

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

August 11, 2014

Via Emailed PDF and US Mail



Martin P. Sullivan
Sullivan & Barros, LLP
1990 M Street, NW- Suite 200
Washington, DC 20036

Re: 630-632 14th Street, NE – Square 1028, Lots 152 and 49

Dear Mr. Sullivan:

Pursuant to our meeting on June 9, 2014, you have asked for my determination regarding the proposed partial demolition of, and addition to, the existing building (the “Building”) located at 630-632 14th Street, NE (the “Property”). The owner of the Property is proposing to convert the existing building to an apartment house, pursuant to § 330.5(e) of the Zoning Regulations. In order to consider this a conversion of an existing building, I must first determine that the proposed work would not be considered a raze of the existing building. I have made such determinations in the past based on the totality of information available; in particular regarding the location and configuration of the existing walls of the existing structure and the nature and rationale for removal of existing walls.

You have represented that you would be retaining portions of two existing structures, including an existing remainder of a party wall located on the north edge of the Property, as well as a portion of the front wall of the Building. I understand, and it seems reasonable, that pursuant to the attached sketch, the amount of wall from previous structures being retained represents about 62% of the total existing walls of the Building and the party wall structure. When considering the Building alone, the amount retained represents 16% of the existing structure.

As you noted in our meeting, because of the small size of the Building and because of its location in the center of the front of the Property, it is necessary to expand the structure out from the existing side walls and rear wall, which makes it difficult to preserve any of the side and rear walls in any reasonable manner. Also, regarding the front wall of the Building, it is proposed to provide bay windows in order to design the proposed addition in a way which is compatible with the other facades on this block. If it weren't for this design consideration and the location of the Building at the center of the lot, the amount of the Building being retained could be considerably greater.

Based on the totality of circumstances as you have presented them to me, I confirm that if you present building permit plans which are in agreement with the attached sketch, my office would view such an application as an initial partial demolition with an addition, and not a raze, for purposes of § 330.5(e). Please note that if the actual demolition departs from the representations in this letter and the attached sketch, as represented in the building permit application, then the owner runs the risk of having the project being later considered a full raze, with the consequences may involving stopping the construction, and application for relief before the Board of Zoning Adjustment [BZA].

Please feel free to contact me if you have any questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachments: Plan Set
Retained Wall Calculations
Baist Map