

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

December 8, 2015

Dean Aguillen
1318 D St. SE
Washington DC, 20003



Re: 1318 D St. SE; Square 1041, Lot 811

Dear Mr. Aguillen:

This letter confirms my determination of the zoning matters discussed at our PDRM meeting on September 4, 2015, which also included architect Tyler Brown. The project involves an addition to a row house located at 1318 D Street, SE in the R-4 zone district. The house was constructed in or around 1914.

In our meeting, I reviewed certain aspects of the plans, including an updated set of plans dated 11-3-15 showing a one story garage, and based on this review, I have made the following determinations:

- 1) Third Floor Addition: The proposed partial third floor (or future full floor) addition complies with matter-of-right development requirements in the Zoning Regulations, provided that the lowest level of the house is considered a cellar and not a basement.

The existing house has two (2) above-grade stories and one (1) partial below-grade level. A maximum of three stories is permitted in the R-4 district. A basement is defined as a story, and would therefore make the existing house three stories already, preventing the addition of any other stories. A cellar, on the other hand, is not considered a story. A cellar is defined as (Section 199.1 of the Zoning Regulations) “that portion of a story, the ceiling of which is less than four feet (4 ft.) above the adjacent finished grade.”

It is recommended that a building section with dimensions is provided in the permit drawings to assist in this determination.

- 2) Rear Addition. The proposed rear addition to the existing house complies with matter-of-right development requirements for rear yard setback, provided it does not exceed the maximum lot occupancy.
- 3) Minor flexibility on Lot Occupancy. The lot occupancy may exceed the maximum allowed by up to 2% if a compelling reason is provided. The proposed lot occupancy on the drawings is 61.2% which slightly exceeds the R-4 maximum of 60%. Examples of acceptable reasons for exceeding the lot occupancy are standard appliance sizes in a kitchen addition, and reasonable furniture layouts and clearances in a bedroom addition. It is recommended that documentation of any reasons to exceed the lot occupancy be provided in the permit submission.

- 4) Pervious surfaces. Tyler Brown inquired if there were any other issues with the drawings that might not comply with the Zoning Regulations. I noted that the pervious surface requirements— Section 412—should be reviewed for compliance. Table 11-412.4 states that a minimum percentage of pervious surface area of 10% is required for a lot area of 1,801 square feet to 2,000 square feet. It is recommended that the calculation be performed and adjustments made, if any are required, prior to permit submission.

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

Sincerely,



Matthew Le Grant
Zoning Administrator

Attachment: Plan Set dated 11-3-15