

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

April 6, 2015

Sam and Eric Smith
1641 19th Street NW
Washington, DC 20009



RE: Expansion of Dwelling at 1641 19TH Street NW

Dear Sam and Eric Smith:

This is to confirm the substance of our discussion on March 24th, 2015, concerning the proposed addition to and renovation of 1641 19th ST NW. The discussion had specific reference to lot and building located at SSL# 0134 0830, hereinafter referred to as the "Project". You propose to expand the existing single family residential house footprint in the rear, as well as vertically, with the addition of a story and rooftop deck (see attached Plat with proposed coverage/footprint). The following is a list of clarifications provided to various aspect of the building project, which is located in the DC/R-5-B zone:

- The lot area on record is 1,200 SF.
- The ceiling of the bottom level of the Project is less than 4 feet above the adjacent finished grade, qualifying that level as a cellar as per DCMR §§ 199.1 (see attached Plan Set with section for more information). Also as per DCMR §§ 199.1, the floor area of the Cellar will not be included in Floor Area Ratio calculations.
- The Project includes an exterior roof deck. As per DCMR §§ 199.1, the floor area of the roof deck will not be included in Floor Area Ratio calculations.
- The new addition will result in an FAR of 1.6 (1,929 gross SF), which is less than the 1.8 (720 SF) maximum, thus conforming to DCMR §§ 402.4.
- The Project currently is constructed on a cellar and consists of two stories above grade, thus allowing you to add an additional floor, provided the total height is less than fifty feet per DCMR §§ 400.1 and 400.15 – 400.22. After reviewing the drawings I conclude that the adjacent area to both the front and rear of the building are areaways, the bottom of which will not be treated as the adjacent grade level.
- The new footprint will cover 54% (643 SF) of the lot (1,200 SF), which is less than 60% (720 SF) maximum, thus conforming to DCMR §§ 403.2.
- The Project site includes an existing tree in excess of 24 inches in diameter, which is to remain. As per DCMR §§ 3402, this landscape element brings the Green Area Ratio to 1.33, which is greater than the minimum required GAR of .4 (DCMR §§ 3401.2).
- The Project falls into the Dupont Circle Overlay District, the provisions of which will not affect this particular project.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above. Please let me know if you have any questions or comments regarding the Property.

Sincerely,


Matthew Le Grant

Attachments:

Plat
Plan Set

File: Det Let re 1641 19th ST NW to Smith 4-6-15