DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

January 16, 2020

2Plys, LLC
Adam Crain, AIA
540-818-5087
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43414 Mountcastle Drive
South Riding, VA 20152

RE: Proposed semi-detached structure on vacant lot located at 5500 Eads St NE: Square 5225 Lot 12
20-Z-PDRM-00024

Dear Mr. Crain-

As per the PDRM meeting held in our office on December 10, 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 new semi-detached structure on a currently vacant lot.

In summary I have determined that the Project is permitted as a matter of right, according to the following:

The Project meets the requirements for Use in the R-2 Zone

The proposed project is a single family structure, potentially with housing an Accessory Apartment/ ADU.

The Project complies with the general zoning requirements in the R-2 Zone

Height and Stories

Pursuant to Subtitle D-303.1, The proposed structure will be 40'- 0" max measured from the BHMP. The proposed structure will not exceed 3 Stories. Accordingly, the proposed height of the Project satisfies the requirement as it will not exceed 40'-0" or 3 Stories.

Lot Occupancy

Pursuant to Subtitle D-304.1 the footprint of the building is limited to 40% Lot Occupancy. The proposed lot occupancy is 1,033 sq. ft., or 40% of the total land area of 2,584 sq. ft.

Rear Yard
Pursuant to Subtitle D-306.2 the minimum year yard is 20 feet. A rear yard of 27.6' is proposed, which is compliant.

Front Setback

Pursuant to Subtitle D-305.1 the front façade of the Project is in alignment with the existing front setbacks of structures on the same side of the street. Three properties adjacent were measured to have setbacks of 0.0', 5.9' and 16.8'. The project provides a 15' front setback which is within the range of existing front setbacks of all residential buildings on the same side of the street in the block where the building is proposed.

Side Yard

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

Parking

(2) Parking spaces are proposed at the rear of the lot, accessed from the Alley, which exceeds the minimum one space required.

Minimum Lot Area and Minimum Lot Width

The lot contains 2,584 square feet of land area. The 4,000 sq. ft. minimum lot area for detached structures and 40 sq. ft. minimum lot width, provided for in Subtitle D-302.1 for R-2 zone, is not applicable here because Subtitle C-301.1 provides that a record lot that does not conform with the lot dimension and lot area requirements of the zone in which it is located may be considered a confirming lot for the purposes of building permits and uses provided any building or structure thereon shall meet the development standards of the relevant zone and provided the non-conformity shall not be increased. I conclude this is the case here.

Conclusion

Based on the review of the attached plat, the proposed structure & 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.

Sincerely,

Mathew LeGrant
Zoning Administrator.

Attachments:
Plat showing proposed footprint of structure 11.12.19

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.

Zoning Technician: Chyna Barber

File: Det Let re 5500 Eads St NE to Crain 1.10.20