

December 13, 2022

David C. Landsman, PE, Prof. LS  
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 Email: [david@cas-dc.com](mailto:david@cas-dc.com)

**Re: PDRM - 6100 33<sup>rd</sup> Street, NW - Lot 0008, Square 2009**

Dear Mr. Landsman,

This letter will confirm the substance the PDRM with my staff on November 16, 2022. As presented during the meeting, the site currently is a single record lot improved with a single-family detached house with driveway to an integral garage and associated appurtenances. The subject property is in the R-1-B Zone.

The project proposes to construct additions to the existing dwelling, vertical and horizontal. As discussed, I confirm the project’s compliance with respect to the zoning criteria under 11 DCMR as follows:

**Applicable Zoning Criteria Analysis**

Criteria	DCMR Reference	Allow./Req.	Provided
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**Nonconforming Structures (11 DCMR C-202)**

It is understood that the existing house is non-conforming with regards to the rear yard requirement. The house may remain and may be renovated/altered. It may also be enlarged or have an addition constructed as long as the addition or enlargement conforms to the development standards and doesn’t increase or expand any existing nonconforming aspect of the structure pursuant to 11 DCMR C-202.2. Further, to extend vertically over the portion of the building within the 25-foot rear yard, it must be proven that the building was constructed legally in this location by providing a Building Permit or proof of the structure existing prior to 1958 during permit applications.

I have reviewed the rear addition proposed and confirm that they are permitted under 11 DCMR C-202 as they do not increase or expand the existing nonconforming aspect of the structure, as long as evidence of legal construction or existence prior to 1958 is provided with permit applications.

Lot Dim.	11 DCMR D-302.1	5,000 sf	5,244 sf
	(area and width)	50 feet	57.0 feet
Building Height	11 DCMR D-303.1	40 feet	<40 feet
		3 stories	3 stories and cellar

Building Height Measuring Point (BHMP) is on the south side of the house facing Rittenhouse Street, NW, mid-point of the façade closest to the street.

Lot Occ. 11 DCMR D-304.1 40% 39.9%  
At grade patios, walls, driveways, pools, etc. do not count. House, covered patios/porches, elevated (>4' above grade) patios/terraces, etc. count.

Front Yard 11 DCMR D-305 9.5-15.0 feet No Change or Front Addition Proposed  
Setback Range

Rear Yard 11 DCMR D-306 25 ft. 19.4 ft. (existing to remain)  
The existing rear yard is non-compliant and is to remain. Additions/extensions to the existing dwelling may be constructed as long as the existing rear yard is not reduced. I have reviewed the vertical addition within the existing footprint for portions that extend beyond the 25-foot rear yard and these comply with the regulations of 11 DCMR as the footprint or existing rear yard is not reduced and with the condition that documentation is provided with permit applications demonstrating that the building was constructed legally in this location by providing a Building Permit or proof of the structure existing prior to 1958.

Side Yard 11 DCMR D-307 8 ft. ea. 8 ft. min.

#### Yard Designation

As the property is a corner lot, it may select the front of the lot for purposes of applying the Zoning Regulations of 11 DCMR. Based on prior work to the property and house orientation, I have determined that the property has already established the front as being on Rittenhouse Street, NW, even though it is addressed on 33<sup>rd</sup> Street, NW. This designation puts side lot lines to the east and west, and a rear lot line to the north along the Public Alley.

Pervious Surface 11 DCMR D-308 50% min. 50.0% minimum provided  
Pervious surface includes pervious pavement, lawn areas, decks over grade that do not preclude the infiltration of water into the soil below, and green roofs.

I have reviewed the concept plan as proposed and concur that the development of an addition to the existing single-family detached dwelling, as shown/proposed meet the requirements of 11 DCMR, specifically the sections of 11-D DCMR noted above.

Accordingly, when building permits are filed for, I 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 –  
Existing Conditions Plan  
Concept Site Plan dated 11/22

Zoning Technician: Ramon Washington

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 6100 33<sup>rd</sup> St NW to Landsman 12-13-22