

March 15, 2024

Via Emailed PDF

Michael P. Cook
3521 Devon Dr
Falls Church, VA 22042
Cook Architecture LLC
Email: maria@cookarchitecture.com

Re: Request for Determination for 3206 Rowland Place NW, Washington DC 20008
(Square 2066, Lot 816)

Dear Michael P. Cook:

This letter confirms the PDRM conversation with Ernesto Warren on January 10, 2024, and his review of the Plans (attached as 3206 Rowland Place NW, Sheet A and 3206 Rowland Place NW, Sheet B, respectively), regarding the proposed project located at 3206 Rowland Place NW, Washington DC 2008 (the "Subject Property")(Square 2066, Lot 816). The Subject Property is currently improved with a one-story single dwelling unit with a one-story addition on the southern portion of the existing building, measuring approximately 40.4 x 10.5 ft. The primary focus of the meeting revolved around inquiries concerning setback limitations both at the front and sides of the property, with a particular emphasis on the front yard setback. Additionally, you have asked for a general zoning review of the Project to confirm its compliance with other applicable Zoning Regulations.

You are proposing to construct a side addition to a building located in the R-2 Zone.

FRONT SETBACK

Pursuant to D-206.1, the front setback shall be provided within the range of existing front setbacks of all residential buildings on the same side of the street in the block where the building is proposed. The existing range is 9 ft. to 40 ft. You are proposing 18.5 ft. which falls within range; therefore, in compliance with the ZR16.

SIDE YARD

Two (2) side yards, each a minimum of eight feet (8 ft.) in width, shall be provided for all detached buildings. The existing detached building has two conforming side yards; the proposed work only affects the south side yard, which is already established at 7.4 ft. from the south side of the lot, therefore in compliance with all applicable provisions of Subtitle D, Section 208.

HEIGHT

Pursuant to D-203.2, the maximum permitted height of buildings or structures and number of stories is 40 ft. and 3 stories, the proposed one story addition is less than 40 ft. height, therefore, in compliance with the maximum height requirement.

REAR YARD

Pursuant to D-207.1, the minimum required rear yard shall be 25 ft. Pursuant to B-318.1, in the case of a lot that is triangular or irregularly shaped, the furthestmost point or line from the street lot line shall be deemed the point or line from which the required rear yard shall be measured. As demonstrated on Sheet A-100 of the attached plans, the existing building has a conforming rear yard of 25 ft. from the furthestmost point or line from the street lot line to the rear wall. The Project therefore meets the minimum rear yard requirements of the R-2 zones.

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

Sincerely, *Kathleen A. Beeton*
Kathleen A. Beeton, AICP
Zoning Administrator

Attachments: Plan Sheet A dated 12-7-23
Plan Sheet B dated 12-7-23.

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 Department of Building 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 the Department of Building.