

**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 – 2012 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 into an eight unit apartment building in an R-5-B zone.
- 2 – The building height shall be established by measuring from the top of the top of the curb surface opposite 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. Proposed parking will maintain the existing three parking spaces at the rear of the building and off of the public alleyway and will provide a total of three parking spaces for the entire building and are to be maintained at their current location 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.18540
EXHIBIT NO.5

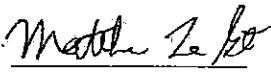
Exhibit "A"

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 as a net increase of seven units are being proposed.

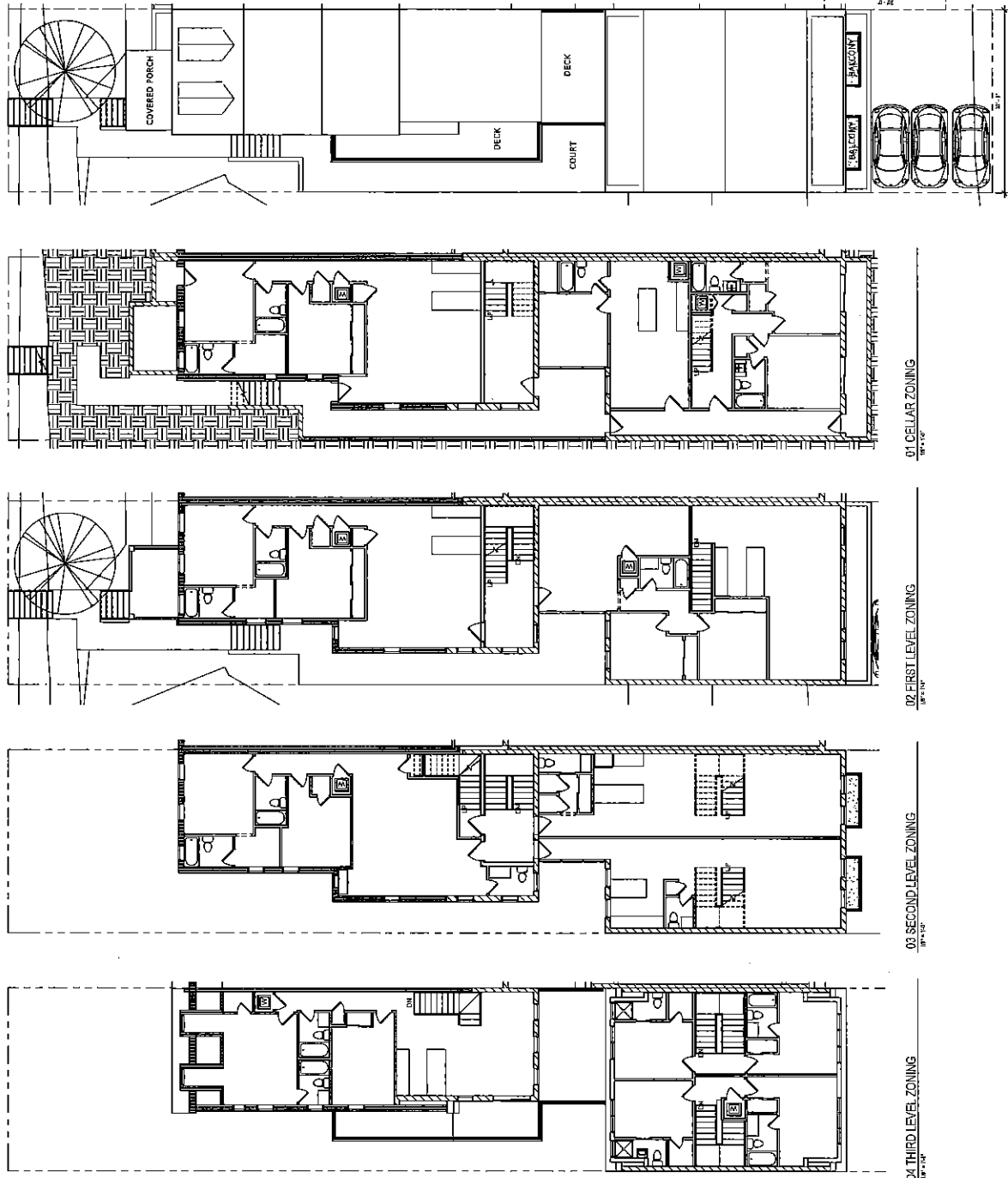
Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the plans attached to this letter. Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachment – Plan Set and Zoning Analysis

File: Det Let re 1212 Kalorama Rd NW to Schneck 12-5-12

ZONING ANALYSIS 2012 KALORAMA RD, NW



ZONING ANALYSIS

PROJECT NO. 12031/12035
 DRAWN BY: Author
 DATE: 1/7/11
 SCALE: 1/8" = 1'-0"

PROPOSED LOT COVERAGE - 2.0% SF
 PERMITTED (Residential)
 LOT COVERAGE - 38.5%
 F.A.R. - 1.4
 BUILDING HEIGHT - 31.5 FT
 MAX VEH STORAGE -
 PARKING - 3 spaces for 6 units

F.A.R. CALCULATIONS

GARDEN LEVEL - 448 SF
 FIRST LEVEL - 2,182 SF
 SECOND LEVEL - 2,182 SF
 THIRD LEVEL - 1,537 SF
 TOTAL - 6,078 SF

ZONING SUMMARY

R-5-B
 SQUARE - 237
 LOT - 0.16

SITE PLAN ZONING

10' x 10'

Square 134 Architects
 1400 15th St NW
 Washington, DC 20005

2012-2014 Kalorama Rd, NW
 Washington, DC, 20009

DRAWING TITLE
 ZONING ANALYSIS

A-100