

From: LeGrant, Matt (DCRA)
To: [Catarina A. Ferreira](#)
Cc: davidhuntersmith@gmail.com; [Bolden, Tarek \(DCRA\)](#); [Reid, Rohan \(DCRA\)](#); [Hunter Smith](#); [Zorka Milin](#); [Mordfin, Stephen \(OP\)](#)
Subject: RE: Zoning Violation re: 3520 S street NW
Date: Wednesday, March 07, 2018 3:06:05 PM
Attachments: [image012.png](#)
[image001.png](#)
Importance: High

Catrina Ferreira, AIA, NCARB:

My profound apologies as I missed and did not review your January email. I have now reviewed the email and its attachments for the proposal to lower the accessory building and slightly 'sink it' into the ground, which reduces the number of feet of height of the accessory building from 18' 4 ¾" to 15'. The change is an attempt to address the missing relief under D-1209.4 for BZA Case #19521. That section reads as follows:

D-1209.4 In the R-20 zone, an accessory building within five feet (5 ft.) of a public or private vehicular alley may have a maximum height of fifteen feet (15 ft.), a maximum building area of four hundred and fifty square feet (450 sq. ft.) and a maximum number of one (1) story.

So with the changes, the new design does meet the maximum number of feet height limit of fifteen feet (15 ft.); it also conforms with the maximum building area [footprint] limit by having 398 sqft, where 450 sqft is allowed; however, it has two stories where only one story is allowed.

As we previously discussed, all of the relief necessary under BZA Order 19521 was not obtained. Although the plans submitted to the BZA showed that the structure contained 2 stories, relief was also needed from Section D-1209.4 to permit both exceeding the 15 foot height and the 2nd story in the accessory building. Your re-design does address meeting the 15 foot maximum linear feet height limit, but the plans still show it has two stories.

In order to keep the two stories you would have to return to the BZA to modify BZA 19521 to permit the 2nd story, and incorporate the other changes made to the height.

Again, my apologies for not addressing your previous email to me.

Please let me know how you would like to proceed.

Matthew Le Grant | Zoning Administrator, Office of the Zoning Administrator
Department of Consumer and Regulatory Affairs
Matthew.legrant@dc.gov | 1100 4th St SW, DC 20024
main: 202.442.4576 | desk: 202.442.4652
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Board of Zoning Adjustment
District of Columbia
CASE NO. 2018-052521A
EXHIBIT NO. 9

From: Catarina A. Ferreira [<mailto:cferreira@architextual.com>]
Sent: Tuesday, March 06, 2018 1:08 PM
To: LeGrant, Matt (DCRA)
Cc: davidhuntersmith@gmail.com; Bolden, Tarek (DCRA); Reid, Rohan (DCRA); Hunter Smith; Robinson-Johnson, Yolanda (DCRA); Zorka Milin
Subject: RE: Zoning Violation re: 3520 S street NW

Greetings Mr. LeGrant. I hope you are well.

My clients and I are eager to obtain a response regarding the correspondence below. As mentioned previously, we have revised the design of the accessory structure to comply with 15' height limitation, and are looking for confirmation that this revision addresses the concerns raised in the permit revocation letter, and no additional BZA relief is required.

We greatly appreciate your feedback.

Best,



Catarina Ferreira, AIA, NCARB
Principal at ARCHI-TEXTUAL PLLC

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From: Catarina A. Ferreira
Sent: Wednesday, January 17, 2018 5:02 PM
To: 'LeGrant, Matt (DCRA)' <matthew.legrant@dc.gov>
Cc: davidhuntersmith@gmail.com; Bolden, Tarek (DCRA) <tarek.bolden@dc.gov>; Reid, Rohan (DCRA) <rohan.reid@dc.gov>; 'Hunter Smith' <davidhuntersmith@googlemail.com>; Robinson-Johnson, Yolanda (DCRA) <yolanda.robinson-johnson@dc.gov>; Zorka Milin <zorka.milin@gmail.com>
Subject: RE: Zoning Violation re: 3520 S street NW

Dear Mr. Le Grant,

Attached please find our response to the concerns raised in the Notice of Cancellation, in addition to a pdf in which the proposed height changes to the accessory structure are summarized in order to bring it into compliance with the height restrictions noted as the reason for the permit cancellation.

Please contact me with any questions or concerns you may have.

Sincerely,



Catarina Ferreira, AIA, NCARB

Principal at ARCHI-TEXTUAL PLLC

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