

**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

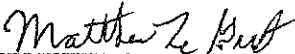
Board of Zoning Adjustment
District of Columbia
CASE NO.18539
Exhibit A

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.

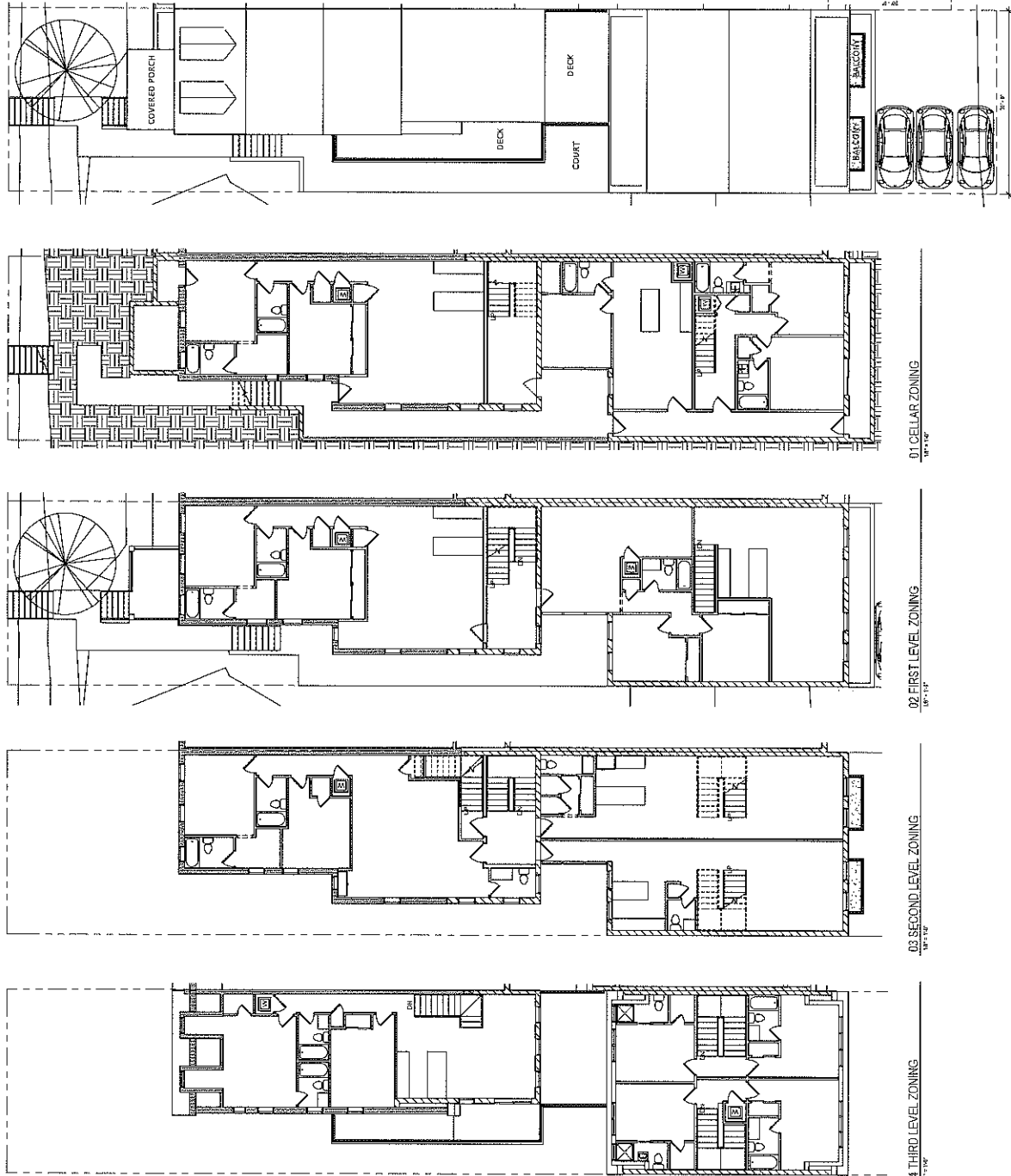
Sincerely, 
Matthew Le Grant

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



SITE PLAN ZONING
1/8" = 1'-0"

D1 CELLAR ZONING
1/8" = 1'-0"

D2 FIRST LEVEL ZONING
1/8" = 1'-0"

D3 SECOND LEVEL ZONING
1/8" = 1'-0"

D4 THIRD LEVEL ZONING
1/8" = 1'-0"

ZONING ANALYSIS

Square: 2,337
Lot: 1,124

F.A.R. CALCULATIONS

GARDEN LEVEL - 149 SF
FIRST LEVEL - 2,181 SF
SECOND LEVEL - 2,182 SF
THIRD LEVEL - 1,557 SF
TOTAL - 6,070 SF

ZONING SUMMARY

Square: 2,337
Lot: 1,124
Total Lot Area: 4,223 sf
ALLOWABLE (Residential)
Lot Occupancy: 50%
F.A.R.: 1.4
Building Height: 30 ft
Rear Yard Setback:
Parking: 1 per 2 dwelling units

Proposed Lot Coverage: 2,038 SF
PROPOSED (Residential)
Lot Occupancy: 50%
F.A.R.: 1.4
Building Height: 30.3 FT
Rear Yard Setback:
Parking: 2 spaces for 4 units

A-100

PROJECT NO.
12031/12035
DESIGNER:
134 Architects
SCALE:
1/8" = 1'-0"
DATE:
2012-04-16
DWG. NO.:

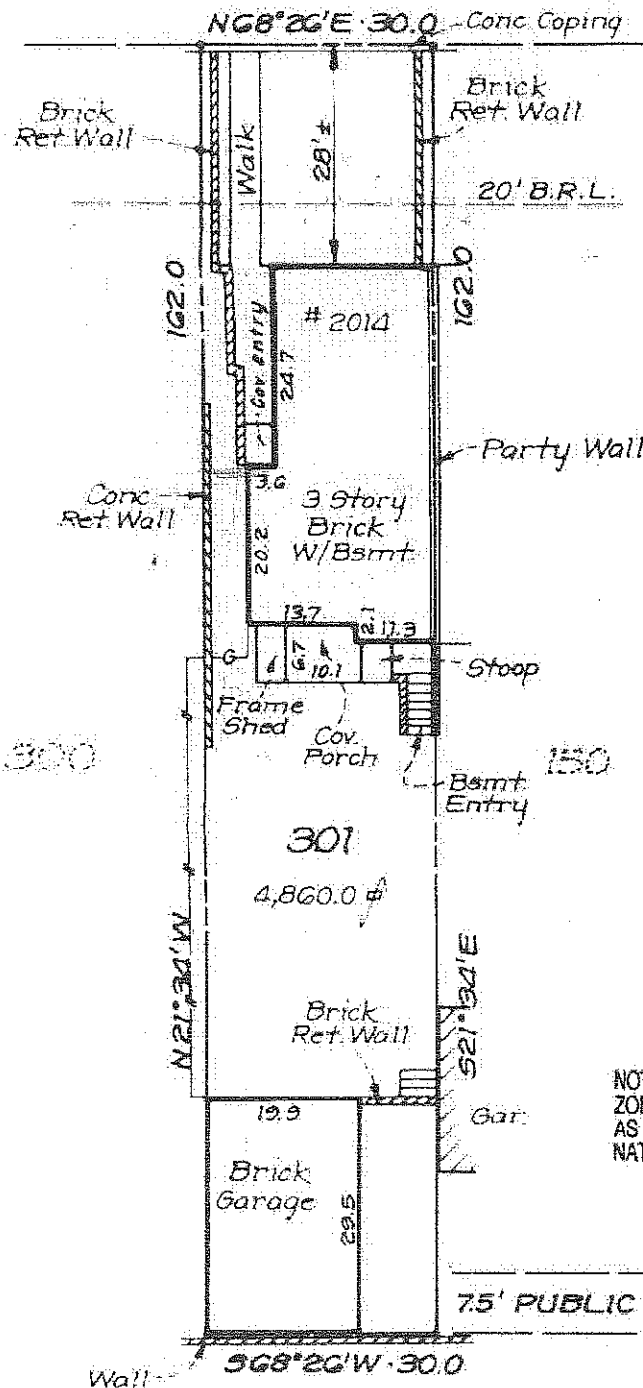
ZONING ANALYSIS

PROJECT:
2012-2014 Kalorama Road, NW
Washington, DC - 20009

Square: 134 Architects
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:	13
DATE:	6-18-98	SCALE:	1" = 20'
CASE NO:	98592	FILE NO:	HT 98072