

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



November 10, 2014

Ronald Schneck Jr. AIA
Square 134 Architects, PC
1345 S Street, Second Floor
Washington DC, 20009

Re: Zoning PDRM – South Cathedral Mansions, 2900 Connecticut Avenue, NW 20008,
Square 2106, Lot 106 through 114

Dear Mr. Schneck:

Please allow this letter to confirm our conversation on July 7, 2014, regarding the proposed development at the subject property and it's compliance with the current zoning regulations.

Proposed Scope

The proposed development scope includes alteration of the existing apartment house that has 133 dwelling units to approximately 175 dwelling units, and the renovation of existing dwelling units, both in their entirety as well as partial renovations, the renovation of all common spaces, minor repairs and upgrades to the building exterior, including but not limited to, the replacement of existing windows and various sitework modifications, the creation of "attic-space" unit mezzanines to be accessed by the unit on the fourth floor, the creation of three residential units within the existing basement and the renovation of the existing carriage house to a common amenity space for the residents.

Overlapping Zones

Although the property overlaps two zones, R-5-B and R-5-D, the proposed scope, as outlined above, complies with the current zoning regulations.

Historic Designation

The property is a Historic Landmark, and as such, any exterior renovations will need to go through the Commission of Fine Arts Review Process. However, there are no additional zoning requirements as a result of the designation.

Carriage House

There is an existing carriage house on the property which is considered an accessory structure. The proposed development plan, to renovate it into an amenity space, complies with the current zoning code.

Parking

Although there will be an increased unit count, from 133 existing dwelling units to approximately 175 units, you are not required to provide for any additional parking due to the exemption for Historic properties as set forth in 11 DCMR 2120.3(a).

Inclusionary Zoning

Because the proposed changes will not increase the gross floor area of the building by 50% or more, no Inclusionary Zoning units are required under 11 DCMR 2602.1(c)(3).

Please let me know if you have any further questions on this matter.

Sincerely, 
Matthew Le Grant
Zoning Administrator