

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

August 17, 2015

Anthony M. Rachal, Esq.  
Agent for Owners of 1340 Kenyon  
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**Via US Mail and Emailed PDF**

Re: Proposal for 1340 Kenyon St. N.W. - Subject Property

Dear Mr. Rachal:

It was a pleasure to meet you on July 16, 2015 for your Preliminary Design Review Meeting regarding this property. You seek to, on behalf of the owners of this subject property, apply for a building permit for the renovation of the property. During this meeting I reviewed the proposed plans, indicating that certain revisions were necessary in order to grant approval for the development as a matter of right that would be commissioned by the owners for the property.

1. Summary of Property and Review of Certificates of Occupancy

The following findings are determined based upon the submission of the Revised Plans for the subject property. The owners of the subject property purchased the subject property as an existing multi-unit residential structure, in May of this year [Please see photos of the front and rear of the property attached as Exhibits "A" and "B" respectively]. Their proposed plans, as revised after the PDRM, rely upon the history of prior uses and would conform with the matter of right development standards within the R-4 Zoning District, so that the property can be renovated as apartments. No Board of Zoning Adjustment approval would be required to continue and maintain the property's use as "Apartments" under an existing Certificate of Occupancy Permit ("COO"). [See Exhibit "C" COO No. B52587 dated March 21, 1966 for Apartments.] This use is a lesser density use than was previously permitted in 1951 under a COO issued for "Rooming House". [See Exhibit "D" COO No. A 12529 dated 11-7-1951 for Rooming House.]

Prior to purchase, the owners' investigation of the area revealed that there were already several other multi-family condominiums and apartments in the same block. This fact is noted in the discussion of the site's and Square's history and current permitted uses. There were two (2) parking spaces provided to the occupants of those dwellings which will remain for continued use, and a third space will be added.

2. Site and Area Description

Property:	Square 2848, Lot 64	Neighborhood:	Old City II
ANC:	1	Ward:	1

The subject property is a narrow rectangular shaped site fronting Kenyon Street, NW, with a lot area of 2,472 SqFt, and has a total building footprint of 1,210 SqFt of land area. The lot is presently improved with a three story building and cellar, as shown in the Existing Floor Plans for shown in the attached Exhibit "E".

### 3. Proposed Development Schematic Plans and Permits Required

The proposed development presents schematic floor plans to maintain a four dwelling unit residential use with one dwelling unit on each floor. The Revised Plans are shown in the attached Exhibit "F". The present open court at the rear of the building will be filled in. Since this area is less than 3 feet in width, it is already accounted as building area. The enclosure will not block the light or windows to the abutting property's building since that party wall is solid without openings. The rear of the structure will retain the two existing balconies, but the originally proposed third balcony discussed at our meeting has been deleted from the revised plans as now submitted. All proposed renovations are interior and the building is within the 60% lot coverage maximum limitation, with 44.2% proposed.

### 4. Conclusions

The Subject Property is an improved structure currently unoccupied is in an R-4 Zone District. The R-4 Zone permits the continued use of this Pre-1958 apartment use as a matter-of-right. According to the summary set forth below no zoning relief is required under the proposed renovations.:

Section	Item	R-4 Regulation	Allowed	Proposed	Variance
400	Height	35 feet 3 Stories		3 stories, with cellar	N/A
401.3	Min Lot Width	18 feet		19.6 feet	N/A
	Min Lot Area	1,800 SqFt		2,472 SqFt	N/A
402	FAR	None prescribed			N/A
403.2	Lot Occupancy	60%	1,483.2 sqft (60%)	1,093 sq ft (44.2%)	N/A
404.1	Rear Yard	20 feet		36.5 feet	N/A
405.6	Side Yard	None required		0 feet	N/A
2101.0	Parking	1 for every 3 dwelling units		1 required 3 provided	N/A

The current height of the building is 35 feet will not be increased of the permitted planned renovations. The renovation does not utilize the full available 60% of lot occupancy even with the enclosure of the present open court or dogleg as it is the less than three feet (3') in width. There will be no diminution of light and air to the adjacent neighboring properties. Thus, there is no adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property. No neighboring property's chimney, solar energy system, or vent will be affected.

The top roof area will not be visible from either side of Kenyon Street at the ground level. The existing roof line would be maintained in keeping with the current neighborhood character

including both color and materials. Parking will be provided for three (3) vehicles, which exceeds the minimum zoning requirement. The planned renovations will require limited interior demolition.

In conclusion, if the plans for the required Building Permit reflect the preliminary plans, as revised, and are consistent with this determination letter, my office will approve said plans.

Sincerely,   
Matthew Le Grant  
Zoning Administrator

- Attachments: A - Photo of Front of Building  
B - Photo of Rear of Building  
C - COO No. B52587  
D - COO No. A12529  
E - Existing Floor Plans Set  
F - Proposed Floor Plans Set

File: Det Let re 1340 Kenyon St NW to Rachal 8-17-15