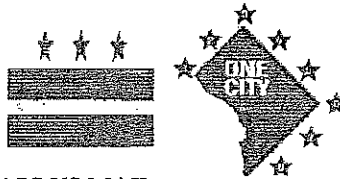


GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

December 5, 2012



VIA EMAILED PDF AND FIRST CLASS US MAIL

Ronald Schneck Jr., AIA
Square 134 Architects, PLLC
1410 Q Street, NW
Washington, D.C. 20009

Re: Zoning PDRM – 2014 Kalorama Road, NW – Subject Property

Dear Mr. Schneck:

Please allow this letter (and attached graphic Zoning Analysis) to serve as a confirmation of our conversation on Thursday, October 11th, 2012 regarding the proposed development at the subject property. The conclusions that we discussed are summarized below:

- 1 - The building is a matter-of-right conversion from a single-family dwelling to a nine unit apartment building in an R-5-B zone.
- 2 - The building height shall be established by measuring from the top of the curb surface opposite of the the middle of the front of the building to the top of the roofing surface, or the top of the highest parapet, whichever distance is greater.
- 3 - The lowest level of the building shall be determined to be a basement or a cellar based on the difference between the top of the adjacent grade and the surface of the ceiling at that level. If this dimension is less than 4', or the 2'-5" that is proposed, it will be deemed to be a cellar. In the case of a limited areaway to access the level, the top of the grade adjacent to the areaway shall be used.
- 4 - The FAR calculation for the building exempts a cellar from the calculation; The cellar will not be counted towards the F.A.R. of the building.
- 5 - The existing parking spaces of the building will be maintained and will be grand-fathered into the proposed building. The proposed project will maintain the existing three parking spaces at the rear of the building and off of the public alleyway and will provide these three parking spaces at their current locations and configuration. The dimensions of these spaces shall maintain the minimum dimensions in both directions.
- 6 - The open courtyard which is surrounded by walls on three sides will extend from the lowest level up thru the roof and will be open to the sky. The courtyard is to be a minimum of 10'-0" in either direction and will be considered a legal open court.

1100 4th Street, SW 3rd Floor Washington, D.C. 20024
Phone: (202) 442-4576 Fax: (202) 442-4871

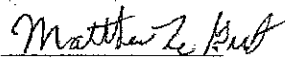
Board of Zoning Adjustment
District of Columbia
Exhibit A
CASE NO. 18539
EXHIBIT NO. 32

7 – The existing non-conforming side yard will be eliminated through the introduction of a conforming open court at the termination of the side yard.

8 – The areaway leading to the open court and the open court itself shall not be used in the calculation of lot coverage.

9 – Inclusionary zoning shall not be required since the number of units is increasing from five to nine, a net increase of four units.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the plans attached to this letter. Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant

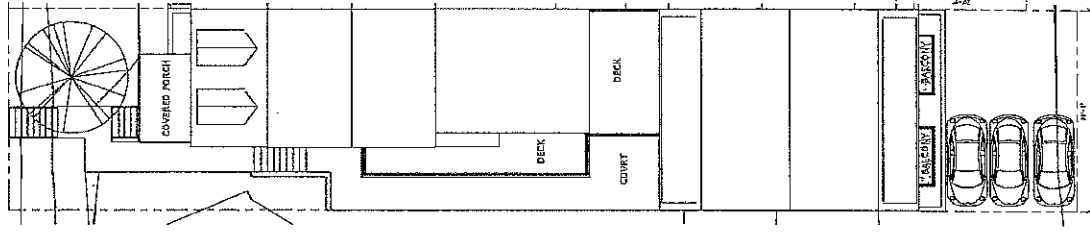
Zoning Administrator

Attachment – Plan Set and Zoning Analysis

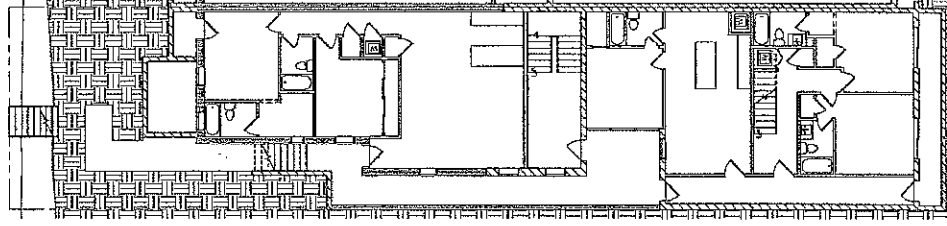
File: Det Let re 1214 Kalorama Rd NW to Schneck 12-5-12

ZONING ANALYSIS 2012 KALORAMA RD, NW

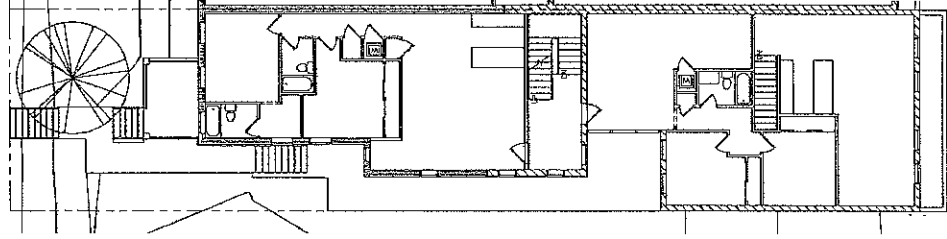
1 2 3 4 5



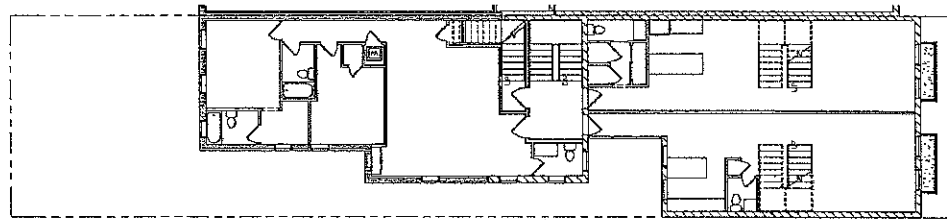
SITE PLAN ZONING



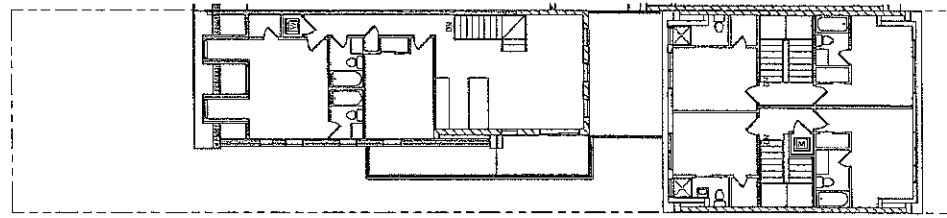
01 CELLAR ZONING



02 FIRST LEVEL ZONING



03 SECOND LEVEL ZONING



04 THIRD LEVEL ZONING

ZONING ANALYSIS

Parcel No. 1237
Lot - 0.10

F.A.R. CALCULATIONS

GARAGE LEVEL - 148 SF
FIRST LEVEL - 1,182 SF
SECOND LEVEL - 1,148 SF
THIRD LEVEL - 1,137 SF
TOTAL - 6,079 SF

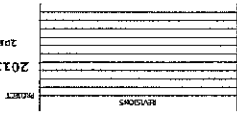
ZONING SUMMARY
R-3.5
Lot Area - 12,377
Lot - 0.10

Maximum Lot Coverage - 4.0%
Proposed Driveway
Lot Coverage - 10%
P.A.A. - 1.4
Building Height - 35.0 FT
Rear Yard Setback -
Side Yard Setback -
Fronting - 7' max for 1st

A-100

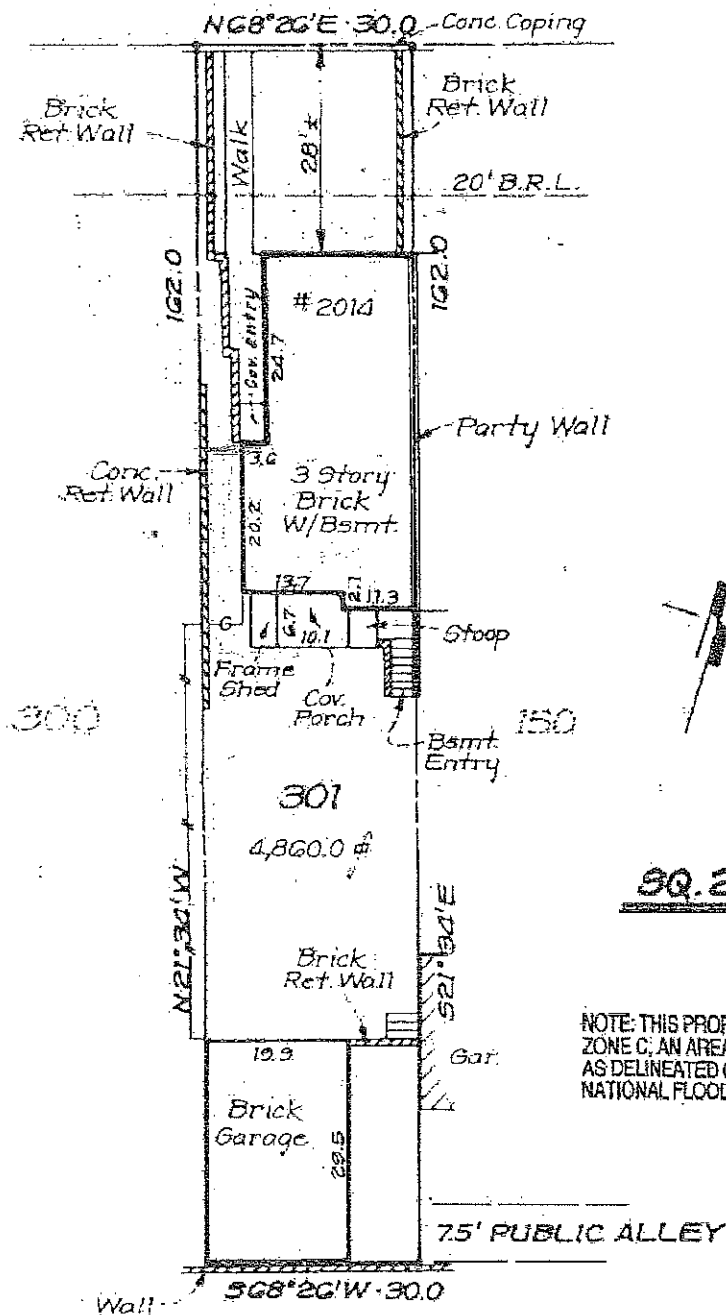
2012-2014 Kalorama Rd, NW
Washington, DC, 20005

134 Architects
134 Architects
134 Architects



KALORAMA

ROAD, N.W.



9Q. 2537

NOTE: THIS PROPERTY LIES IN FLOOD
ZONE C: AN AREA OF MINIMAL FLOODING
AS DELINEATED ON THE MAPS OF THE
NATIONAL FLOOD INSURANCE PROGRAM



NO TITLE REPORT FURNISHED

LOCATION SURVEY OF
2014 KALORAMA ROAD, N.W.

WASHINGTON, D.C.

LOT:	301	SQUARE:	2537
LIBER:	189	FOLIO:	73
DATE:	6-18-98	SCALE:	1" = 20'
CASE NO:	98592	FILE NO:	HT 99072