



**DEPARTMENT OF BUILDING
OFFICE OF ZONING ADMINISTRATION**

October 10, 2022

Via Emailed PDF

Alex Wilson

Sullivan & Barros, LLP

Email: awilson@sullivanbarros.com

Re: 3421 Wisconsin Avenue, NW (Square 1914, Lot 44)

Dear Ms. Wilson:

This letter confirms the conversation with Gregory Garland on August 1, 2022, and his review of the Plat and Plans (attached as Exhibit A and Exhibit B, respectively), regarding the proposed project located at 3421 Wisconsin Avenue, NW (Square 1914, Lot 44) (the "Subject Property"). The Subject Property is currently improved with a three-story, 5-unit building (the "Building"), and abuts Norton Pl NW on the North, and an abutting public alley to the East.

You are proposing to construct side and rear additions to the building, **requiring the following three areas of relief from the BZA:**

Development Standard	Existing	Minimum	Maximum	Proposed	Relief Required
Lot Occupancy	54%	NA	60%	69%	Special Exception
Height	31.42 ft.	NA	50 ft.	33.25 ft.	NA
Side Yard	2 ft. 7-1/2 in.	4 ft.	NA	0-4 3/4 in. at smallest point	Special Exception
Rear Yard	32.33 ft.	15 ft.	NA	15 ft. 4-1/8 in.	NA
Court	NA	10 ft wide for 26.5 ft height	NA	3.67 ft x 15.67 ft for 26.5 ft height	Special Exception

You have asked for a general zoning review of the Project to confirm its compliance with the other applicable Zoning Regulations.

FAR

Pursuant to F § 302.1, the maximum permitted FAR in the RA-2 zone is 1.8. You are providing an FAR of 1.8. Accordingly, the Project complies with the FAR requirements of the RA-2 zone.

Height

Pursuant to F § 303.1, the maximum permitted height in the RA-2 zone is fifty feet (50 ft.). You are proposing a total building height of 33.25 feet. Accordingly, the Project complies with the height requirements of the RA-2 Zone.

Rear Yard

Pursuant to F § 305.1, the rear yard requirement is based on the height of the building (4 in./1 ft. of building height) but must be at least fifteen feet (15 ft.). Pursuant to B-318.1, in the case of a [lot](#) that is triangular or irregularly shaped, the furthestmost point or line from the [street lot line](#) shall be deemed the point or line from which the required [rear yard](#) shall be measured. As demonstrated on Sheet A-100 of the attached plans, the rear wall of the Building is 15.33 feet from the furthest point from the street lot line. The Project therefore meets the rear yard requirements of the RA-2 Zone.

Green Area Ratio [GAR]

The normal minimum GAR requirement in the subject RA-2 zone is 0.4 (F § 307.1). However, pursuant to Section C § 601.7:

A historic resource and any additions thereto are exempt from the requirement of this chapter as a result of a change in use or increase of intensity of use, except that this chapter shall be applicable when any additions result in an increase in gross floor area of the historic resource by fifty percent (50%) or more. For purposes of this chapter a "historical resource" is a building or structure listed in the District of Columbia Inventory of Historic Sites or a building or structure certified in writing by the Historic Preservation Office as contributing to the character of the historic district in which it is located.

The Project is located in the Cleveland Park Historic District and does not increase the GFA by more than 50%: therefore the project is exempt from providing GAR.

Bike and Vehicle Parking Requirement.

Regarding vehicle parking, pursuant to C § 704.2, *additions to historic resources shall be required to provide additional parking spaces only if: (a) The addition results in at least a fifty percent (50%) increase in gross floor area beyond the gross floor area existing on the effective date of this title; and (b) The resulting requirement is at least four (4) parking spaces.*

Regarding bicycle parking, pursuant to C § 802.6, additions to historic resources shall be required to provide additional bicycle parking spaces only for the addition's gross floor area and only when the addition results in at least a fifty percent (50%) increase in gross floor area beyond the gross floor area existing on the effective date of this title.

You are not increasing the GFA by more than 50%, therefore, neither bicycle nor vehicle parking requirements are triggered by the Addition.

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

Sincerely, Matthew Le Grant
Matthew Le Grant
Zoning Administrator

Attachments: Plat dated 6-17-22
Plan Set dated 6-30-22

Zoning Technician: Greg Garland

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.

File: Det Let re 3421 Wisconsin Ave NW to Wilson 10-11-22