



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

August 3, 2021

VIA EMAILED PDF

Stephen Strasser, on behalf of
Steven Chuslo
274 Kentucky Ave SE
Washington, DC 20003

**Re: Determination Letter - PDRM 21-Z-PDRM-00122 - 274 Kentucky Ave SE -
Lot 81 Square 1039**

Dear Stephen Strasser,

You recently had a PDRM meeting with Brittany Bullock regarding a proposed enclosed rear deck at 274 Kentucky Ave SE. The property is located in an RF-1 Zone. This letter serves as a confirmation of the details discussed in the PDRM and my determination to proceed with the BZA Application process.

The proposed project is a raised deck at the rear of the house with a switchback stair to access the deck from the rear yard, and attached are drawings to illustrate the existing conditions and proposed concept.

The lot contains 1,783 SqFt of lot area and is pie shaped with no 'rear' property line. The existing structure is nonconforming in terms of lot occupancy at 1,124 SqFt (63.3%), which is over the standard maximum 60% limitation set forth in Section E-304.1. The proposed rear deck and stair would increase the lot occupancy to approximately 1,426 SF (80%). The deck and stair comply with the rear yard requirement of 20'; However, in order to further increase the lot occupancy, you will need an area variance from the Board of Zoning Adjustment [BZA].

Please feel free to contact me if you have any questions.

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

Attachments: Plan Set dated 4-6-21

Zoning Technician: Brittany Bullock

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.