

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



November 9, 2015

Shyrynne Stevenson
Agent for Owner Kanyi Masembaum

Via Emailed PDF

Re: Zoning Determination for 4011 13th St NW (Square 2908, Lot 0054) – Subject Property

Dear Mr. Masembaum,

Please allow this letter and attached documents to serve as a confirmation of our conversation on September 21, 2015, regarding the proposed development of subject property 4011 13th St NW.

Pursuant to our meeting on Sept 21, 2015, this letter serves as the determination regarding the proposed redevelopment of the property located at 4011 13th St NW. The owner of record of the property seeks confirmation that the plans for the redevelopment of the property comply with the applicable Zoning Regulations, specifically with Section 400.24(a) of the Final Rulemaking Zoning Commission Case No. 14-11, dated June 8, 2015. The following is a summary of our discussion:

1. Summary of Property

The subject property, located at 4011 13th St NW, purchased by the owner as a single family residential home, is a row dwelling at the end of a row, not at the street corner/intersection. The right side property line of the subject property is also the rear property line of the adjacent neighbors. Thus the right side party wall is visible to open space. The subject property is a two level home with a basement, on a lot size of 2250 sqft.

2. Site and Area Description

The site and neighborhood are typical of DC residential row dwelling units. There is light commercial the the street corner/intersection, and improvements and alterations to several nearby residential units. The neighborhood and subject property are zoned R-4.

3. Proposed Development / Schematic Elevations

The proposed schematic for the subject property is to convert a single family dwelling into a 2-unit flat. By doing so, the intention is to add a 3rd level to the overall building to provide adequate space for 2 units, 3 bedrooms each. With that intent, the floor plans call for a front bedroom of the newly added 3rd floor, which requires a building code compliant egress sized window. This is a design challenge with the existing dormer / mansard roof, which must be maintained under zoning regulation Section 400.24(a).

There were 5 design solutions presented to resolve this challenge. The schematic elevations show variation in window size and placement, and treatment of the existing dormer / mansard roof as to comply with zoning regulation section 400.24(a).

4. Conclusion

After reviewing all of the alternatives you presented to me on Sept 21st, I have determined that Option #3, retention of the dormer, and the placement of new windows above, is consistent with the applicable regulation under Section 400.24(a).

The dormer / mansard roof will be maintained as is. The newly raised roof will allow for the 3rd level addition, and the egress windows on the front of the building will be placed directly above the existing dormer / mansard roof.

Sincerely,



Matthew Le Grant
Zoning Administrator

Attachments:

- A – 11X17 plans 8th-inch scale
- B – ELEVATION 03
- C – street view 01
- D – street view 02
- E – survey map
- F – surveyors plat