



**DEPARTMENT OF BUILDINGS
OFFICE OF ZONING ADMINISTRATION**

April 15, 2024

VIA EMAILED PDF

Brenda Kuo Pfeiffer

Email: brenda@kuostudios.com

**Re: Zoning Determination Letter for PDRM #24-Z-PDRM-00003
O'Connor Garage - 4604 46th Street NW - Sq: 1547 Lot: 41**

Dear Mr. Pfeiffer,

This letter confirms the conversation regarding the PDRM virtual meeting held on October 26, 2023 with my staff concerning the schematic designs for a project in which an existing non-conforming detached garage is to be demolished, and replaced-in-kind with a few minor alterations. This garage is located in the rear yard of the property located at 4604 46th St. N.W. The drawings are attached for reference. The property is in an R-1B Zone and is located at Square 1547 - Lot 0041. The property is not in a historic district. The total lot area is 5,304 square feet. The zoning discussion was as follows, as the owner proposes to:

- A.) Rebuild the existing (non-conforming) detached garage in location including foundation, framing and roof (There will be no change to the existing footprint).
- B.) Construct a new roof not to exceed existing roof height with the addition of a small dormer to the north.
- C.) Construct two (2) bay window bump-outs projecting two (2) feet from the on side and rear walls. The bump outs will be cantilevered, not touching the ground.
- D.) Build fixed awnings overhanging the doorways.

It was determined that the non-conforming garage can be re-built in kind if there was no change to the original footprint, as per Zoning Administrator Interpretation #29. The height of the new gabled roof will not exceed 18 feet, which is permitted as a matter of right as that height does not exceed the maximum accessory building height limitation of 22', as per Section D-5002.1. The proposed bay window bump-outs on side and rear are also compliant, as they are consistent with Zoning Administrator Interpretation #3.

Accordingly, if all other applicable zoning requirements are met, then when you file the plans for a building permit with DOB, this office will approve the drawings that are consistent with the information noted above.

Please contact me if you have further questions.

Sincerely, *Elisa Vitale* for
Kathleen Beeton
Zoning Administrator

Reviewer: Dan Calhoun

Attachment: Plan Set dated 3-19-24

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.