

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

September 30, 2014



Rochelle Joseph, Principal
RMJ Consultants
1598 Skeet Club Road
Suite 102-247
High Point, NC 27265

Re: 325 D Street, SE – Lot 819, Square 0793

Dear Ms. Joseph,

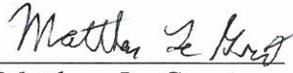
This letter confirms that I have reviewed the proposed site plan and design schematic exhibit for the property referenced above. For reference, the project plans are for an addition to an existing single family dwelling and to convert the dwelling into a two-family flat, row structure. The subject property is in the CAP/R-4 Zone District.

As per the documentation you presented, the current lot measures at 2,000 SF with street frontage on D Street, SE. According to the DCMR Title 11, the Zoning Regulations, you may proceed with the construction permitting process as described below and anticipate approval.

The construction will consist of additions within the side and rear yards as well as a roof structure addition to access a roof deck; which together will occupy less than 60% of the lot area (per 11 DCMR 403.2). The design will maintain at least a twenty (20) foot rear yard (per 11 DCMR 404.1). The house structure will not exceed three (3) stories and 40 feet in height (per 11 DCMR 400.1). The open court to the rear will maintain 4 inches per foot of height of the court, but will not measure less than 10 feet in width (per DCMR Title 11 406.1). The roof structure will not exceed one-third (1/3) of the total roof area (per DCMR Title 11, 411.8). As the property exists in a land locked position prohibiting side and rear parking, the applicant will seek a parking exemption waiver from the Office of Historic Preservation.

Accordingly, when the building permit application is submitted, I will approve the zoning review of the proposed construction within the yard/setback requirements consistent with the dimensions shown on the design layout attached to this letter. The plans must also show conformance with all other applicable zoning standards.

Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachments – Site Plan; Design Layout

File: Det Let re 325 D St SE to Joseph 9-30-14