



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

December 18, 2019

Juan and Todd Torres-Douglas
1143 4th Street, NE
Washington, D.C. 20002

Re: Proposed Renovation of 1143 4th Street, NE - Square: 0805 Lot: 0038 (the "Property")

Dear Messrs. Torres-Douglas:

This is to confirm the substance of the discussion with my staff on May 28, 2019 at the Preliminary Design Review Meeting (PDRM) concerning the proposed addition to, and renovation of, 1143 4th ST NE. The discussion covered the proposed expansion of the existing two-story single-family residential house with basement. The main elements of the proposed renovation include: 1) conversion of single family home to a two (2) unit flat with new basement unit; 2) 3rd floor addition; 3) rear addition on all floors and the basement; 4) repair and installation of deck above existing front porch; 5) balcony on 3rd floor front; 6) Penthouse with access via elevator and staircase; and 7) rooftop deck with a four (4) foot parapet surrounding entire rooftop deck.

Based upon review of the District of Columbia Municipal Regulations (DCMR Title 11), the D.C. Zoning Regulations, the above captioned Property is a two-story row house in Zone RF-1.

The following are among but not limited to the following code requirements that will impact the proposed renovations:

Zone: RF-1	Regulation	Existing	Proposed	Relief
Height E § 303.1	35-foot max. and 3 stories	2-stories and 25.25 feet	3-stories and 35 feet	None
# of units §	2 – unit Max	1 unit	2 unit	None
Lot Occupancy E § 304.1	60% Max	40%	60%	None
Rear Yard E § 306.1	20-foot min.	50 feet	25 feet	None
Penthouse C-1500.3	Penthouse other than screening for rooftop mechanical equipment or a guard-rail.	N/A	Penthouse with ancillary space exceeding 30 sf	Variance C-1500.4

Penthouse Height C § 1500.4(a)&(b)	10-foot Max. access via stairs or elevator and 30 sf Max for storage	N/A	8-Foot access via stairs and elevator and 30 sf Max for storage	None
Penthouse Setback C-1502	One-to-one setback 8 ft. min.	N/A	0 ft. on one side	Special Exception C-1504.1
Walkout balcony above existing porch E-206.2	Porch roof shall not be altered	N/A	2 nd floor walkout and patio with railing above existing porch	Special Exception

Accordingly, when you file the plans for a building permit, assuming you secure BZA approval of the above listed relief, our office will approve drawings that are consistent with the information noted above.

Sincerely,



Mathew Le Grant
Zoning Administrator

Attachment: Plan Set dated 4-12-19

Disclaimer: This letter is issued in reliance upon, and therefore limited to, the questions asked, and 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 decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations (Title 11 of the District of Columbia Municipal 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. Therefore, this letter does **NOT** vest an application for zoning or other DCRA approval process, which may only occur as part of the review of an application submitted to DCRA. This determination is limited to an interpretation of the Zoning Regulations, and I am not making any representations as to Building Code requirements or other D.C. laws.