

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



May 2, 2013

Mr Nicolas Ferreyros, Owner
2315 15th Street, NW
Washington, DC 20009
Email: nick@ferreyros.com

Mr Norman Smith, AIA, LEED AP, Architect for Mr Ferreyros
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Washington, DC 20002-4406
Email: nsmith@normansmitharchitecture.com

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RE 2315 15th Street, NW, Project Pre-Development Review Meeting

Dear Mr Ferreyros and Mr Smith:

It was a pleasure to meet with both of you on April 29th, 2013 regarding the proposed project located at 2315 15th Street NW. At the meeting, you submitted conceptual drawings to me, dated 04/29/13, regarding proposed project designs for two options:

1. A roof structure above the existing top floor
2. A partial third/upper floor option above the existing top floor

We reviewed architectural plans, sections and zoning information to determine the requirements for each option. The following issues were reviewed, discussed and confirmed as noted below, as being acceptable and in conformance with the requirements of DCMR 11 and the requirements of the subject R-5-B zoning district:

- The subject property and structure is a single-family dwelling in the R-5-B zone. The property has a rear terrace approximately 22" below the main/first floor level and a the front portion of the lower level is walk-out as shown and noted on the drawings and site documentation.
- The property owner, Nicolas Ferreyros and his architect Norman Smith, propose two separate options as noted in the drawings. Each option has specific issues and requirements as noted below
- **Roof Structure Option**
 - As a pre-condition of building the roof structure, the original parking space must be restored using the existing curb cut unless it can be confirmed that a valid building permit was issued to originally enclose the garage. If the latter is the case, this pre-condition will be waived if the Owner decides to not restore the garage space. The restored space, as defined by existing interior and exterior walls may be less than the currently required 9'x19' space
 - The roof structure is not considered an addition for the purposes of §223.1 and does not require a Special Exception
 - The maximum permitted FAR for the roof structure per §411.7 is 37% of the noted floor area below or 237.80 gsf
 - Since there is no limitation on the number of stories in an R-5-B zone, the requirement of §411.8 to limit the roof structure to < 1/3 of the roof area is not applicable
 - As revised at the meeting, the roof structure may contain a stair, stair landing as drawn, a free-standing utility sink and a standard height stand-alone hot water heater. The storage closet shown on the drawings will be deleted.
 - Per §400.7(b), the 11' setbacks may be measured from the top of the west parapet wall and the top of the east roof membrane above the gutter. Setbacks are not required at the north and south walls since they are by definition, not exterior walls.

BOARD OF ZONING ADJUSTMENT
District of Columbia

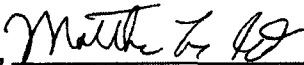
CASE NO. 18620

EXHIBIT NO. 21

● **Partial Third Floor Option**

- As a pre-condition of building the partial third floor option, the original parking space must be restored using the existing curb cut unless it can be confirmed that a valid building permit was issued to originally enclose the garage. If the latter is the case, this pre-condition will be waived if the Owner decides to not restore the garage space. The restored space, as defined by existing interior and exterior walls may be less than the currently required 9'x19' space.
- The ceiling of the partial third floor option is less than 50.0' above the grade measured from the top of the curb at the middle of the property and is acceptable for height per §400.1
- There is no limit on stories per §400.1 so the partial third floor is acceptable for number of stories
- The existing, east main terrace level is considered the adjacent grade for the east side of the structure.
- The existing % Lot Occupancy is approximately 62.99 % and the east wall of the existing structure is less than 15.0' from the east property line. This %LO is beyond my discretion to allow under §407.1. Therefore, the existing structure is non-conforming for %LO per §403.2 and also for rear yard setback per §404.1. My interpretation of §404.4 is that a new addition on a structure existing before May 12, 1958, may project into the required rear yard to the same extent that the existing structure projects but may not exceed that projection. Regardless, the structure is nonconforming for %LO and per §223.1, will require a Special Exception
- The maximum FAR allowed in the R-5-B zone for this use is 1.8. Based on the platted property area of 1025 sf feet, FAR figure results in an allowable FAR of 1845 gsf.
- Due to the site conditions and party walls on the north and south property lines, the lower level will be considered partly basement and partly cellar for the purposes of determining chargeable FAR gsf. The perimeter calculation method as noted and calculated on the drawings may be used to determine the amount of gsf at the lower level which is chargeable to the total building except that, as discussed, the total gsf of the lower level which is used to determine the chargeable area in gsf must include the partially enclosed and roofed exterior entryway on the northwest corner of the property
- For the purposes of FAR calculation, the open porch on the first/main floor level will not count toward FAR gsf. The chase spaces of approximately 3.0 gsf per floor may be excluded from the main and upper floor levels for the purpose of FAR gsf calculations
- The drawings currently note 398.42 gsf allowable for the partial third floor, this figure will need to be revised due to inclusion of the area at the lower level northwest corner as noted above.

Accordingly, when you file the drawings for a building permit application for the roof structure option and/or the partial third floor option, I will approve drawings that are consistent with the information noted above. Please feel free to contact me if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

File: Det Let re 2315 15th St NW to Ferreyros 6-17-13
