

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



January 7, 2011

Dr. Sahr Bockai
5301 Westbard Circle Suite 147
Bethesda, MD 201816

RE: 1212 to 1216 4th Street NW, Lot 949 Square 513, 4th and Ridge St. NW

Dear Dr. Bockai:

This letter will confirm the substance of our conversations during our meetings of June 8, 2010 and December 13, 2010. For reference the subject lot 949 in square 513 is located on the corner of 4th street and Ridge street NW. The lot currently has an existing two story apartment building numbered 1212 to 1216 and two separate cinder block garage structures. The existing lot has 9,954 SF and is to be subdivided into three independent lots and the two existing garages are to be removed. The lots are to be developed as follows:

One lot containing the existing two story building with 6,354 SF . This lot will allow for six parking spaces of at least 9' x 19'. Also, two additional lots are to be developed as flats fronting on 4th Street, consisting of 1,800 SF each. Each lot will meet the standard 1800 SF lot requirement with a minimum of 18'-0" width. The width of each lot will be 20.405'. The two lots of 1,800 SF each are to provide an easement each of 6'-2" on the rear of each property to allow for access to the parking area of the existing building 1212 to 1216. Each lot will provide at least one 19'-0" x 9'-0" parking space within the boundaries of each 1,800 SF lot. Once the subdivision process is completed the lots will be permitted as flats with the allowed two units per lot .

I will approve a subdivision showing this arrangement upon submission of subdivision application and plat. Please let me know if you have further questions.

Sincerely, 

Matthew Le Grant

File: Determination Ltr re 1212-1216 4th St NW to Bockai 1-7-2011