

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

August 11, 2014



**Via Emailed PDF**

Ronald Schneck AIA  
Square 134 Architects, PLLC

Re: Zoning PDRM – 3921 Fulton Street, NW (Square - 1806 / Lot – 22) – Subject Property

Mr. Schneck:

Please allow this letter and attached drawings to serve as a confirmation of our conversation on April 7, 2014 regarding the proposed development at the subject property. The subject property is currently an existing apartment building within an R-5-A zone. The proposed matter of right development will renovate the existing building and provide for a rear addition, adding four (4) dwelling units to the existing four (4) units, for a total of eight (8) units. The discussion is summarized below:

Cellar Level Exterior Areaways and Contribution to FAR and Lot Occupancy

The cellar level areaways shown on the attached site plan that are provided as part of the entrance path into the cellar units do not contribute to the building FAR. However, the areaways that are not provided as part of the entrance into the cellar units that exceed 3 feet by 4 feet do constitute a ‘sunken patio’ and the grade of which is used as the ‘chargeable FAR’ calculation using the perimeter wall method. Neither type of areaway contributes to lot occupancy.

First Floor Exterior Stairways and Landings and Contribution to FAR and Lot Occupancy

The exterior stairway and landings necessary for entry into the building also do not count towards FAR, nor to the Lot Occupancy, as reflected in the attached site plan.

Courts

There are two open courts on this project, as shown on the attached plans. One on each side of the connector between the addition and the existing building. Both of which comply with the width requirements. However, the one on the west side does so because the width can be measured at the connector instead of the rear addition.

Rooftop Access

Since the common stair enclosure cannot be extended to the roof because penthouses are not allowed to be located on exterior walls, access to the roof is provided by two spiral staircases compliant with Zoning Regulations.

Parking

The existing building was built in 1937 and contains four (4) dwelling units without any off-street parking being provided. The zoning regulations require parking only for the additional

dwelling units, and four (4) new parking spaces are required. The four (4) spaces are off the alley to the rear as shown on the attached plans.

Sincerely,   
Matthew Le Grant  
Matthew Le Grant  
Zoning Administrator

Attachment: Site Plan