

Collins, Christopher H (WAS - X77841)

From: LeGrant, Matt (DCRA) <matthew.legrant@dc.gov>
Sent: Sunday, January 31, 2016 3:35 PM
To: Collins, Christopher H (WAS - X77841)
Subject: RE: Request for confirmation #2--1735 Fraser Court NW (Square 110, Lot 819)

Chris Collins:

By means of this email I confirm that I am in agreement with the analysis and the conclusions stated below.

Best Regards,

Matthew Le Grant

Zoning Administrator
Dept of Consumer and Regulatory Affairs
Government of the District of Columbia
1100 4th St SW - Room 3100
Washington, DC 20024
Phone: 202 442-4652
FAX: 202 442-4871
Email: matt.legrant@dc.gov
Web: <http://dcra.dc.gov/service/zoning-dcra>

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From: chris.collins@hklaw.com [mailto:chris.collins@hklaw.com]
Sent: Saturday, January 30, 2016 1:14 PM
To: LeGrant, Matt (DCRA)
Subject: Request for confirmation #2--1735 Fraser Court NW (Square 110, Lot 819)

Matt—This memo is a follow-up to our meeting on Thursday regarding this matter. I have attached my original memo to you with all of the attachments. I have also attached some more recent illustrations that we discussed in the meeting. My prior memo is also below. The clarifications discussed were as follows:

--The gross floor area of the house will be expanded by the addition of 1) a 7', 4" deep extension at the second floor level (162 sq. ft.); and 2) the addition of the elevator enclosure as part of the third (top) story (37 sq. ft.).

--As discussed previously, the top of the elevator enclosure will not extend above the height of the top story. Because this enclosure will be a part of the top story, it is not a penthouse, and therefore is not required to be set back from the exterior walls of the building.

Based on these clarifications, you concluded that there is no change in the relief outlined in your earlier memo below. That is, variances are required from Sections 2001.3(a),(b)(1), and (b)(2).

Please confirm this understanding by return email. Thank you.

Respectfully,

Christopher H. Collins, LEED AP | Holland & Knight

Partner

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800 17th Street N.W., Suite 1100 | Washington, DC 20006

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From: LeGrant, Matt (DCRA) [<mailto:matthew.legrant@dc.gov>]

Sent: Thursday, January 14, 2016 4:42 PM

To: Collins, Christopher H (WAS - X77841) <chris.collins@hklaw.com>

Subject: RE: Request for confirmation--1735 Fraser Court NW Square 110, Lot 819)

Chris Collins- I agree with the analysis and conclusions in your below emails, and the cited attachments.

Best Regards,

Matthew Le Grant

Zoning Administrator

Dept of Consumer and Regulatory Affairs

Government of the District of Columbia

1100 4th St SW - Room 3100

Washington, DC 20024

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From: Collins, Christopher H (WAS - X77841)

Sent: Monday, December 07, 2015 7:58 PM

To: LeGrant, Matt (DCRA) <matthew.legrant@dc.gov>

Subject: Request for confirmation--1735 Fraser Court NW Square 110, Lot 819)

Dear Mr. LeGrant—This is a request that you confirm the matters discussed in our recent meeting regarding the proposed renovation of the house at the above property. The property is zoned DC/R-5-B and is occupied by the former carriage house of the Fraser Mansion. The carriage house was converted a number of years ago to dwelling use. In 1998, the BZA allowed the subdivision of then-lots 58 and 805 into a single record lot in order to allow construction, alteration and repair, for human habitation, of a building on an alley lot. The attached Baist Atlas plat shows that the

alley lot (former Lots 58 and 805) abuts an alley 30 ft. wide. There are several plans and photos attached, which illustrate the property. The BZA Order, and the Covenant referenced in that Order, are also attached.

The house consists of three floors - Ground(First), Second and Third. There is a small 7'-6" deep single story addition on the rear of the house and the owner would like to add an additional story above it. The third floor consists of a Roof deck and Master/Guest bedroom suites. The owner would also like to add an elevator that would add to the footprint on the third floor (taking away part of the existing roof deck).

The zoning computations for the property are as follows:

Height—32', 2"

Gross floor area/FAR—4398 sq. ft./2.39 FAR

Lot occupancy—approx. 98%

Rear yard—none provided

Side yard—none required

The house is therefore nonconforming as to height, FAR, and lot occupancy. The building is not nonconforming as to rear yard because of Section 404.4.

In our meeting, we discussed the following:

Section 2507-Buildings on Alley Lots

-2507.1—Complies. The building is a single family dwelling, and was most recently approved as such pursuant to BZA Order No. 16319.

-2507.2—Not applicable. The house already exists.

-2507.3—Not applicable. The house abuts a 30 ft. wide lot. See attached Baist Atlas plat.

-2507.4—Not applicable. The house already exists.

-2507.5—Not applicable.

-2507.6—Not applicable.

Section 2001—Nonconforming Structure Devoted To Conforming Use

-2001.2—The addition of an elevator into the building is an ordinary repair, alteration or modernization, and will be permitted provided that the top of the elevator enclosure does not exceed the existing height of the building.

-2001.3(a)—The house does not conform to lot occupancy. A variance is required for the proposed second floor addition.

-2001.3(b)(1)—The second floor addition will exceed the permitted gross floor area. A variance is required.

-2001.3(b)(2)—The second floor addition will increase/extend the nonconforming gross floor area of the building. A variance is required.

Please confirm your understanding of the matters above by return email. Thank you.

Respectfully,

Christopher H. Collins, LEED AP | Holland & Knight

Partner

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