



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

November 18, 2019

Dereje Feleke  
620 Highland Farms Circle  
Gambrills, Maryland 21054

**Re: 750 19<sup>th</sup> Street, NE  
Square 4507, Lot 0100**

Dear Mr. Feleke:

I have reviewed this description of the Preliminary Design, Zoning PDRM meeting on November 6, 2019 regarding the proposed development project located on 750 19th Street, NE (Sq. 4507, Lot 0100) in the subject RA-2 zoning district. This letter summarizes the points of the meeting.

The proposal is to raise and expand the existing single family building and convert the building into 8 unit dwelling units, by constructing a third floor, penthouse addition, 43 ft. rear addition. Cellar, first and second levels will accommodate 6 units (one bedroom, a den and a bath each) and 2 units on the 3rd level and a penthouse (two bedrooms and a den each). One parking space would be provided in the rear yard. Attached are floor plans, and building section for reference.

**BUILDING AREA AND LOT OCCUPANCY CALCULATIONS**

EXISTING LOT AREA 2,312 SF  
EXISTING FOOTPRINT 715 SF  
EXISTING BUILDING SF 2,145 SF  
FAR 1.8 4,161 SF  
60% LOT OCCUPANCY LIMIT 1,387.2 SF  
PROPOSED FOOT PRINT 1,380 SF  
TOTAL FAR SQ FT @3 FLOOR 4,140 SF  
TOTAL GROSS FLOOR AREA 6,602 SF

**BUILDING HEIGHT:** 50' Maximum per RA-2 under **Section 303.1 Table F.**  
Proposed building is 30'-8" measured from the top of the existing front grade to the 3rd floor top of roof, and is three stories, plus a penthouse all above a cellar.

**REAR SETBACK:** 15 foot minimum per **Section 305.1 Table F**; 41'-3" is provided.

**CELLAR:** Per **Section B-101.2**. The cellar level will have a height of 3'-8" at the front measured from the BHMP to the first floor level, so as to be deemed a cellar.

**PENTHOUSE:** The proposed building contains a penthouse. Per **Section 303.2 Table F** the height is allowed to 12 feet. The proposed penthouse height is 9'-0"ft. per 1502 the penthouse setback from the edge of the roof 9'-0"ft. The penthouse is 924 SF of habitable space 40% of lot area.

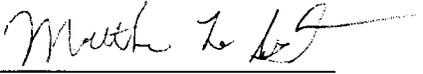
**PARKING:** The lot currently has one parking space accessed from the alley. Per **Section 701.5 Table C** the requirement is 1 space per 3 units in excess of 4 units. Per Section 702.2 one parking space is provided, and is compliant.

**FAR:** The subject RA-2 zone allows an FAR of 1.8 or 4161 gsf of floor area; 4140 gsf are proposed which is below the maximum FAR limit.

**GAR:** Per **Section 501.1 Required** GAR is 0.4 of 2,312SF = 924SF. When submitted for permits the project will include 942 SF of pervious area consisting of green area and permeable paver as the rear, and a green roof system as required on the roof. Attached are floor plans and building section of the proposed project that graphically illustrates the project.

Accordingly, you will file the plans for building permit consistent with the above information.

If you have any further comments or seek additional information regarding the project, please let me know.

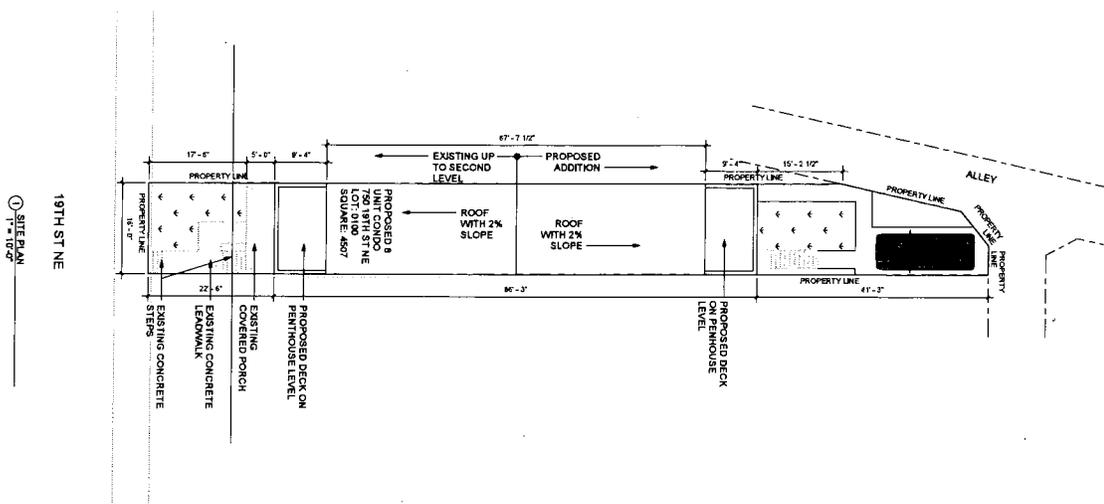
Sincerely,   
Matthew Le Grant  
Zoning Administrator

Attachments: Plan set dated July 2019

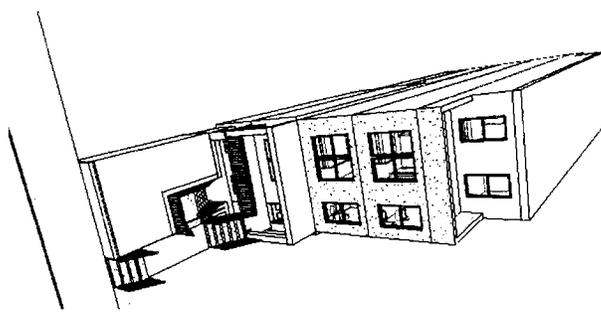
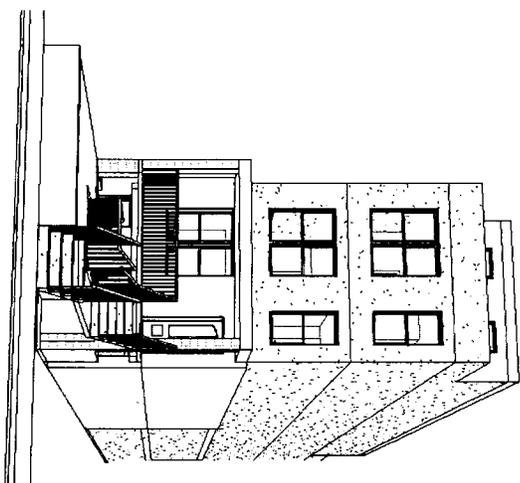
Zoning Technician: Ramon Washington  
File: Determination Letter/ Re: 750 19<sup>th</sup> St., N.E. of 11/18/19

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.

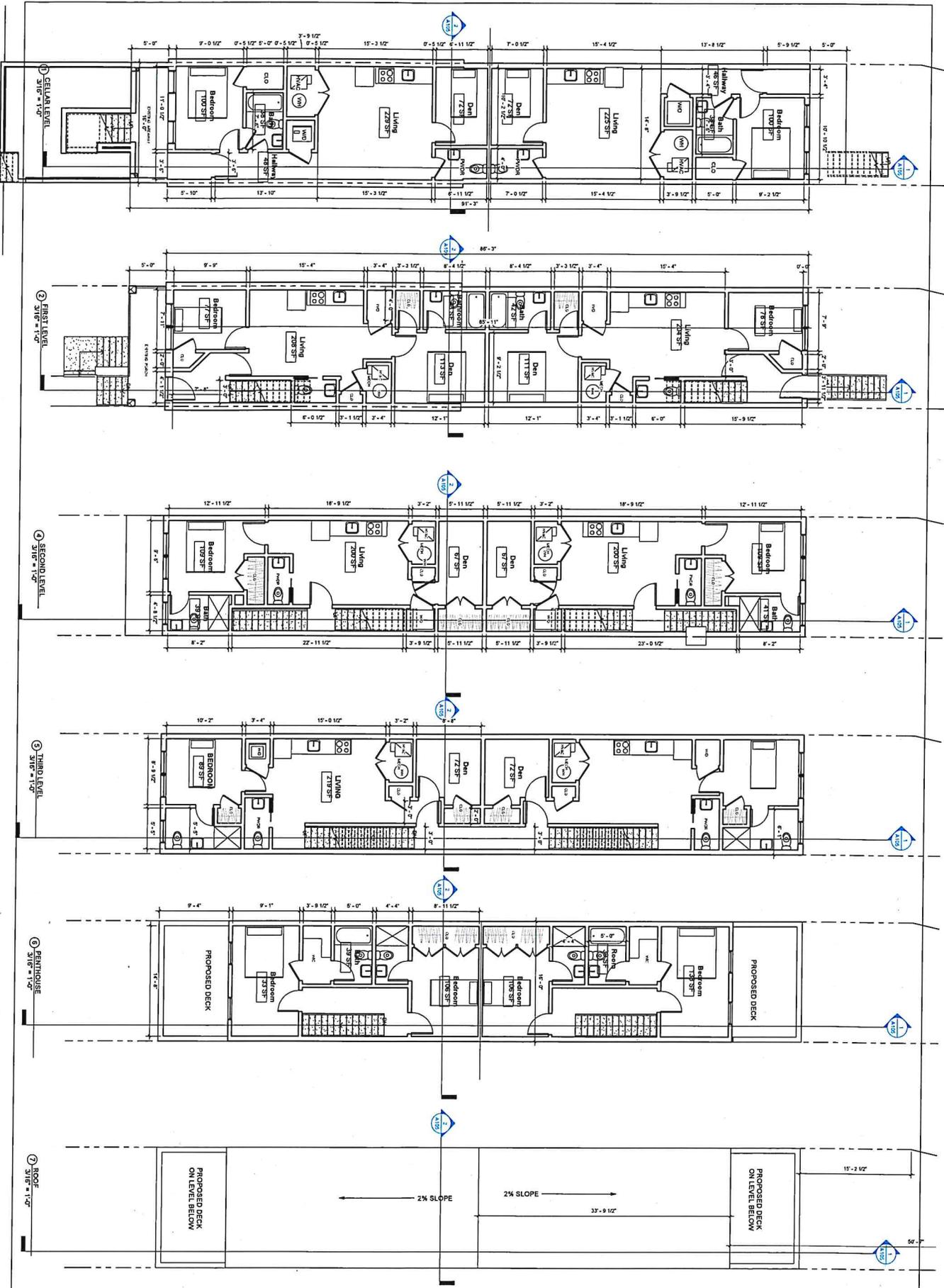




19TH ST NE  
 ① SITE PLAN  
 T=1007



A101 DRAWING NUMBER	JULY 2019 ISSUE	AS INDICATED ARCHITECT	DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES BUILDING PERMIT ISSUED	SITE PLAN AND 3D	750 19th ST NE DISTRICT OF COLUMBIA 20002	(Empty box)
------------------------	--------------------	---------------------------	--	------------------	---	-------------



**A102**  
DRAWING NUMBER

JULY 2019  
ISSUE

AS INDICATED



BUILDING PERMIT ISSUED

**PROPOSED FLOOR PLANS**

750 19th ST NE  
DISTRICT OF COLUMBIA  
20002

PROPOSED DECK ON LEVEL BELOW

PROPOSED DECK ON LEVEL BELOW



1 1ST LEVEL  
1/8" = 1'-0"

2 2ND LEVEL  
1/8" = 1'-0"

3 3RD LEVEL  
1/8" = 1'-0"

4 PENTHOUSE  
1/8" = 1'-0"

**AREA BY UNIT**  
 UNIT 1 = 667  
 UNIT 2 = 667  
 UNIT 3 = 606  
 UNIT 4 = 606  
 UNIT 5 = 612  
 UNIT 6 = 612  
 UNIT 7 = 1094  
 UNIT 8 = 1094  
 CMN = 447  
 TOTAL 6470

**AREA BY LEVEL**  
 BASEMENT = 1380  
 FIRST LEVEL = 1380  
 SECOND LEVEL = 1380  
 THIRD LEVEL = 1380  
 PENTHOUSE = 1082  
 TOTAL 6602

**ZONING CALCULATIONS**  
 LOT AREA = 2312  
 FAR 1.8 = 4161  
 LOT OCCUPANCY 60% = 1387  
 ALLOWABLE BUILT UP = 4161  
 PROPOSED BUILT UP = 6602  
 PROPOSED FAR = 4140  
 PROPOSED LOT OCCUPANCY = 59.68

EGRESS DISTANCES OF EACH UNIT FROM FURTHEST POINT	
ENCLOSED HALLWAY	EXIT
UNIT 1	35FT
UNIT 2	35FT
UNIT 3	33FT
UNIT 4	33FT
UNIT 5	30FT
UNIT 6	30FT
UNIT 7	60FT
UNIT 8	60FT

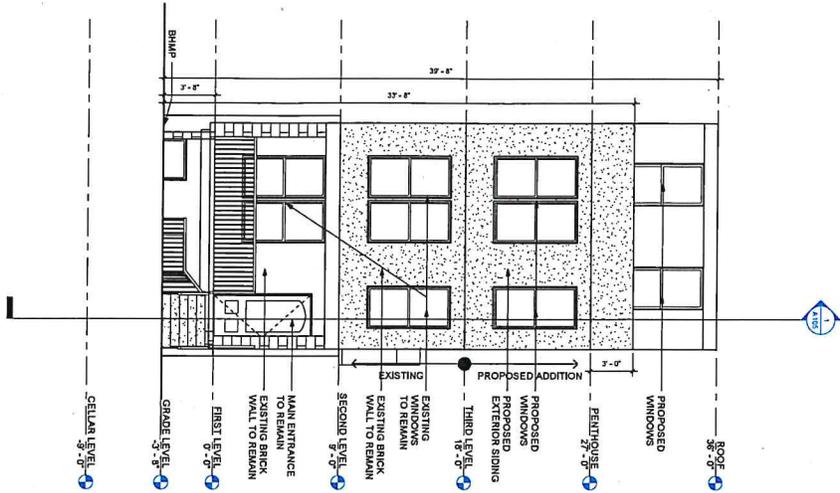
750 19th ST NE  
 DISTRICT OF COLUMBIA  
 20002

PROPOSED FLOOR  
 PLANS

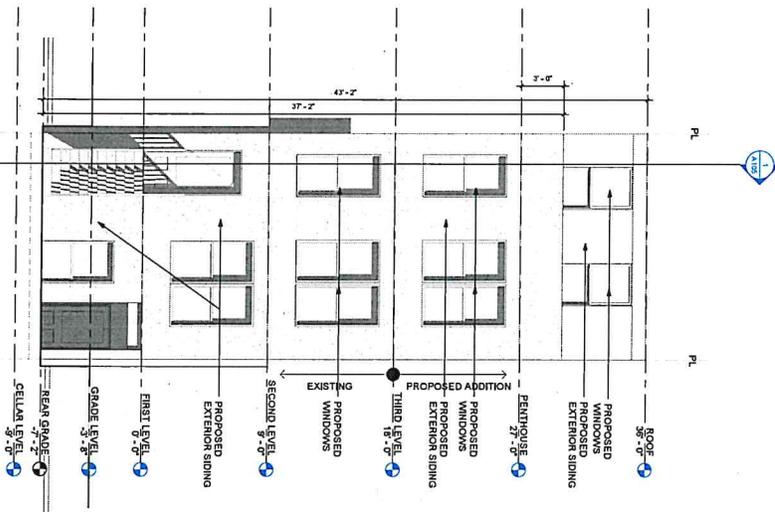


AS INDICATED  
 SCALE  
 JULY 2019  
 ISSUE

A103  
 DRAWING NUMBER



① PROPOSED FRONT ELEVATION  
1/4" = 1'-0"



② PROPOSED REAR ELEVATION  
1/4" = 1'-0"

AS INDICATED  
JULY 2011  
ISSUE  
SCALE

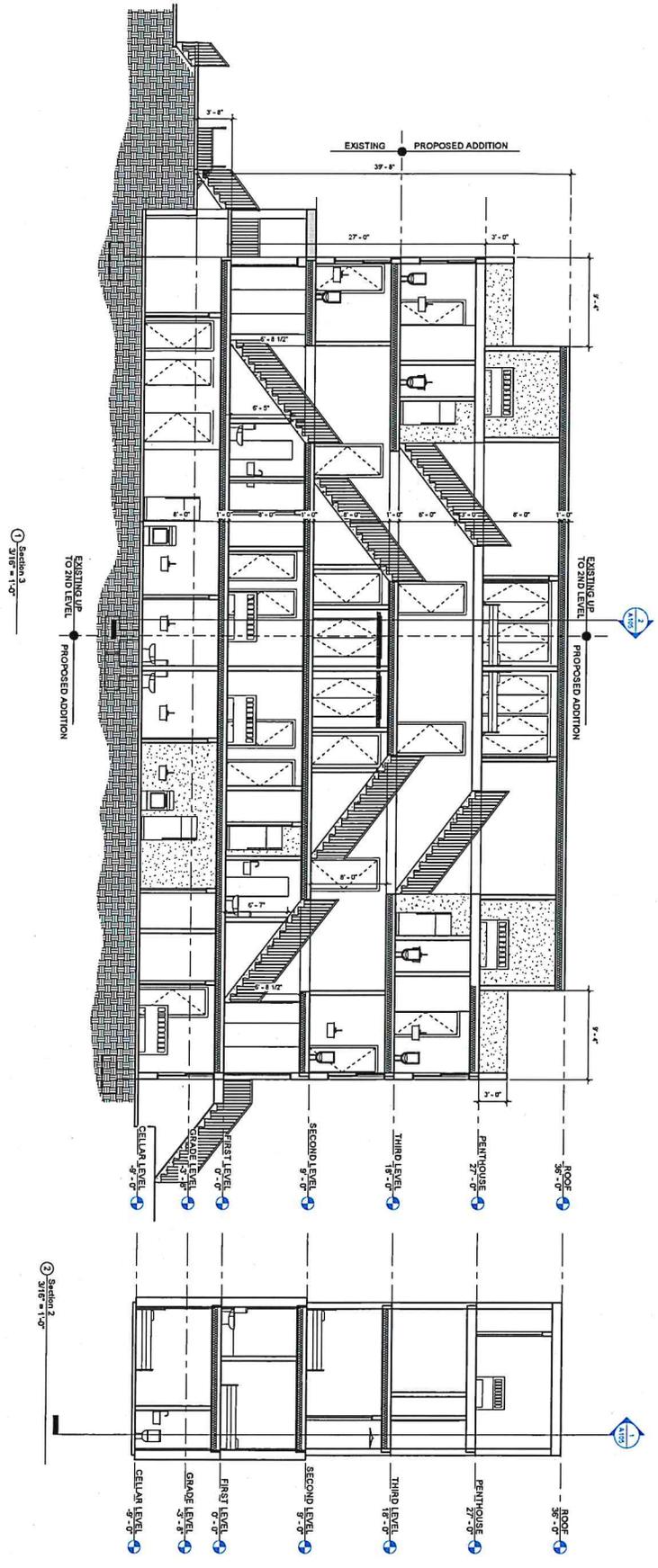


BUILDING PERMIT ISSUED

PROPOSED ELEVATIONS

750 19th ST NE  
DISTRICT OF COLUMBIA  
20002

DRAWING NUMBER  
**A104**



Section 1  
3/16" = 1'-0"

Section 2  
3/16" = 1'-0"

**A105**  
DRAWING NUMBER

JULY 2019  
ISSUE

AS INDICATED  
SCALE

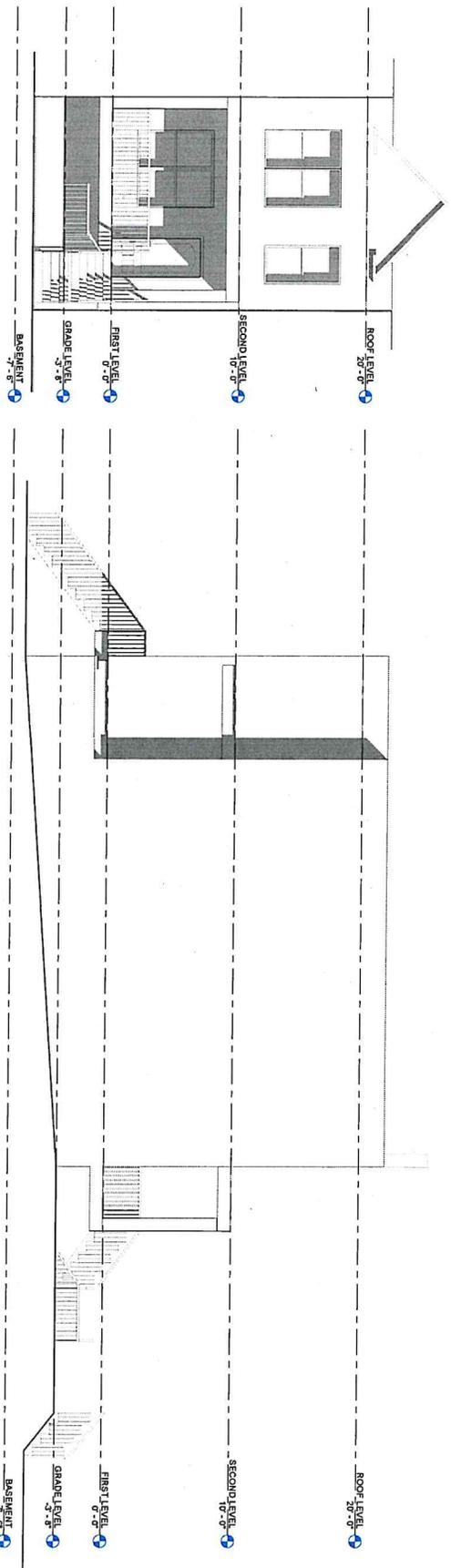
BUILDING PERMIT ISSUED

**PROPOSED BUILDING SECTION**

750 19th ST NE  
DISTRICT OF COLUMBIA  
20002

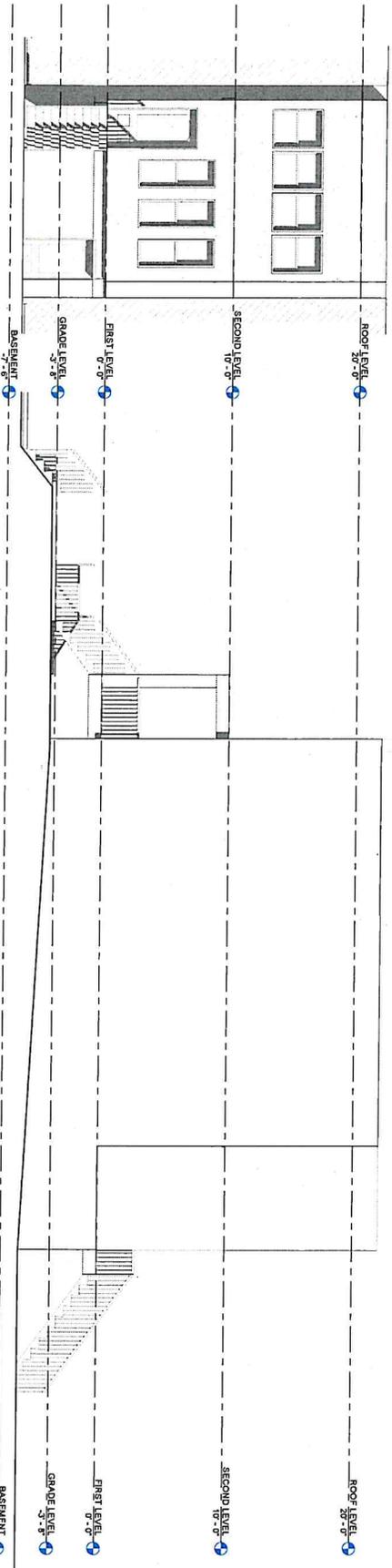






① EXISTING FRONT ELEVATION  
1/4" = 1'-0"

③ PROPOSED LEFT ELEVATION  
1/4" = 1'-0"



② EXISTING REAR ELEVATION  
1/4" = 1'-0"

④ PROPOSED RIGHT ELEVATION  
1/4" = 1'-0"

750 19TH ST NE  
DISTRICT OF COLUMBIA  
20002

EXISTING  
ELEVATIONS

BUILDING PERMIT ISSUED

AS INDICATED

MARCH  
2018

ISSUE

A201  
DRAWING NUMBER