



**DEPARTMENT OF BUILDINGS  
OFFICE OF ZONING ADMINISTRATION**

October 14, 2022

**Via Emailed PDF**

Elizabeth Stuart  
R. Michael Cross Design Group  
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WASHINGTON DC 20009-1125  
Email: [estuart@michaelcross.com](mailto:estuart@michaelcross.com)

**RE: 2123 11<sup>th</sup> St NW- Conversion and Addition to Create Five Unit  
Apartment House**

Dear Elizabeth Stuart:

This is to confirm the substance of the PDRM discussion with my staff on September 1<sup>st</sup>, 2022 concerning the proposed expansion and conversion of the building on 2123 11<sup>th</sup> St NW. The discussion had specific reference to lot and building located in Square 0331 at lot 0018, hereinafter referred to as the "Project". You propose to expand the existing building footprint, as and add a vertical expansion of an additional stories (see attached Plat with proposed coverage/ footprint). The following is a list of clarifications provided to various aspects of the Project in the subject RA-2 Zone:

1. The existing structure is a two-family flat. The proposed use is an Apartment House with 5 Dwelling Units , which is conforming with 11 DCMR U § 401 as a matter-of-right use.
2. The BHMP is established at center of the primary façade closest to the street lot line per 11 DCMR B § 308.2. Per the attached Plat, the BHMP for the Project would be on the front wall of the bay projection in public space.
3. The Project is shown at a proposed height of 31' – 6" above the BHMP conforming with 11 DCMR F § 303 which allows up to 50'.

4. The finished floor above the lowest levels is shown to be less than 5' above existing grade and therefore shall be considered a Cellar and therefore is not included in the GFA per 11 DCMR B § 304.5.
5. The GFA of the project is proposed to be 3,416 Gross Floor Area [GFA], for a FAR of 1.8 which is conforming with 11 DCMR F § 302.
6. The Penthouse Structure is proposed to have 727 GFA. This does not contribute to the FAR of the building as it is less than .4 (759 GFA) of the lot area calculation, per 11 DCMR C § 1505.1 (c).
7. The Penthouse Structure is proposed to be set back at a 1:1 ratio from the front and rear wall per 11 DCMR C § 1504.1 (a) and 11 DCMR C § 1504.1 (b)
8. Per 11 DCMR C § 1507.2, if the penthouse contains habitable space, it shall be subject to Inclusionary Zoning, including a payment into the Housing Production Trust Fund. Two dwellings, which would constitute habitable space, are proposed for the penthouse level.
9. No side yards are proposed, and none are required under 11 DCMR F § 306.2 (b).
10. No courts are proposed. If an open court was proposed, the penthouse would be required to be set back from all the walls that border all sides of the open court per 11 DCMR C § 1504.1 (d). If a closed court was proposed, the penthouse would not be required to be set back from all the walls that border the closed court.
11. The new footprint will cover 60% (1,140 SF) of the lot (1,989 SF), thus conforming to 11 DCMR F § 304.1.
12. The Project shows a 37' rear yard, which is greater than the 15' minimum required per 11 DCMR F § 305.
13. The Project will have two(2) off-street parking spaces: 1 full size (9' x 19') and 1 compact size (8' x 19') accessed off the adjacent alley , which meets the minimum parking required under 11 DCMR C § 701.5.

14. The compact parking space for the project is required to have a minimum 19' in length as it is accessed off an alley of only 15' width, per 11 DCMR C § 712.3 (f).
15. The Project proposed 5 Dwelling units which would not require any Long Term Bicycle Parking Spots per 11 DCMR C § 802. No short term parking spaces are required under 11 DCMR C § 802 as the Project proposes less than 20 Dwelling Units.
16. The Project will be required to comply with the Green Area Ratio requirements outline under 11 DCMR F § 307 which requires a ratio of 0.4 for this project.
17. The project proposes to add 3 new dwelling units therefore will not be subject to the Inclusionary Zoning Requirements of 11 DCMR C § 1001.2.
18. A minimum Green Area Ratio [GAR] score of .4 is required; a proposed green roof and site landscaping are proposed to meet that requirement.

Accordingly, when you file the plans for a building permit, my office will approve drawings that are consistent with the information noted above. Please feel free to contact me if you have any questions.

Sincerely, *Matthew Le Grant*  
Matthew Le Grant  
Zoning Administrator

Attachments: Plat dated 8-19-22  
Plan Set dated 8-29-22

Reviewer: 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 Buildings 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 Buildings.

File: Det Let re 2123 11<sup>th</sup> St NW to Stuart 10-14-22