

September 18, 2023

Via Emailed PDF

Ali Afkhami Aghda

AA Design

Email: ali@aadesignarch.com

Re: Zoning Determination 2300 King Pl. NW

Dear Mr. Aghda:

This letter confirms the substance the PDRM you and Mr. Jarahi (Owner Rep) had with my staff on August 18, 2023. As presented during the meeting, the site currently has a single family dwelling unit, including a basement and first floor. This subject property is in the R-1B Zone.

The proposed project is to remodel & renovate existing basement, first floor and construct an addition of a second floor with almost the same foot print as first floor. Attached is the concept plan showing the floor plans and set backs from each side property line.

As discussed below, I confirm the project's compliance with respect to the zoning criteria.

<u>Criteria</u>	<u>Measurement</u>	<u>Project</u>
Lot Size	6,750 SqFt	Unchanged
Max. Lot Occupancy	40%	Less than 40%
Max. Bldg Height	40 feet	Will not exceed 40 feet
Side Yards	Continue existing non-conforming side yards with a vertical addition of new second floor, under Section D-208.7:	

In the case of a building with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be reduced or eliminated; and provided further, that the width of the side yard adjacent to the extension or addition shall be a minimum of five feet (5 ft.).

Accordingly, when building permits are filed for, my office will approve permits for this property consistent with the above presented zoning criteria and compliance information. Please let me know if you have any further questions.

Sincerely, Matthew Le Grant

Matthew Le Grant
Zoning Administrator

Attachments: 1954 Plat
Existing Floor plans with side setbacks- 7-17-23
Proposed Floor plans with side setbacks- 7-17-23

Zoning Technician: Ernesto Warren

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 2300 King Pl NW to Aghda 9-18-23