



Government of the District of Columbia
Department of Consumer and Regulatory Affairs

Office of the Zoning Administrator

March 17, 2020

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

Re: Addition / Alteration / Repair at 79 + 85 Hanover Pl., NW

Dear Mr. Cross:

This is to confirm the substance of our discussion on July 18, 2019, concerning the proposed addition/alteration/repair at 79 & 85 Hanover Place, NW. The discussion had specific reference to the principal building constructed in 1908, and the property located in Square 0617 at alley lots 0222 and 0223, zoned MU-4, and hereinafter referred to as the "Project".

You propose to expand the existing single-story commercial structure and expand it to a two-story apartment building with nine (9) dwelling units. The following is a list of clarifications provided to various aspects of the building project:

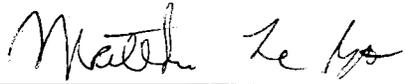
1. The project is eligible for conversion to an apartment house pursuant to U § 602.1, U § 501.2 & U § 401.1 (d) (1) which permits "multiple dwellings" as a matter of right, provided that in an apartment house accommodations may be provided only to residents who stay at the premises a minimum of one (1) month"
2. The project currently bears the address 79 & 85 Hanover Place, NW, but fronts a right of way which is 30' wide which is considered to be an alley and therefore the project shall be subject to Alley Lot Development Standards outlined in Subtitle G, Chapter 11.
3. The project has a proposed two stories above grade, which is conforming to G § 1102.2, as long as the height of the structure does not exceed 20'.

4. Per B § 307.1, for non-residential zones, the building height shall be established at the curb opposite the middle of the front of the building. As this time, there is no curb or named street (i.e. an alley lot) on any side of the lot, the BHMP shall be established at the center of the building at the west facade.
5. As an Alley Lot, the project would not be subject to the FAR limitations of G § 402.1., as per G-1101.1
6. The Project is proposed to cover 100% of the lot [5133 SF] which is conforming to Alley Lot Development Standards, as per G-1101.1.
7. The project proposes no rear yard which is conforming to G § 1103 which only requires a 5' rear yard from any lot line shared with abutting non-alley lots of which there are none.
8. The project proposes no side yard which is conforming to G § 1104 which only requires a 5' side yard from any lot line shared with abutting non-alley lots of which there are none.
9. As an alley lot, the lot is not subject to the court requirements of G § 202, nor shall they be regulated as side yards pursuant to G § 406.3.
10. The existing structure is non-conforming with G § 1105.1 but shall be allowed to remain pursuant to C § 202. The proposed addition above the existing structure is conforming to G § 1105.1 as all walls are setback from the centerline of the alley which they front by a minimum of 12'.
11. The project shall provide a GAR of .3 minimum to be conforming to G § 1106 & G § 407.1 at the time of review.
12. Table 701.5 requires 1 parking space for every 3 dwelling units after the fourth for an apartment house in the MU-4 Zone. Due to being within a half mile of the Noma Metro Station the project would be eligible for a 50% reduction in required parking per C § 702.1(a). Therefore, for the nine (9) unit project, one off-street parking space is required and is provided at the southeast corner of the building.
13. The project proposes to add less than 10 units therefore is not required to provide IZ units per C § 1001.2.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above.

Please feel free to contact me if you have any further questions.

Sincerely,

A handwritten signature in cursive script that reads "Matthew Le Grant". The signature is written in black ink and is positioned above a horizontal line.

Matthew Le Grant
Zoning Administrator

Attachments: ATH_HP Drawings
ATH_HP Plat

Zoning Technician: Daniel Calhoun
File: Determination Letter re 79 & 85 Hanover Pl., NW