

1514 Q St Zoning Follow Up

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To: Reid, Rohan (DCRA); Bolden, Tarek (DCRA);**Cc:** Bolling, Melinda (DCRA); LeGrant, Matt (DCRA); Abigail Nichols <abigail.nichols.anc2b@gmail.com>; Lewis, Eva (DGS); Don Hawkins <hawkinsarchitects@gmail.com>; Jenny Gelfand <jenny.gelfand@gmail.com>; Strom, Ryan (SMD 1C05);

1 attachment

Q 1514
Drawings.pdf

Rohan and Tarek,

Thank you for making the time to come out to 1514 Q St yesterday for the ANC2B requested meeting. I certainly appreciate your attention to this project, which while it is just one rental to condominium conversion proposed project, I know that there are many others also interested in these questions and answers.

In the packet circulated at yesterdays meeting were Zoning Definitions from DCMR. The proposed plans at 1514 Q ST (attached is what was sent to me as neighbor) show the lowest level of the building (plans call it a "Cellar") and there are 2 bedrooms, 2 bathrooms, a Kitchen, Living/Dining Room, Washer / Dryer, HVAC, and Water Heater. This appears to be a habitable 2 bedroom unit, which I don't think anyone would disagree with. However, the definition of "Habitable Room" specifically excludes cellars.

Habitable Room: An undivided enclosed space used for living, sleeping, or kitchen facilities. The term "habitable room" shall not include attics, cellars, corridors, hallways, laundries, serving or storage pantries, bathrooms, or similar space; neither shall it include mechanically ventilated interior kitchens less than one hundred square feet (100 sq. ft.) in area, nor kitchens in commercial establishments.

How could a zoning review allow a cellar to be a habitable room as it is clearly excluded from the zoning definition?

Further the definition of a "Dwelling Unit" is below. I believe the plans for the lowest unit meet the definition of a dwelling unit as it comprises complete living facilities for one or more persons including permanent provisions for living, sleeping eating, cooking and sanitation. However, the first component of a dwelling unit definition is a habitable room, which by definition is not a cellar. And a cellar is exactly what is on these proposed plans.

Board of Zoning Adjustment
District of Columbia
CASE NO.19374
EXHIBIT NO.72C