

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



August 23, 2013

Rochelle Joseph, Principal  
RMJ Consultants  
2952 Saint Helen Circle  
Silver Spring, MD 20906

Re: 3542 Warder Street NW – Lots 56, 819, & 820, Square 3037

Dear Ms. Joseph,

This letter confirms that I have reviewed the Office of Zoning documentation, survey records, floor plan, and parking plan exhibits for the property referenced above. For reference, the project plans to merge lots 56, 819, and 820 into a single record lot which will each be at least 50 feet in width and convert the existing structure to a twelve (12) unit apartment house. The subject property is in the R-4 Zone District.

As per the documentation you presented, the current lots are improved and measure at 8,120 SF, 2,150 SF and 2,150 SF respectively for a combined lot area of 11,500 SF after the proposed merger. The resulting record lot (post merger) is approximately 50 feet wide at Warder Street (the eastern property border) and approximately 50 feet wide at the adjacent alley (the western property border).

According to the DCMR Title 11, the Zoning Regulations, you may proceed with the subdivision as described and anticipate approval. It is understood that the overall intent is to obtain building permit approval to convert the existing single family dwelling to a twelve (12) unit apartment house. Since the number of dwelling units is increasing by 10 or more, the project will be subject to the Inclusionary Housing provisions set forth in Chapter 26 of the Zoning regulations.

The apartment house will consist of a single structure and will occupy less than 60% of the lot (per 11 DCMR 403.2) and maintain at least eight (8) foot side yards (per 11 DCMR 405.9) and at least a twenty (20) foot rear yard (per 11 DCMR 404.1). The structure will house twelve (12) dwelling units, and at least four (4) parking spaces will be provided within the side and/or rear yards (per 11 DCMR 2101.1). The apartment house structure will not exceed three (3) stories and 40 feet in height (per 11 DCMR 400.1).

Accordingly, when the building permit application is submitted, I will approve the zoning review of the proposed merged lot within the yard/setback requirements consistent with the dimensions shown on the design layout attached to this letter. The plans must also show conformance with all other applicable zoning standards.

Please let me know if you have any further questions.

Sincerely,  \_\_\_\_\_

Matthew Le Grant  
Zoning Administrator

Attachments – Historical Subdivision; Design Layout; Parking Layout