



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

February 3, 2020

VIA EMAIL

Adam Crain, AIA
2Plys, LLC
adam@2plys.com
43414 Mountcastle Drive
South Riding, VA 20152

RE: **Proposed semi-detached structure on vacant lot located at 4301 Jay St NE: Square 5095 Lot 4 20-Z-PDRM-00005**

Dear Mr. Crain-

As per the meeting held with my staff on November 7, 2019, this is to confirm that the proposed footprint for the referenced property in the R-2 zone meets all of the requirements of the Zoning Regulations. The "Project" is a proposed semi-detached single family dwelling on a currently vacant through lot, with a possible cellar-level Accessory Apartment.

In summary I have determined that the Project is permitted as a matter of right, which complies with general zoning requirements in the R-2 Zone, as follows:

Height and Stories

Pursuant to Subtitle D-303.1, the proposed building will have a building height of 40'-0" as measured from the BHMP. Accordingly, the proposed height of the Project satisfies the requirement as it will not exceed 40'-0".

Lot Occupancy

Pursuant to Subtitle D-304.1 the footprint of the building is limited to 40%. The proposed lot occupancy is 625 sq ft, or 39.6%.

Rear Yard

Pursuant to Subtitles B-318.1 and D-306.2 the minimum rear yard is 20 feet measured from the furthestmost rear point of the lot, as it is an irregularly shaped lot.

Front Setback

Pursuant to Subtitle D-305.1 the front façade of the Project is in alignment with the existing front setbacks of existing buildings on the same side of the street at the Building Restriction Line [BRL], which exists at 15' from the front property line. A cantilevered bay window is proposed projecting beyond the BRL, and will be submitted to the Public Space Management Division of DDOT, which is subject to that Department's approval.

Side Yard

Pursuant to Subtitle D-206.3, one 8-foot side yard must be provided. A compliant side yard is provided on the West side of the lot.

Parking

One off-street parking space is proposed at the rear of the lot, accessed from, and parallel to, the adjacent Nannie Helen Burroughs Ave NW.

Use

A single family dwelling, in a semi-detached building, is allowed as a matter of right in the subject R-2 zone.

Conclusion

Based on the review of the attached plat, and the Project description above, the proposed building and footprint complies with the R-2 zone requirements.

Accordingly, the Project may be permitted as a matter-of-right. Therefore, when a building permit application for the Project are filed, my office will approve drawings that are substantially consistent with the plans attached to this letter.

Please let me know if you have any further questions.

Sincerely,



Matthew LeGrant
Zoning Administrator.

Attachments: Plat dated 10-1-19

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

**DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR**

Washington, D.C., October 1, 2019

Plat for Building Permit of: SQUARE 5095 LOT 4

Scale: 1 inch = 10 feet

Recorded in Book Co.24 Page 31

Receipt No. 20-00012 Drawn by: A.S.

Furnished to: ADAM CRAIN

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I have/have not (circle one) filed a division of lots application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

Plats issued by the Office of the Surveyor will be valid for a period of two years from the date of issuance. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: _____ Date: _____

Printed Name: _____ Relationship to Lot Owner: _____

If a registered design professional, provide license number _____ and include stamp below.

Surveyor, D.C.

JAY STREET, N.E.

