

September 21, 2023

**Via Emailed PDF**

Matt Zerfas

[matt@jordanhoneyman.com](mailto:matt@jordanhoneyman.com)

**RE: 1812 24<sup>th</sup> Street, NW – Square 2506 - Lot 0039- 22-Z-PDRM-00101**

Dear Matt Zerfas,

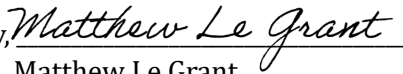
This letter confirms the conversation regarding the PDRM virtual meeting of June 23<sup>rd</sup>, 2023 with my staff concerning the proposed schematic designs for a pergola on top of the existing garage that is at the rear of the lot at 1812 24<sup>th</sup> Street, NW. The drawings are attached for reference.

The property is in an R-1B Zone and is located at Square 2506 - Lot 0039. The property is within the Sheridan-Kalorama Historic District. The total lot area is 2,416 square feet. The proposed new construction on the property consists of a 14' Length by 11'-2" Wide pergola of 9'-2" Height maximum on the existing garage roof.

The zoning discussion was as follows:

1. The lot is surrounded by
  - a. East: 24<sup>th</sup> Street NW (No lesser or greater than existing setbacks on the same block).
  - b. North: 1814 24<sup>th</sup> Street NW, abutting property (8' side setback)
  - c. West: 20' Public Alley, (25' rear setback)
  - d. South: 1810 24<sup>th</sup> Street NW, abutting property (8' side setback)
2. It had been determined that the pergola designs in the accompanying PDF on top of the existing garage roof would be acceptable per the current zoning regulations; so long as overhead rafter, joist, purlin, lattice or metal mesh wire spacing is greater than 24" O.C.
3. It was determined that the proposed height of the pergola design, 9'-2", is acceptable per DC zoning code and regulations.

Please let me know if you have any further questions.

Sincerely,   
Matthew Le Grant  
Zoning Administrator

Attachments: Plan Set dated 4-21-2023

Zoning Technician: Chyna Barber

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.

File: Det Let re 1812 24<sup>th</sup> ST NW to Zerfas 9-21-23