

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

November 14, 2014

Ronald Schneck AIA
Square 134 Architects, PLLC



Via Emailed PDF

Re: Zoning PDRM – 3918W Street, NW (Square - 1315 / Lot – 0040) – Subject Property

Dear Mr. Schneck:

Please allow this letter and attached drawings to serve as a confirmation of our conversation on April 3, 2014, regarding the proposed development at the subject property.

Renovation, Conversion and Addition

The subject property is currently an existing apartment building within an R-5-A zone. The proposed development will renovate the existing building and provide for a third floor addition, adding three (3) new dwelling units to the four (4) existing dwelling units, for a total of seven (7) dwelling units. The new dwelling units and conversion of existing units is allowed as a matter of right.

Under Section 350.4(f) of the Zoning Regulations, multiple dwellings are a permitted use in the subject R-5-A zone. Also, Section 353 a special exception would NOT be required for the addition. Specifically, Section 353.1 states that “all *new* residential developments... shall be reviewed by the BZA as a special exception...” Since the apartment house already exists, the addition is not considered to be a new residential development and, therefore, this project is not subject to special exception approval.

Height, Density and Bulk Requirements

As is shown in the Plan Set dated 4/02/2014, the project’s proposed height, density and bulk requirements as defined by the Zoning requirements for FAR, Lot Occupancy, Building Height, Number of Stories, Rear and Side Yard setbacks, comply. The proposed third floor addition is within the allowable height of 3 stories and 40 feet, the Rear Yard setback exceeds the minimum 20 foot rear yard setback requirement, and the compliant Side Yard setback is unchanged.

Inclusionary Zoning

No Inclusionary Zoning units are required because the building has less than 10 dwelling units.

Lot Occupancy

The existing building contained a covered rear porch that exceeded the allowable lot occupancy of 40%. The proposed design removes the covered rear porch and provides for a new lot occupancy of 35%.

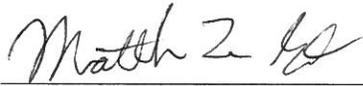
Cellar Level Exterior Areaways and Contribution to FAR and Lot Occupancy

The cellar level areaways shown on the attached plans (6 total) are not provided as part of the entrance into the Cellar units. However, 4 of them do not exceed a 3 feet by 4 feet dimension and therefore do not count towards FAR. The 2 northernmost areaways do exceed a 3 feet by 4 feet dimension and are included in the total FAR, calculated using the perimeter method. None of the areaways contribute to lot occupancy.

Parking

The existing building was built before 1958 and contains 4 residential units with 3 existing parking spaces. The zoning regulations require additional parking for the new residential units, or 3 more parking spaces, for a total of 6 parking spaces as shown on attached plans. Please note that parking spaces P5 and P6 are brought into compliance by providing a 3'-0" space between them.

Sincerely,



Matthew Le Grant
Zoning Administrator

Attachment: Plan Set dated 4/2/14

File: Det Let re 3918 W ST NW to Schneck 11-14-14