



**DEPARTMENT OF BUILDING
OFFICE OF ZONING ADMINISTRATION**

October 12, 2022

Via Emailed PDF

AS DESIGN CONSULTING

Attn: Ed Saltani

email: edarch2009@gmail.com

Re: 1364 C Street NE "Subject Property"- Proposed Rear Addition

Dear Ed Saltani:

This letter confirms the recent conversation you had with Brittany Bullock at a scheduled PDRM meeting, and the subsequent review of the Plat (attached), regarding the proposed project located at the Subject Property. The proposed scope of work is to construct a two-story rear addition extending ten (10) feet behind an existing two-story brick row house. The property is zoned RF-1.

During the PDRM Zoning Review meeting, you discussed that the proposed addition would modify the existing lot occupancy as follows:

- EXISTING LOT AREA: 763.75 S.F.
- EXISTING BLDG: 391.04 S.F.
- PROPOSED REAR ADDITION: 122.2 S.F.
- EXISTING LOT OCCUPANCY: 51.2%
- PROPOSED LOT OCCUPANCY: 67.2%

It was determined that the proposed lot occupancy exceeds the required maximum 60% limitation in the subject RF-1 zone, and will require special exception relief from the Board of Zoning Adjustment [BZA] under Section E-5201, from the lot occupancy requirement of Section E-304.1.

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

Sincerely, Matthew Le Grant
Matthew Le Grant
Zoning Administrator

Attachment: Plat dated 7-19-22

Zoning Technician: Brittany Bullock

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.