

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

May 30, 2014



Lynn Grosso
74 W Street NW
Washington, DC 20001

Re: 74 W Street NW [Subject Property- Lot 47, Square 3118]

Dear Ms. Grosso,

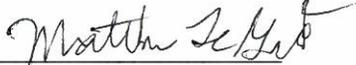
At our meeting of April 9, 2014 we discussed the subject property which is zoned R-4, that presently has an existing masonry two story garage building lawfully constructed under a 1921 building permit [copy attached] that occupies the south end of the property.

The existing property has several non-conforming features, among them: lot occupancy, accessory building height, set backs from alley center lines. Since the proposed renovation does not extend or alter the exterior of the existing lawfully built structures, all non-conforming features of the existing structures are permitted to remain.

The existing accessory building [photos attached] will be renovated to be used, in part, as a garage maintaining one standard 9ft x 19ft parking space and one accessory parking space, which may be smaller than standard size, on the ground floor. The existing structure reflects evidence of a full second story, which may be retained in the development design. As we discussed, the second floor level is approved to be developed as a matter of right for use as follows:

- 1) For accessory use by the residents of the property as of right, provided the renovation does not include any cooking or bathing facilities; and,
- 2) As an Artist Studio by right, which may be leased for use by an artist who may be a musician, dancer, and/or visual artist. The proposed development incorporates a second level with features, including a large open space, measuring approximately 14' x 26' and uninterrupted by walls or columns, as well as a dressing room and wood flooring, which demonstrate utility as a dance studio. As such, the development of a single shower will be permitted. While the development may include a kitchenette, it shall not include any cooking facilities.

Sincerely,


Matthew Le Grant
Zoning Administrator

Attachments- Scope of Work/ Site plan, photographs of existing garage, 1921 Building Permit and Application

File: Det Let re 74 W St NW to Grosso 5-30-14