



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

January 31, 2020

R. Michael Cross Design Group  
Attn: Michael Cross  
2001 S St NW, Suite 230  
Washington, DC 20009

**RE: Addition / Alteration / Repair of Structure at 2419 Ontario Rd NW  
(19-Z-PDRM-00195)**

Mr. Cross:

This is to confirm the substance of a discussion with my staff on October 4<sup>th</sup>, 2019, concerning the proposed addition/alteration/repair of 2419 Ontario Rd NW. The discussion had specific reference to the principal building constructed in 1945, and the lot located in Square 2566 at lot 092, currently located within the RA-2 Zoning District, hereinafter referred to as the "Project".

You propose to renovate, expand, and increase the unit count of the existing six (6) unit Apartment House into nine (9) dwelling units. The existing masonry front wall and party walls will remain and will have their foundations underpinned. A new fourth story addition will be constructed above the existing structure, a cellar excavated from the existing crawlspace, and a new 4-story plus cellar structure will be extended at the rear of the existing structure. The following is a list of clarifications provided to various aspects of the project in the subject RA-2 Zoning District:

1. The intended use of the Project is an Apartment House with (9) Dwelling Units a use that is permitted by-right pursuant to 11 DCMR U § 401.1 (d)(1).
2. The Project is shown at a height of 49' – 10 3/8" above the Building Height Measuring Point (BHMP), which conforms to 11 DCMR F § 303 (permits a building height up to 50' – 0").
3. The lowest level shall be considered a Cellar as defined by 11 DCMR B § 100 therefore not counted as a story nor included in the Gross Floor Area (GFA) as

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 2419 Ontario Rd NW to R. Michael Cross on 1-31-2020