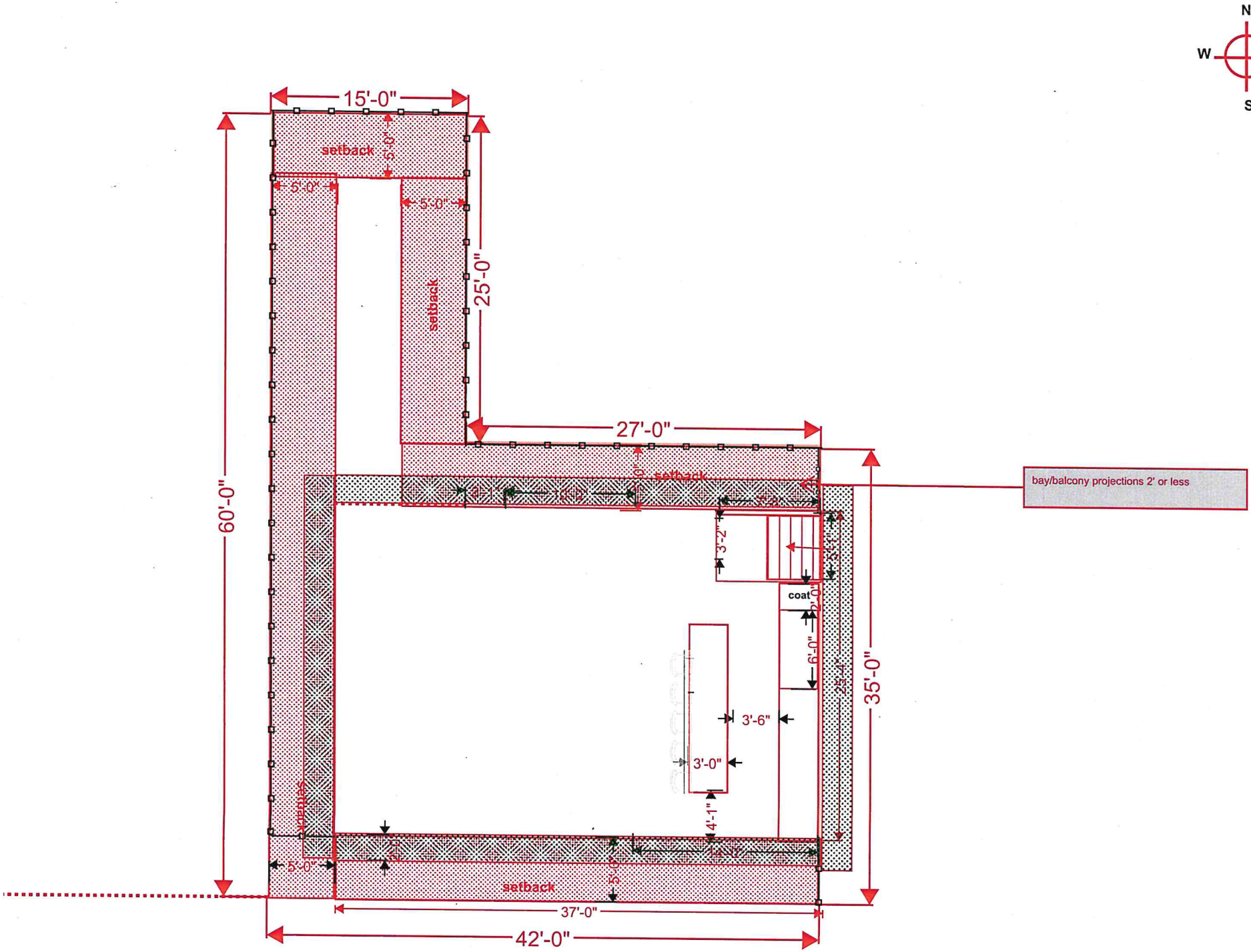


Basement - Scheme 1

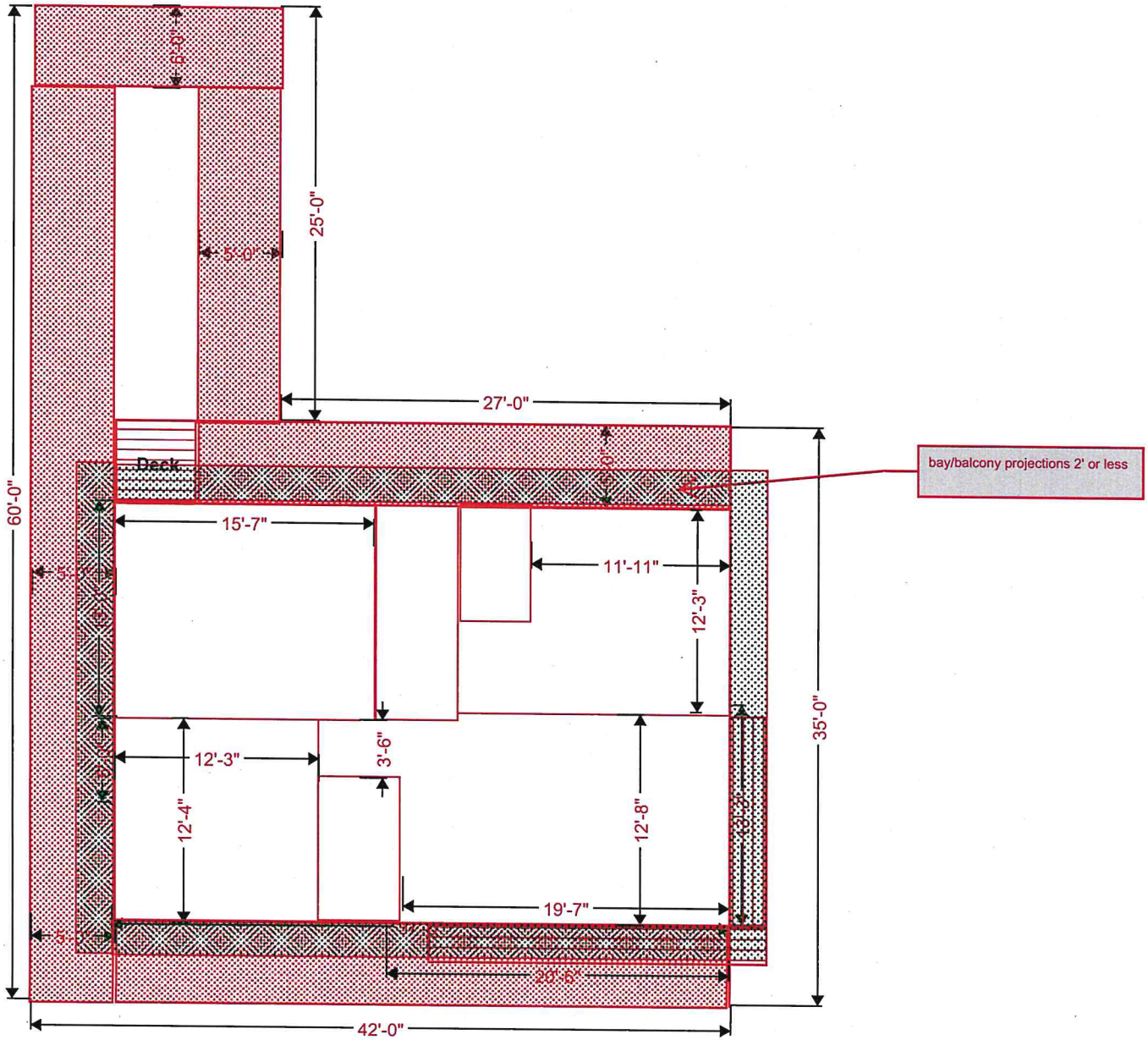


Level 1 - Ground- Scheme 1

Square 0553 Lot 0059

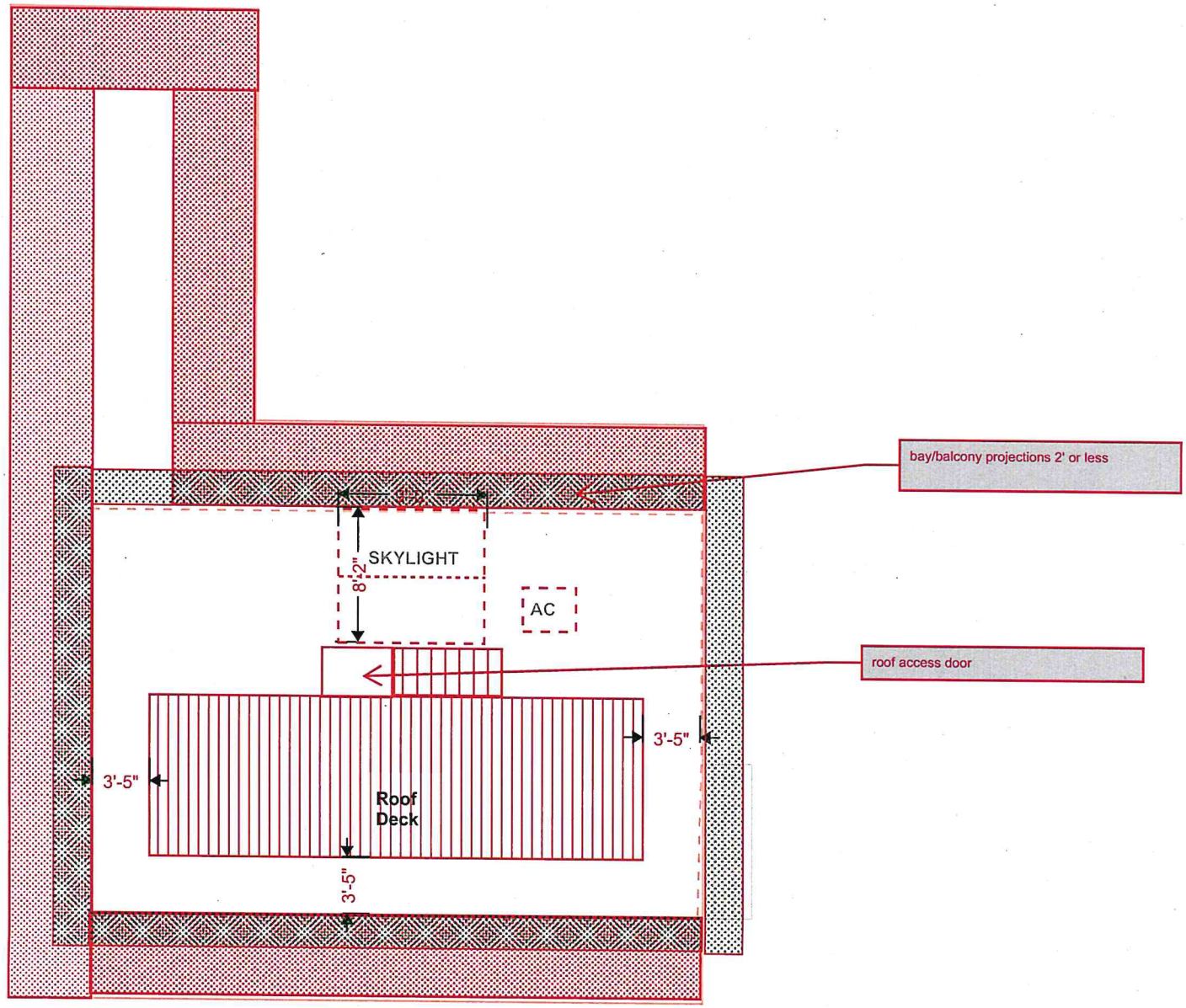


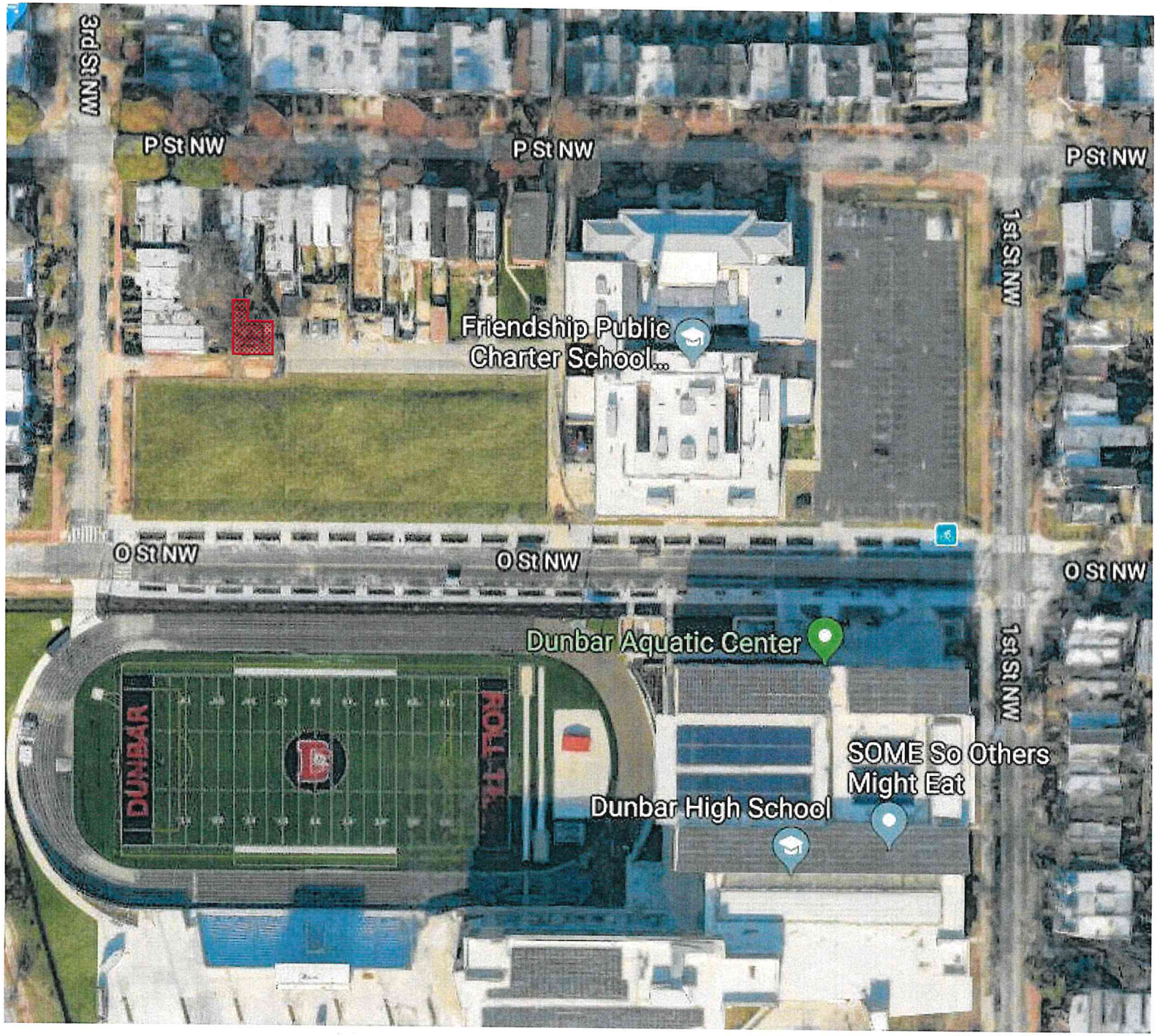
Level 2 - Scheme 1



Level 3 - Roof deck - Scheme 1

Square 0553 Lot 0059




3rd St NW
P St NW
P St NW
P St NW
1st St NW
Friendship Public Charter School...
O St NW
O St NW
O St NW
Dunbar Aquatic Center
1st St NW
DUNBAR
SOME So Others Might Eat
Dunbar High School