

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



October 2, 2015

Michael Cross
Argonne Place LLC
1630 Argonne PL NW
Washington, DC 20009

RE: Alteration/Addition/Conversion of 1630-1634 Argonne PL NW

Dear Mr. Cross:

This is to confirm the substance of our discussion on September 15, 2015, concerning the proposed addition to and renovation of 1630-1634 Argonne PL NW. The discussion had specific reference to lots and buildings located at SSL# 2589 0480, hereinafter collectively referred to as the "Project".

You propose to expand the existing project footprint in the rear, as well as vertically, with and addition. The following is a list of clarifications provided to various aspects of the building project:

- The Project is located in zone R-5-B
- The combined lot area for the project is 5,100 Square Feet.
- The proposed use is multi-family residential with 12 dwelling units which is matter-of-right in the subject R-5-B zone as per 11 DCMR § 350.4 (f).
- The proposed project is not subject to Inclusionary Zoning requirements per 11 DCMR § 2602.1 as it does not increase the gross floor area by more than 50% and is only increasing the number of dwelling units by 7 from the existing aggregate of 5.
- The ceiling of the bottom floor of the lower level is less than 4 feet above the adjacent finished grade, qualifying it as a Cellar as per 11 DCMR § 199.1 and therefore is not considered Gross Floor Area nor is its area included in the Floor Area Ratio calculation.
- The new addition will result in a maximum FAR of 1.8 (9,180 gross SqFt of Gross Floor Area), conforming to 11 DCMR § 402.4.
- The existing outside balconies on the front of the project have been reduced to a projection not to exceed 6 feet beyond the exterior walls and therefore not included in the Gross Floor Area or Floor Area Ratio per 11 DCMR § 199.
- The Project includes an exterior roof deck. As per 11 DCMR § 199.1, the floor area of the roof deck is not included in Floor Area Ratio calculations.
- The total building height is less than fifty (50) feet when measured from the BHMP to the ridge of the uppermost roof, per 11 DCMR § 400.1 and 400.15 – 400.22. The BHMP is at existing grade, located in the center of the front façade per 11 DCMR § 119, and shall not

be measured within the window wells or areaways which are exceptions to the finished grade.

- The new building footprint will cover 58% (2,975 SqFt) of the lot (5,100 SqFt), which is less than 60% (3,060 SF) maximum, thus conforming to 11 DCMR § 403.2.
- This project is not subject to GAR per 11 DCMR § 3401.3, as the cost of the alteration/addition, which is \$500,000, does not exceed one hundred (100%) percent of the combined assessed value of the properties which is \$1,977,200.
- The rooftop mechanical area are to be covered by a roof structure less than 6'-6" above the roof and less than 4' below the adjacent structures. By doing so these areas shall not be considered courts per 11 DCMR § 406 while at the same time shall not be considered Gross Floor Area therefore not contributing to FAR, as per 11 DCMR § 199.

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

Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant