

**VIA EMAIL**

Spencer Browne  
Emotive Architecture, PLLC  
1350 Connecticut Ave NW  
Suite 501  
Washington, DC 20036

**Det. Letter – 4338 Sheriff Road, NE**

Dear Mr. Browne:

This letter serves as a follow-up to your meeting with Chyna Barber on May 26, 2022 and support for the above referenced property, also known as Lot 0912 in Square 5125. The lot is currently zoned MU-3A and is currently improved with an existing 2-Story, 3-Unit apartment house with a commercial space in the first floor. The site is bounded by lot 848 to the North; Sheriff Road NE to the South; lot 75 to the East and lot 59 to the West.

You propose to build a third-floor addition and convert the entire building to a 6-Unit Apartment House. The attached schematic plans show that there will be building will be 3-Story with no lower level. There will be Two (2) units located on each floor. The following items were discussed, and these were the determined outcomes:

1. **Floor Area Ratio.** The recorded site area is 5,511 sf. Per G-201.1 the maximum allowed FAR is 1.0 or (5,511 sf) The proposed FAR is 5,511 sf (or 1.0) and is thus in compliance. As outlined in the chart below.

3 <sup>rd</sup>	1,793 sf
2 <sup>nd</sup>	1,859 sf
1 <sup>st</sup>	1,859 sf
FAR Total	<b>5,411 sf</b>

2. **Building Height / Number of Stories.** Pursuant to B-307.2 the height is measured from the finished grade at the middle front of the building to the ceiling of the top story. Per the attached exhibits the Project proposes a maximum building height of 33 ft. from the BHMP to the ceiling of the top story. This falls within the requirements of 40' with a 3-story height limit. The height and number of stories is in conformance with G-203.1.

3. **Rear Yard.** The proposed rear yard between the rear of the building and the rear property line measures 65.2' and is in conformance with the 20' requirement of G-207.1.
4. **Side Yard.** Per G-208.1 if a side yard is provided it shall be at least two inches (2 in.) wide for each one foot (1 ft.) but not less than 5 ft. The existing East and West side yards are 6ft. and 5ft. respectively, therefore in compliance.
5. **Lot Occupancy.** The development proposes a total building area of 1,859 sf or 34% lot coverage. You are allowed a maximum lot coverage of 60% pursuant to G-210.1. The Project is within compliance.
6. **Green Area Ratio.** The proposed project will provide a minimum Green Area Ratio (GAR) of 0.3 to comply with G-211.1.
7. **Vehicle Parking.** Under C-704.1 An addition to an existing building triggers additional parking requirements only when the gross floor area of the building is expanded or enlarged by twenty-five percent (25%) or more beyond the existing gross floor area. The new third-floor addition exceeds the 25% limit; however, per C-701.5, three dwelling units trigger no additional parking. You proposed a total of five (5) non-required compact parking spaces located in the rear of the rear. You must provide a recorded parking easement to provide adequate access to the parking area. If an easement agreement cannot be secure, the parking must be eliminated from the plans.
8. **Bicycle Parking.** Per C-802.1, only the creation of eight (8) or more dwelling units shall provide bicycle parking spaces; therefore, the proposed 6-unit apartment house does not require bicycle parking.

Any further questions, please do not hesitate to contact OZA at 202-671-3500.

Sincerely,

*Kathleen A. Beeton*

Kathleen A. Beeton, AICP  
Zoning Administrator

Attachments: PDRM01 Concept study dated 05/26/2022  
4338 Sheriff Road, NE PLAT

CC: Fred & Harold Demby – Property Owner, 4338 Sheriff Road, NE  
Aubrey J. Grant – Emotive Architecture  
Samatha Porter – Keller Williams Preferred Properties

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.