

June 26, 2024

**VIA EMAILED PDF**

VW Fowlkes  
Fowlkes Studio  
[vw@fowlkesstudio.com](mailto:vw@fowlkesstudio.com)

**Re: 24-Z-PDRM-00075, 2525 Belmont Road, NW, Square 1964, Lot 0812**

Dear Mr. Fowlkes,

This letter will confirm the substance of your meeting with my staff on March 14, 2024.

The property at 2525 Belmont Road, NW is zoned R-1B and is currently non-conforming for side yard, rear yard, and lot occupancy. Should the property not meet the 50% minimum pervious surface requirement in 11 DCMR Subtitle D-211.1, Board of Zoning Adjustment (BZA) relief would be required.

The property has a 2,220 square foot unfinished area beneath the rear/side terrace. The floor of this area is roughly coplanar with the floor slab of the basement level. The owner would like to finish this space and incorporate it into the existing basement.

The basement would contain staff bedrooms and a chef's kitchen specialized for the preparation of Tandoori cuisine and catering for large gatherings. There would also be a kitchen on the entry level of the house. A [Wet Bar Covenant](#) could be required at the time of building permit based on the presence of rooms for living, sleeping, eating, cooking, and sanitation in the basement level.

The Zoning Administrator has determined that no BZA relief is required to utilize the existing space under the terrace or install the chef's kitchen; however, no expansion of the space is permitted by this letter. Any excavation of a sub-basement would require BZA relief. Furthermore, BZA relief would be required for any expansion of the building envelope on the first floor.

The owners are proposing to cantilever balconies on the second floor, which is currently conforming for lot occupancy, where a maximum lot occupancy of 40% is permitted in the R-1B zone pursuant to 11 DCMR Subtitle D-210.1. The cantilevered balconies would not count toward lot occupancy on the first floor, which is currently non-conforming for lot occupancy.

The owners are intending to construct additions to the third floor by expanding the third floor of the building over the existing second floor flat roofs. This would increase the gross square footage (GSF) of the building but not the footprint. The third-floor area would not exceed the allowable lot occupancy for that level. No BZA relief would be necessary for the third-floor addition.

Please contact me if you have further questions.

Sincerely,

*Kathleen A. Beeton*

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Kathleen Beeton  
Zoning Administrator

Attachment: Plans and Front Elevation

Zoning Technician: Daniel Calhoun

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 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.