

December 27, 2024

VIA EMAILED PDF

David C. Landsman, PE, Prof. LS
CAS Engineering-DC, LLC
david@cas-dc.com

Re: 1416 34th ST NW (Square 1246, Lot 0862), 25-Z-PDRM-00014

Dear Mr. Landsman,

This letter will confirm the substance of your meeting with my staff on November 15, 2024. The property at 1416 34th ST NW, Square 1246, Lot 0862, is zoned R-3/GT and is improved with a two-story semi-detached building. The proposed project contemplates a first-floor addition that would fill in an existing covered terrace. The lot is an Assessment and Taxation (A&T) lot and a subdivision to convert the A&T lot to a record lot will be required as part of a building permit application for any footprint expansions or work requiring a Wall Check.

You are seeking confirmation that the project would comply with the Zoning Regulations and more specifically, the R-3/GT development standards of 11 DCMR as follows.

Applicable Zoning Criteria Analysis

<u>Criteria</u>	<u>Zoning Reference</u>	<u>Allow./Req.</u>	<u>Existing</u>	<u>Proposed</u>
Side Yard	D-1104.2	3 feet min.	2.5 feet	Unchanged

D-1104.2 states that *“In the case of a building with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the side yard adjacent to the extension or addition shall be a minimum of five feet (5 ft.) in the R-1B/GT zone and a minimum of three feet (3 ft.) in the R-3/GT zone.”* The proposed enclosure at the first floor would not decrease the existing nonconforming side yard of 2.5 feet, which can be maintained pursuant to C-202.2.

Lot Occupancy D-210.1		40% max.	60.3%	Unchanged
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D-210.1 limits lot occupancy in the R-3 zone to 40%; however, the existing building is nonconforming for lot occupancy at 60.3% and may be maintained pursuant to C-202.2. The proposed terrace enclosure at the first floor would not result in an increase in lot occupancy.

Accordingly, if all other applicable zoning requirements are met, then when you file the plans for a building permit with DOB, this office will approve the drawings that are consistent with the information noted above.

Sincerely,

Elisa Vitale for KAB

Kathleen A. Beeton, AICP
Zoning Administrator

Attachments:

Conceptual Addition Sketch
Contextual Photographs

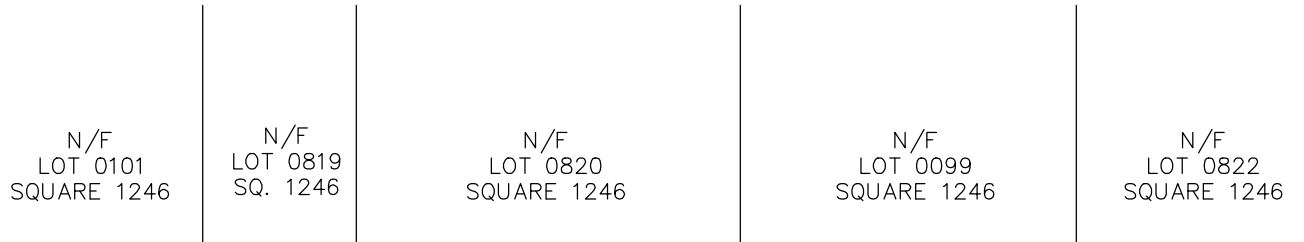
Zoning Technician: Ernesto Warren

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, 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 DOB 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 DOB.

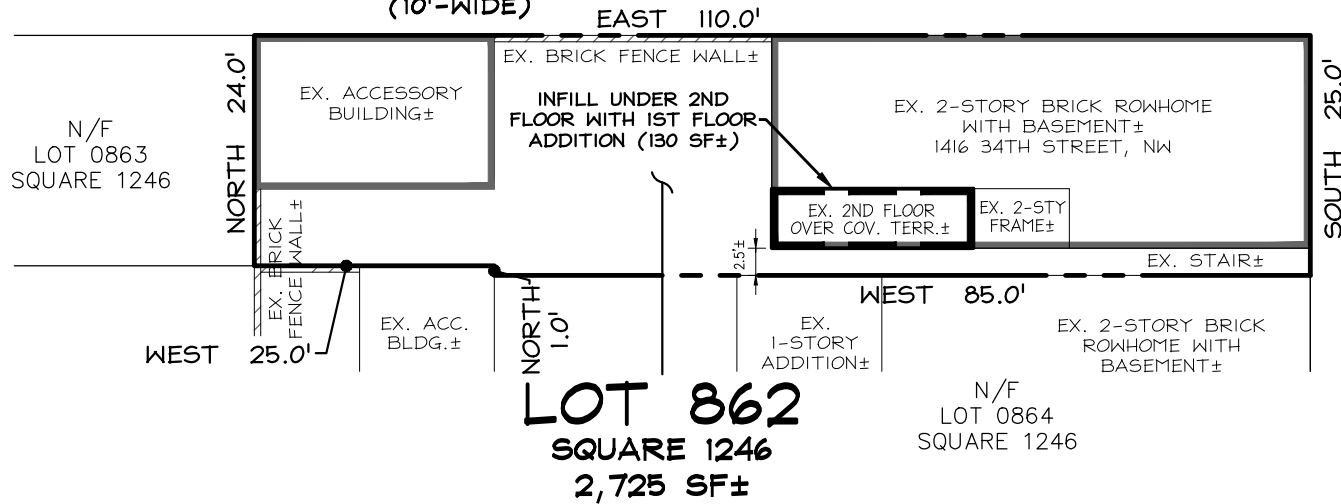
CONCEPTUAL ADDITION SKETCH



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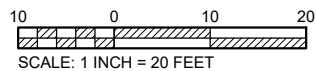


PUBLIC ALLEY
 (10'-WIDE)



34TH STREET, NW
 (60'-WIDE)

Zone: R-3/GT



PREPARED FOR: CHRYSSA WOLFE

1416 34th Street, NW
Lot 0862, Square 1246

CAS Project No. 24-752-DC

CONTEXTUAL PHOTOGRAPHS



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View of existing side yard from 34th Street, NW (facing west).



Alternate view of existing side yard from 34th Street, NW (facing west).



View from rear adjoining property (private right-of-way) (facing east).



Alternate view from rear adjoining property (private right-of-way) (facing east).

CONTEXTUAL PHOTOGRAPHS



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View of rear of house from rear yard (facing east).



View of existing building where infill at First Floor is proposed.



View of existing side yard from rear yard (facing east).



View from public alley adjacent to site (facing west).



Alternate view from public alley adjacent to site (facing east).