

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



June 16, 2014

Bernard T. Guay, Architect
3908 Commander Drive
Hyattsville, MD 20782

Re: 1811 1st St NW (LOT 86, SQ 3106)

Dear Mr. Guay:

I am issuing a determination letter regarding the reduction in the percentage of lot occupancy at 1811 1st St. NW from the existing 64.57% to 63.29%. I understand a portion of the easterly end of the building will be removed to correspond with the reduction in lot coverage. Also, I understand that the existing open court along the north lot line will be improved with a building addition; this building addition will not add to the percentage of lot occupancy because it is already accounted for due to its existing width being less than 5 feet.

The site is zoned R-4 which allows for 60 percent lot coverage. Even though the proposed development exceeds the maximum lot coverage, it is less than the existing lot coverage and is deemed to not have a negative impact to neighboring properties. Subject to demonstrating compliance to all applicable zoning regulations, I agree that the proposed reduction lot occupancy is allowed.

Sincerely,

A handwritten signature in black ink that reads 'Matthew Le Grant'.

Matthew Le Grant