



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

June 25, 2021

VIA EMAILED PDF

ATTN: Michael Cross, Michael Cross Design Group
2001 S Street NW - STE 230
Washington, DC 20009

Re: Addition/Conversion - 1933 2nd ST NE - 6 Unit Apartment House

Dear Mr. Cross:

This is to confirm the substance of discussion with my staff on June 1, 2021 concerning the proposed Addition / Alteration / Conversion of the building, currently a four unit apartment house at 1933 2nd St NE. The discussion had specific reference to lot and building located in Square 3565 at lot 54, which is currently zoned RF-1, hereinafter referred to as the "Project".

You propose to renovate and expand the existing building on the existing Record Lot and change it into a six unit Apartment House. The following is a list of clarifications provided to various aspects of the building project:

1. Section U § 301.5 (c) allows an existing apartment house to add additional dwelling units as long as there is a minimum of 900 SqFt of lot area for each dwelling unit, both existing and new. At 5,328 SF the lot is 72 SF short of that required for six dwelling units. I, the Zoning Administrator, will approve the proposed deviation to be approved matter-of-right construction as it falls within the 2% [1.34%] I am authorized to approve per 11 DCMR A § 304.2 (a); permitting the existing 4-Unit Apartment Building, originally built in 1937, and having a lot area of 5,328 SF, to be expanded as matter-of-right per 11 DCMR U § 301.5 into six dwelling units.
2. The proposed Project consists of three stories over a cellar. This is permissible, provided the total Building Height is less than thirty-five feet per Subtitle E § 303.1.
3. The proposed footprint is 1,956 SF, or 36.7% of the lot [5,328SF], which conforms to Subtitle E § 304.1 of which allows a maximum of 60% Lot Occupancy [3,196 SF].
4. You propose construction of a penthouse and stairs above the third floor. The penthouse setbacks exceeds the minimum 1:1 setback required from all roof edges. Per Subtitle C § 1500 and Subtitle E § 303.5, you may construct a penthouse as proposed.

5. You propose a rear addition of 10 FT, which will not extend more than 10 FT beyond the farthest rear wall of either adjacent property, in compliance with Subtitle E § 205.4, and will produce a rear yard setback of 69'-7" in compliance with Subtitle E § 306.1, which identifies the minimum rear year setback as 20'
6. You propose to provide four (4) parking spaces (see attached Plat), which exceed the three (3) minimum required by Subtitle C, Table C § 701.5, to provide one parking space for every two units.
7. While two of the parking spaces are accessed directly off the alley, the other two are accessed via a 10' driveway conforming with C § 711.5 (b) as the driveway only serves two (2) parking spaces. Landscaped screening is provided at the alley line so as not to create a gap exceeding 20 feet.
8. You propose to provide a minimum of 20% pervious surface, to comply with Subtitle E § 204.1, by providing pervious areas totaling 2,547 SF, as illustrated on the attached Plat which is 47.8% of the site.
9. No side yards are being proposed which is conforming with Subtitle E § 207.1 which states that none are required in this zone for row buildings.
10. You propose to maintain the existing mansard roof, which is conforming with Subtitle E § 206.1.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above.

Sincerely, *Matthew Le Grant*
Matthew Le Grant
Zoning Administrator

Reviewer: Ramon Washington

Attachments: Plat dated 5-27-21
Plan set dated 5-28-21
Current Certificate of Occupancy

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

File: Det Let re 1933 2nd St NE to Cross 6-25-21