

REVISED



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

July 2, 2019

Mr. Fred Bahrami
3532 W Place, NW
Washington, DC 20007

RE: 3532 W Place, NW – Determination Letter

Dear Mr. Bahrami,

This is to confirm the discussion of the PDRM meeting held on May 6, 2019 with my staff regarding the proposed third floor, front and rear addition to existing Single Family row dwelling at 3532 W Place NW, located on Square 1300 Lot 519. In addition, on the separate alley lot on Square 1300 Lot 530 to the rear, an existing garage will be extended to the full length of the lot.

The lot is zoned R-3 and the front addition is within the range of existing front setbacks of all residential buildings on the same side of the street in the block where the addition is proposed, as per 11 DCMR D-305.1. The proposed front addition will extend eight (8) feet, with an additional two (2) foot cantilever bay window projection, which is compliant.

The proposed third floor addition will be within the maximum building height limit of 40 feet, as per 11 DCMR D-303.1, and the rear addition will not extend 10 feet beyond the rear wall of adjoining neighboring structures, in accordance with 11 DCMR D-306.3. This expansion will also meet the requirements of both the rear yard setback of 20 feet, and the maximum 60% lot occupancy.

The expansion of the rear garage has already met the requirement of 12 feet from the centerline of the alley.

Based on the photos, site plans, the proposed third floor, front, rear addition and the expansion of the existing garage are in compliance with the current Zoning Regulations.

Please let me know if I can be of further assistance in regards to the proposed project at the above referenced property.

Best Regards, 
Matthew Le Grant
Zoning Administrator

Attachments: Vicinity Map
Subject and Alley Lot Survey
Site Photos

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 writing”, as used in Section Y-302.1 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 provision 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 3532 W PI NW to Bahrami 7-2-19