

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



November 7, 2014

Mark Mlakar
1010 Wisconsin Ave NW #200
Washington, DC 20007

RE: Expansion and Conversion of Dwelling at 1316 ½ Shepherd Street NW

Dear Mr. Mlakar:

This is to confirm the substance of our discussion on September 29th, 2014, concerning the proposed addition to and renovation of 1316 ½ Shepherd Street NW. The discussion had specific reference to the lot and building located at the above noted address also known as SSL# 2824 0031, hereinafter referred to as the “Project”, which is located in a R-4 zone.

You propose to expand the existing building footprint in the rear, as well as vertically, with the addition of a story and rooftop deck (see attached Plat with proposed coverage/footprint). The building will be converted from the present single family use into a four unit apartment building.

The following is a list of clarifications provided to various aspect of the building project:

- The lot area on record for SSL# 2824 0031 is 3,904 SF.
- The building currently has a cellar and two stories above grade, thus allowing you to add an additional story, for a total of three stories, plus the cellar, provided the total height is less than forty feet per DCMR §§ 400.1 and 400.15 – 400.22.
- The building area, which will include the present building footprint, the proposed addition, and the new balconies at the rear, will cover 54% (2,114 SF) of the lot (3,904 SF), which is less than 60% (2,342 SF) maximum, which is under the maximum lot occupancy requirement under DCMR §§ 403.2.
- Pursuant to DCMR §§ 401.11 (Density requirements for a building), with a lot of 3,904 SF you may convert the Project to up to, but not to exceed, four (4) apartment units, based on the availability of 900 square feet of lot area per dwelling unit . With less than 10 dwelling units, the Building is not subject to Inclusionary Zoning and therefore exempted from DCMR §§ 2600.
- The current proposal includes an open court where the existing porch has been reduced in width. The court is shown as 14’ wide which exceeds the 13’-4” court with required for the tallest building allowed by code in this zonewhen providing 4” of width per a maximum of 40’ of height as set forth in DCMR §§ 406.1.

- Per DCMR §§400.7 and DCMR §§411.1, you may construct the typical penthouse structure as well as a “pantry space”, which may include a preparation area and sink to serve the communal outdoor roof deck area of this Apartment Building.
- You propose to provide two (2) uncovered parking spaces (see attached Plat), which exceeds the (1) parking space required under DCMR §§2101.1 for a building with 4 Units in the subject R-4 zone.
- You propose to provide a minimum of 20% pervious surface, so as to comply with DCMR §§412.4, by providing green areas, as illustrated on the attached Plat. Your proposed Pervious Surface of 782 SF satisfies the required 781 SF established under DCMR §§412.4.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachments: Proposed Plat
Longitudinal Section
Plan Set