

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



June 19, 2014

Joel deLeon  
Architects Group Practice Ltd.  
415 North Alfred Street  
Alexandria, VA 22314

RE: 1738 14th Street NW - Square 207, Lot 69

Dear Mr. deLeon:

This letter summarizes the conclusions of our meetings of November 18, 2013 and April 14, 2014 between you, Andy Schiefer, and myself regarding a proposed addition and change of use to an existing three story commercial building on the subject lot, which is zoned ARTS/C-3-A.

The project is subject to the following Zoning requirements:

FAR- The maximum floor area ratio for a residential use in the combined ARTS/C-3-A District is 4.5 under Sections 771.2 and 1904. I understand that the FAR proposed is below this limitation.

Lot Occupancy- The maximum lot occupancy for a residential use is 75% under Section 772.1. If a small increase in lot coverage is sought under the Minor Flexibility provisions of Section 2522.1, and increase of up to 2% of the lot occupancy amount can be considered by my office. In order to approve such an increase I would have to find that the deviation does not impair the otherwise applicable zoning regulations.

Rear Yard- If the design does not meet the minimum rear yard setback specified in Section 774.7, then relief would be required from the Board of Zoning Adjustment [BZA]. However, as I indicated, a projection of a sunshade into a yard setback is allowed under Section 2502, which allows limited projections into the required setback. Additionally, such projections cannot be occupied for human habitation.

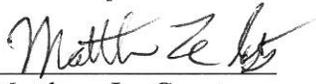
Courts- If a court is provided for a residential use it would have to comply with the requirements of Section 776.3. An analysis under that Section is needed to determine the minimum size of such a court.

Parking- Given the current situation, a three space parking credit exists. Given the proposed project that was discussed, the size of the addition will not trigger any additional required parking spaces, under Section 2120.3.

As I noted to you at our meeting I suggest that applicants consult with the owners in the immediate vicinity of the project. It is my view that that the BZA and the applicable ANC expect that applicants reach out to the community before an application that is brought before the BZA is considered.

The timeline for starting the BZA process would include, in my view submitting the BZA application concurrent with your application for historic review before the Office of Historic Preservation. If the historic preservation review required you to make design changes, you could then revise the pending BZA application.

I believe that I have addressed the issues which we discussed. Please let me know if you have any further questions.

Sincerely,   
Matthew Le Grant  
Zoning Administrator