

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



May 2, 2011

Brian D. Papke
Capital City Real Estate, LLC
PO Box 96503 #38430
Washington, DC 20090-6503

RE: 1300 Euclid St., NW- Proposed Conversion to Six Unit Apartment Building

Dear Mr. Papke:

It was a pleasure to meet with you and your development team on March 31, 2011 regarding the proposed project located at 1300 Euclid St. NW, at the corner of 13th St NW. In summation, conceptual plans were submitted regarding the proposed project design. The existing building, which is located in an R-4 zone, will be renovated and converted in to a six unit apartment house. This will primarily be an interior renovation with a small addition over the existing garage.

At our meeting, architectural plans were reviewed. As a result of our discussion over, new plans were submitted (dated 4/18/2011) that addressed the issues, and provided further clarification/notes as I requested. The following elements were identified, based on the 4/18/11 plans, as conforming as a matter of right:

- Project is a conversion of an existing building into a six unit apartment house.
- Adequate off-street parking is provided in the existing garage (2 spaces).
- Rear yard, side yard setbacks, building height, min. court size, and street frontage are all either unchanged or conforming. There is a large street side yard running along 13th Street NW.
- Addition of floor area above the existing garage/1st floor, as per the 4/19 plans
- Designation of lower level as cellar.
- Lot is a corner lot, and the front will designated on Euclid Street NW for the purposes of zoning

I have also considered Minor flexibility under 11 DCMR 407.1 to convert building to six units. The lot size is 5,325 sqft where 5,400 sqft is normally required (for a six unit building on an R-4 zoned lot at 900 sqft of lot area per unit). The difference of 75 sqft is less than the 2% (108 sqft) maximum flexibility. Granting the allowance is appropriate given the surrounding properties and the specifics of the floor plan and entry design. Having the ability to convert this building to six units will allow the creation of more moderately priced units. Also, with the current shape of the building, the most efficient design is for a main stairwell dividing the building from front to back which lends itself better to a six unit design. There will be no visual difference from the exterior going from 5 to 6 units, and the required parking will be provided in an enclosed garage. I do not see any conflict with the purposes of the District, nor any adverse impacts occurring to adjacent properties.

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.

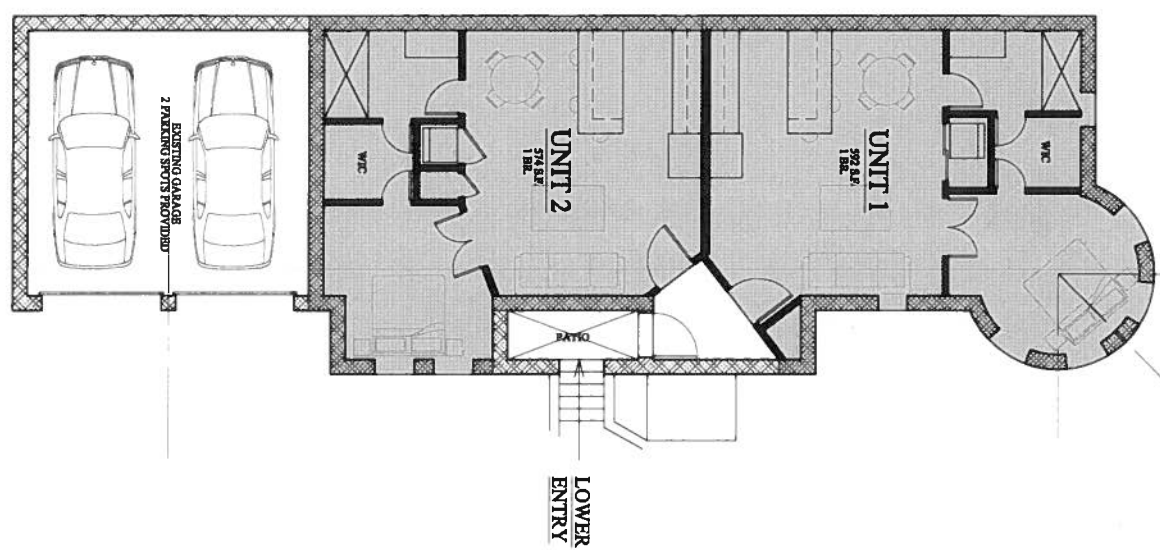
Sincerely,

Matthew Le Grant
Zoning Administrator

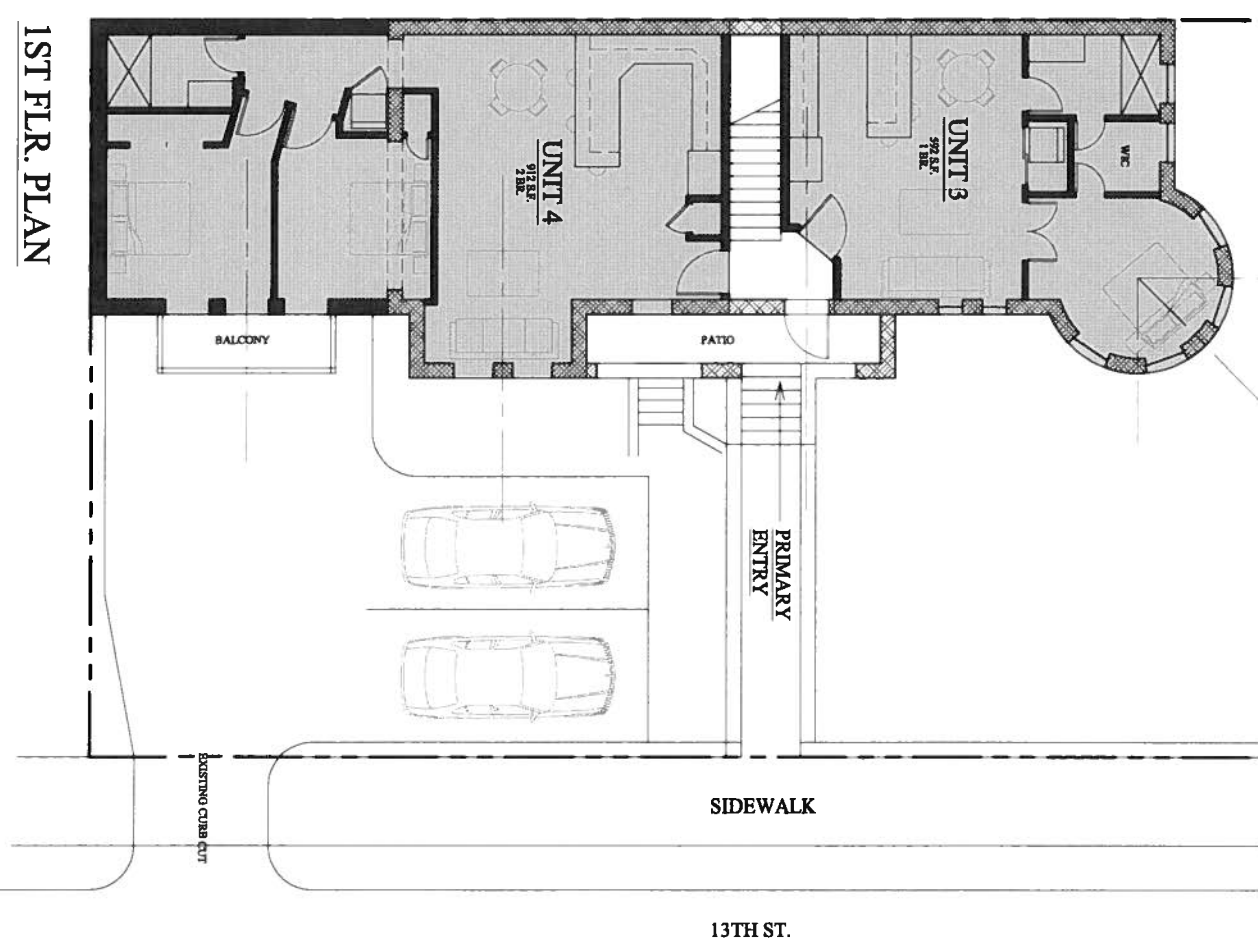
Attachments



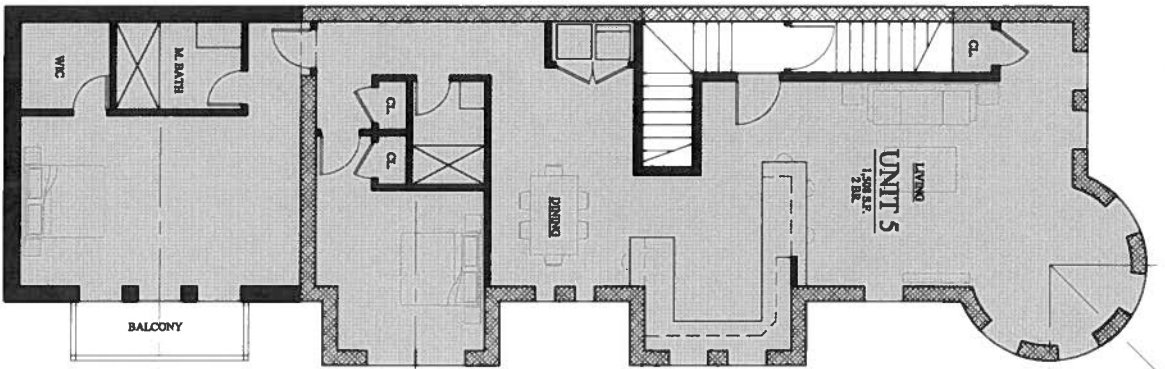
CELLAR PLAN



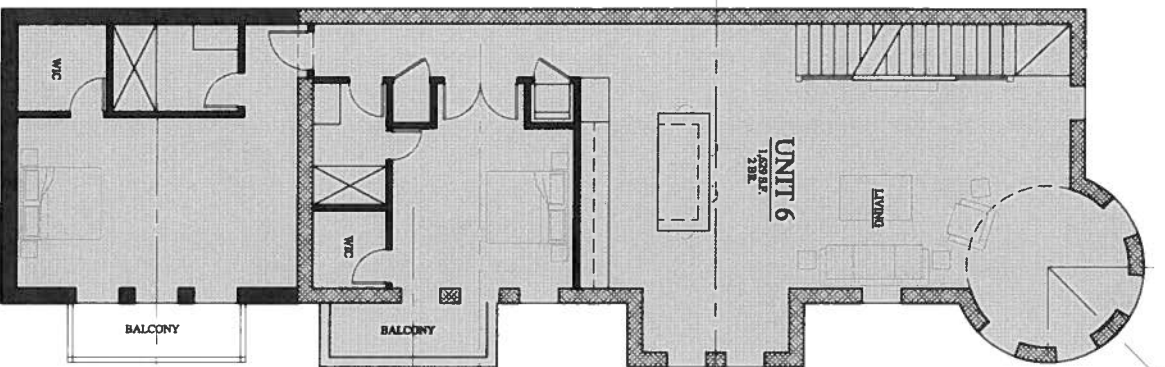
1ST FLR. PLAN



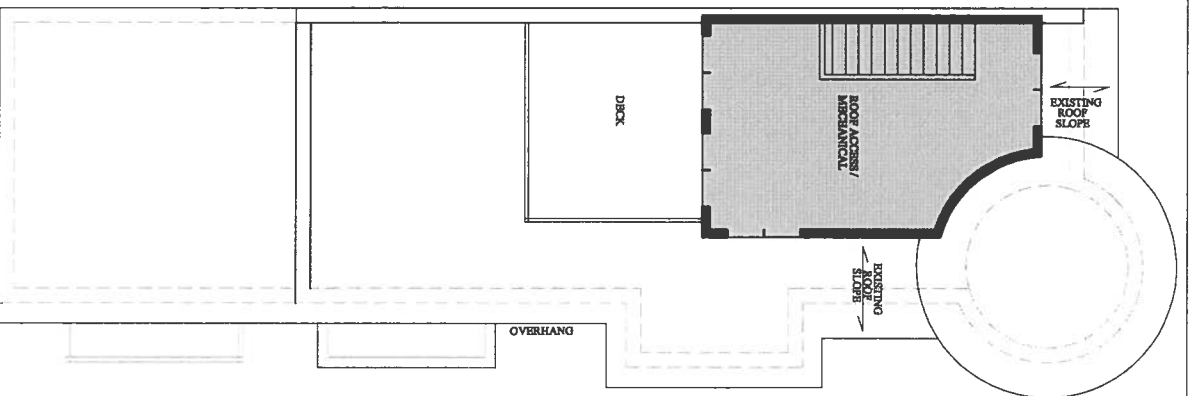
1300 EUCLID ST., NW
2 REQUIRED PARKING SPACES PROVIDED
IN EXISTING GARAGE.
4/19/2011



2ND FLR. PLAN



3RD FLR. PLAN



ROOF PLAN

CONSUMER INFORMATION NOTES:

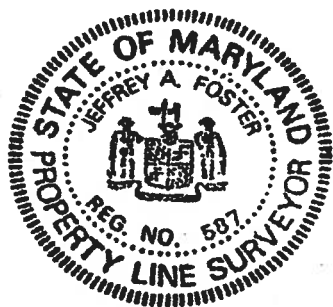
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

X. *James Sullivan*
X. *John J. O'Hara*

Notes:

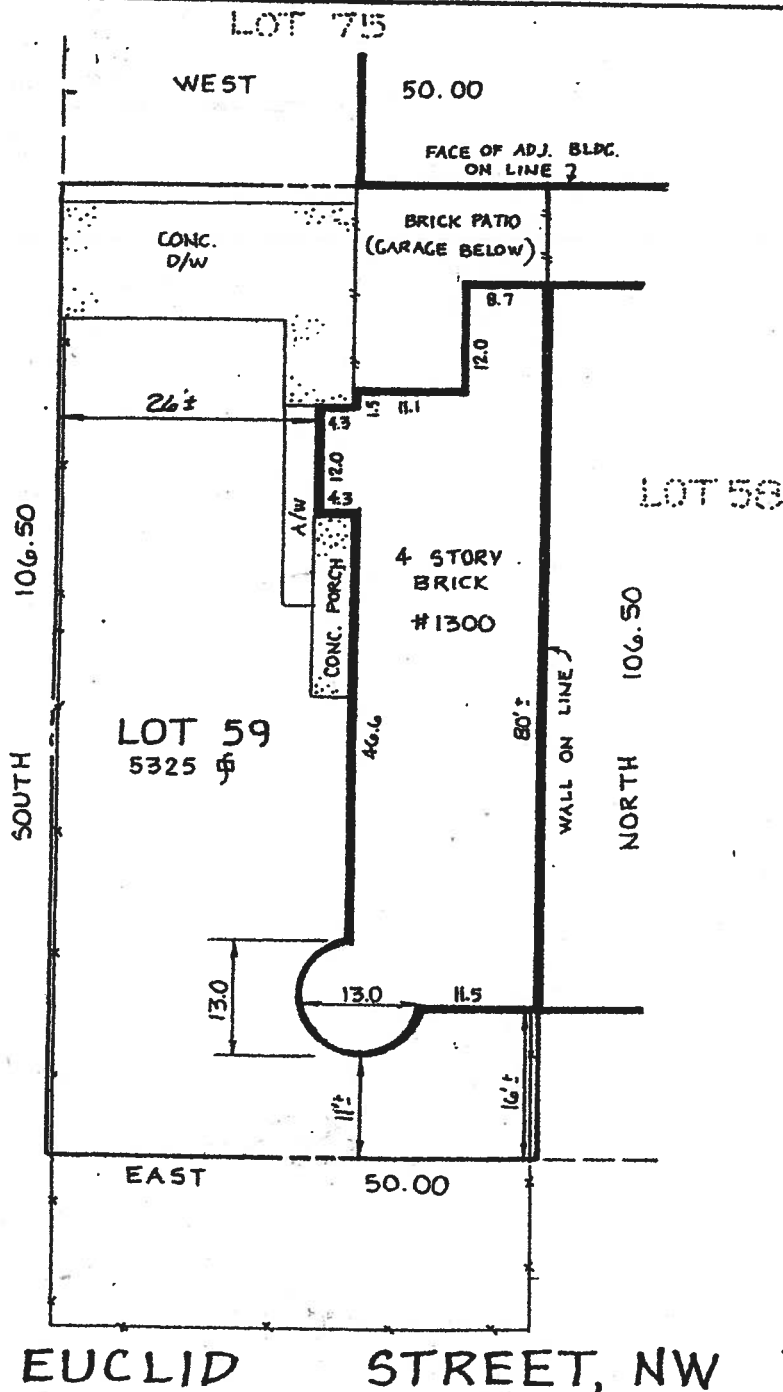
1. Flood zone "C" per H.U.D., panel No. 0020 B
2. No property corners found. Lines shown evidenced by drawing of record and field measurement.

PALIND



Location Drawing
LOT 59, SQUARE 2866
WASHINGTON
District of Columbia

13TH STREET, NW



SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO DOCUMENTS ON RECORD AT THE OFFICE OF THE DISTRICT OF COLUMBIA SURVEYOR. LOCATION OF IMPROVEMENTS SHOWN HAS BEEN BASED UPON FIELD MEASUREMENTS FROM EXISTING LINES OF PARENT OCCUPATION. WHENEVER POSSIBLE, PRIOR SURVEYS PUBLIC RECORD HAVE BEEN USED TO CONFIRM INFORMATION SHOWN."

Jeffrey A. Foster
DISTRICT OF COLUMBIA SURVEYOR REG. NO. 587

REFERENCES

D.C. SURVEYOR RECORDS
BOOK 9
PAGE 134

LIBER
FOLIO



SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 218
Gaithersburg, Maryland 20878
301/945-5100, Fax 301/945-1255

DATE OF LOCATIONS

WALL CHECK:

11SE. LOC.: 6-12-96

SCALE: 1" = 20'

DRAWN BY: M.A.S.

JOB NO.: 96.1854