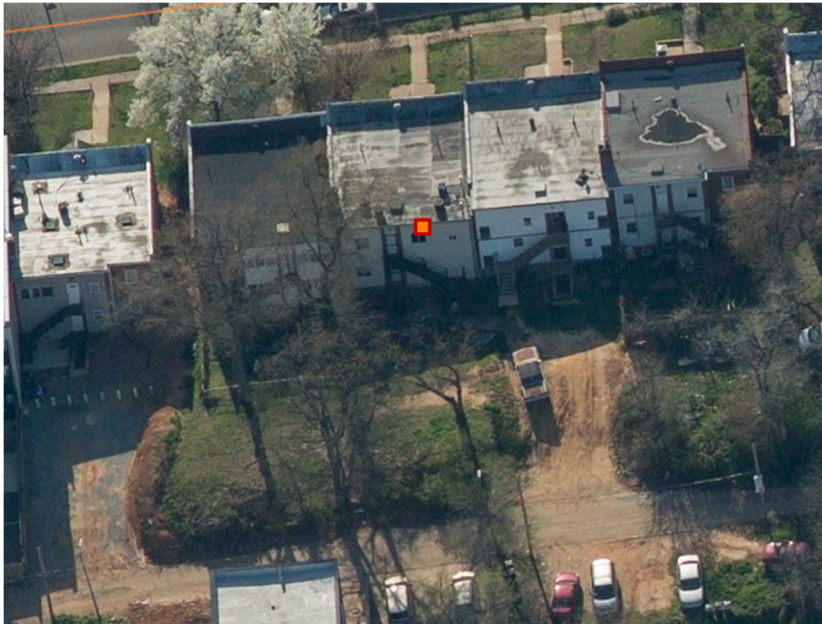


From: Emily Bacher
Sent: Tuesday, March 15, 2022 8:31 AM
To: 'LeGrant, Matt (DCRA)'; DCRA Customer Service
Cc: R. Michael Cross; Alfred Manalang
Subject: DPO_2S | 1933 2nd ST NE | Parking Credits
Attachments: [1933 2nd ST NE - Certificate of Occupancy.pdf](#); [DPO_2S - Alley Photos.pdf](#); [DPO_2S - Proposed Site Plan.pdf](#)

Good Morning [@LeGrant, Matt \(DCRA\)](#)

I am reaching out to you to establish that there are (2) parking credits available at 1933 2nd ST NE

- Building is located in the RF-1 zone.
- The current use of the building is a (4) unit apartment building (C of O attached)
- Residential parking requirement in RF-1 is 1 parking space per every 2 dwelling units – property should have (2) parking spaces
- There are currently no parking spaces on the property due to the steep grade from the alley and the existing heritage tree on the neighboring property (overhead below, additional photos attached)



- Our proposed building use is (6) residential dwelling units, requiring (3) parking spaces.
- We intend to provide (2) parking spaces, avoiding the structural root zone of the heritage tree (see attached site plan)

Please confirm that by providing (2) new parking spaces in conjunction with the existing (2) parking credits, we will be exceeding the required number of parking spaces by (1)

Please let us know if you need any additional information to make a determination.

Thank you,

EMILY BACHER AIA, LEED BD + C
R. MICHAEL CROSS DESIGN GROUP
ARCHITECTURE AND DESIGN

2001 S Street NW, Suite 230
Washington, DC 20009
o: 202.536.3006
f: 804.332.6402
d: 202.747.0037 x7104

From: DCRA Customer Service <dcracs@dc.gov>
Sent: Wednesday, March 16, 2022 3:07 PM
To: Emily Bacher
Cc: R. Michael Cross; Alfred Manalang
Subject: Re: DPO_2S | 1933 2nd ST NE | Parking Credits

Emily Bacher,

Based on the submitted information, I agree that the property has 'credits' for two parking spaces.

Please let me know if you have any further questions

Matthew Le Grant

Zoning Administrator

Department of Consumer and Regulatory Affairs

Government of the District of Columbia

1100 4th St SW, Washington DC 20024

Matthew.legrant@dc.gov

Main 202 442-4576 – Desk 202 442-4652



On Tue, Mar 15, 2022 at 12:31 PM <dcracs@dc.gov> wrote:

Automatic Notification of New Conversation

On Tue, Mar 15, 2022 at 12:30 PM <ebacher@rmichaelcross.com> wrote:

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Good Morning @LeGrant, Matt (DCRA) <mailto:matthew.legrant@dc.gov>

I am reaching out to you to establish that there are (2) parking credits available at 1933 2nd ST NE

- * Building is located in the RF-1 zone.
- * The current use of the building is a (4) unit apartment building (C of O attached)
- * Residential parking requirement in RF-1 is 1 parking space per every 2 dwelling units – property should have (2) parking spaces
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[\[cid:image001.png@01D837D5.6D9DA7C0\]](#)

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Please confirm that by providing (2) new parking spaces in conjunction with the existing (2) parking credits, we will be exceeding the required number of parking spaces by (1)

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Thank you,

EMILY BACHER AIA, LEED BD + C
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