

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



August 3, 2016

Ms. Gail Montplaisir, LEED AP
Taurus Development Group
1341 H Street, NE #201
Washington, DC 20002-4406
Email: gail@taurusdev.com

Mr. Norman Smith, AIA, LEED AP
1341 H Street, NE #201
Washington, DC 20002-4406
Email: nsmith@normansmitharchitecture.com

RE: 1341 H Street, NE; Project Preliminary Design Review Meeting

Dear Ms. Montplaisir and Mr. Smith:

It was a pleasure to meet with both of you on February 17th, 2016 regarding the proposed project located at 1341 H Street NE. At the meeting, you submitted conceptual drawings to me, dated 02/17/16, regarding the proposed project design. These drawings contained several different options regarding how the building height and clear floor to ceiling height might be measured. Based on our meeting, you subsequently submitted revised drawings with the proposed detail regarding building height, the title report to indicate the location of the existing right of way (ROW) easement and the Zoning Commission Order #12-13 regarding ceiling height. Subsequently, you submitted the current set of drawings dated 04/14/16 which incorporate several changes to the allocation of residential and non-residential uses and other revisions based on the decisions made in our meeting.

During the meeting, we reviewed the architectural plans, schematic section and zoning information to determine the project requirements. The following issues were reviewed, discussed and confirmed as noted below, as being acceptable and in conformance with the general requirements of DCMR Title 11 [the Zoning regulations] and the requirements of the subject C-2-A/HSA zoning district:

1. The subject property contains an existing cellar plus 3 story brick building and is bordered by structures on the east and west sides. These structures have encroaching party walls. The proposed project consists of a 5 story, mixed use building consisting of 2-3 stories of multi-family residential incorporating 8 minimum or a maximum of 12 dwelling units, 1 floor of commercial/retail uses, 1-2 floors of office uses and a level of open, below grade parking and support/utility spaces. It will have an interior closed courtyard. The 02/17/16 drawings showed the 1st floor assigned to commercial use, the 2nd floor assigned to office use and 3 floors of residential use; however, given that the Owner may choose to allocate the bonus IZ FAR (4,545.6 sq ft of GSF) to office use, the drawings now show an additional level of office use on most of the 3rd floor as shown in the 04/14/16 drawings.
2. The proposed design requires Special Exception review because the lot area of 7,576 sf is greater than the 6,000 sf threshold in the H-SA zone.
3. Other issues discussed and agreed upon include:
 - a. Use of current zoning regulations versus the new "ZR16" zoning regulations which take effect on 09/06/16: The project has some aspects as noted below that are not in compliance with the current zoning regulations but will be or will exceed compliance minimums in the new regulations. As previously noted, this project will require Special Exception review due to lot size however, the BZA schedule does not accommodate hearing this project prior to its last hearing before the new regulation's effective date. Therefore, this project you will need to schedule a BZA hearing that

will review the project under the new "ZR16" regulations. Therefore the noted citations of the current regulations in this letter will need to be converted to the new section citations under ZR 16.

b. FAR:

- i. The lower level will be considered a cellar since the ceiling is less than 4' above grade and is therefore not chargeable to FAR.
- ii. The FAR/density increase available under the IZ regulations may be applied to either residential or non-residential uses within the proposed building.
- iii. Per Section 1323.4, the 0.5 FAR increase for façade preservation may be applied to preferred non-residential uses; however, the non-residential FAR is capped at 1.5 with the exclusion of the FAR that is created by the IZ bonus. The FAR calculations noted on sheet A100 of the 04/14/16 drawings and as follow below are compliant for each of the noted alternatives:

OPTION WITH IZ INCREASE ASSIGNED TO RESIDENTIAL USE

7,576 X 3.0 DEFAULT FAR (WITH UNDERLYING DISTRICT FAR AND SAVE EXISTING FACADE) = 22,728 sq ft

22728 X 1.20 (20% IZ INCREASE) = 27,273.6 – 22,728 = 4545.6 sq ft.

IZ INCREASE IS ALL ASSIGNED TO RESID

NON -RESID MAX FAR 1.5 X 7,576 = 11,364 ASSIGNABLE TO NON RESIDENTIAL
BALANCE = 27,273.6 – 11,364 = 15,909.6 sq ft ASSIGNABLE TO RESIDENTIAL

%LO NON-RESID = 100%; % LO AT RESID LEVEL= 75% FOR IZ INCREASE = 5,682 AS MAX FOOTPRINT STARTING AT RESIDENTIAL LEVEL 3 IN THIS OPTION

SUMMARY TABULATION AS CURRENTLY DRAWN,

LL = 0; CEILING @ <4.0' ABOVE GRADE

1 = 5,640 NON-RESID

2 = 5,640 NON-RESID

TOTAL NON RESID = 11,280 sq ft (-84)

3 = 5640 (-CLOSED COURT @ 351)= 5289

4 = 5640 (-CLOSED COURT @ 351)= 5289

5 = 5640 (-CLOSED COURT @ 351)= 5289

TOTAL RESID = 15,867 sq ft (-42.6)

TOTAL APPROX = 27,147 sq ft (-126.6)

OPTION WITH MOST OF IZ INCREASE ASSIGNED TO NON-RESIDENTIAL USE

7576 X 3.0 DEFAULT FAR (WITH UNDERLYING DISTRICT FAR AND SAVE EXISTING FACADE) = 22,728

22728 X 1.20 (20% IZ INCREASE) = 27273.6

20% (1.20) IZ INCREASE = 27273.6-22728 = 4545.6.

NON-RESIDENTIAL FAR IS CAPPED AT 1.5 PER 1323.3 AND 1323.4 BUT PER THE ZA, THE IZ INCREASE MAY BE ASSIGNED TO NON-RESIDENTIAL USES.

NON -RESID MAX FAR 1.5 X 7576 = 11364 + 4545.6 = 15909.6 ASSIGNABLE TO NON RESIDENTIAL

BALANCE = 27273.6- 15909.6 = 11364 ASSIGNABLE TO RESIDENTIAL

%LO NON-RESID = 100%; % LO AT RESID = 75% FOR IZ INCREASE = 5,682 AS MAX FOOTPRINT STARTING AT LEVEL 3

SUMMARY TABULATION AS CURRENTLY DRAWN

LL = 0; CEILING @ <4.0' ABOVE GRADE

1 = **5640** NON-RESID

2 = **5640** NON-RESID

3= 5640 (-CLOSED COURT @ 351)= 5289; THIS FLOOR HAS NON-RESID AND RESID USES ASSIGNED RATIOS TO DETERMINE ASSIGNABLE USES AS FOLLOWS:

3971.4 ASSIGNED TO NON-RESID WITHOUT CORE

683.6 ASSIGNED TO RESIDENTIAL WITHOUT CORE
CORE = 634
TOTAL OF RESID AND NON-RESID WITHOUT CORE = 4655
RATIO ASSIGNMENT OF CORE:

NON-RESID; $3971.4/4655 = .853 = 85.3\%$
RESID; $683.6/4655 = .147 = 14.7\%$
CORE ASSIGNED TO NON RESID = $634 \times .853 = 540.8$
CORE ASSIGNED TO RESID = $634 \times .147 = 93.2$

TOTAL NON RESID = $3971.4 + 540.8 = 4512.2$ ($4545.6 - 4512.2 = 33.4$ SF OF IZ
BONUS IS NOT ASSIGNED TO NON-RESID USE)
TOTAL RESID = $683.6 + 93.2 = 776.8$

TOTAL NON RESID = 15792.2 (-117.4)

3 = 5640 (-CLOSED COURT @ 351) = 5289
 $683.6 + 93.2 = 776.8$ FAR GSF ASSIGNED TO RESIDENTIAL
4 = 5640 (-CLOSED COURT @ 351) = 5289
5 = 5640 (-CLOSED COURT @ 351) = 5289

TOTAL RESID = 11,354.8 sq ft (-9.2)

TOTAL APPROX = 27,147 sq ft (-126.6)

- c. The maximum 75 % LO under the IZ allowance taken at the residential level is 5682 GSF and is compliant.
 - d. Parking:
 - i. The proposed 12 parking spaces and 3 non-size compliant spaces are not currently in compliance with the parking requirements of the zoning regulations.
 - ii. However, in the revised 04/14/16 drawings, you have shown (8) 9x18 spaces and (6) 8x16 spaces. This layout is not in compliance with current parking regulations but will exceed the required number of parking spaces under the new "ZR 16" regulations.
 - iii. You showed a loading berth in the 02/17/16 drawings but this is not required and may be deleted if you wish to.
 - e. Height:
 - i. The current approximate 12' first floor ceiling of the existing building may remain in place and will be considered compliant with the H Street requirements regarding ceiling height since it is pre-existing.
 - ii. The ceiling height of the rear addition must be 14' clear floor to ceiling measured from the finished floor to the bottom of the ceiling.
 - iii. The rear floor may be offset in section and lower than the existing floor as shown in the section on page A6003 of the 02/17/16 drawings and page A600 of the 04/14/16 drawings.
 - iv. Since you will be providing a 14' clear ceiling height in the new portions of the first floor, you may use the additional 5' height allowed when this ceiling height is provided for a total building height of 55' measured from the BHMP which is the top of curb at the midpoint of the front of the building
 - v. You have proposed, in the detail that you previously sent to me and as drawn on page A710 of the 04/14/16 drawing set, to consider the top of the building to be measured to the top of the structural decking of the roof assembly and to exclude the non-structural roof slope insulation, the roof membrane, green roof assembly and associated restraining parapet from this height. Since, in the past, this office has agreed to exclude non-structural items such as a green roof and membranes from the height basis, I find your proposal consistent with past interpretations of the zoning regulations and will approve these non-structural roof membranes.
 - f. When saving an existing façade as you propose to do in order to obtain the .5 FAR increase, existing fenestration patterns may still be modified to enlarge windows.
 - g. The interior closed courtyard as shown on both the 02/17/16 and 04/14/16 drawings is compliant with the zoning regulations for height, width and minimum area.
 - h. The exterior open courtyard as drawn is compliant for height and width.
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- i. The rear yard as drawn and calculated is acceptable.
- j. Roof Structure:
 - i. HVAC condenser units, if located on the main roof level, may not exceed 4.0' above the parapet or roof level. You have shown on the revised 04/14/16 drawings, the following revisions which I have reviewed and find compliant:
 - 1. the condenser units will be located on the roof of the roof structure and on the main roof as noted,
 - 2. all enclosing walls will be of equal height and extended to mask the condenser units,
 - 3. the top of the extended, enclosing roof structure walls are less than 18.5' above the main roof level,
 - ii. The 1:1 setback is provided on the exterior north and south walls facing a public way. The walls facing east and west are not considered exterior walls and therefore, the 1:1 setback is not required but may be provided.
 - iii. The roof structure may contain private roof stair openings to the units below, a building mechanical room and support janitorial space as you have drawn on the 04/14/16 drawings. If one of these spaces is removed and therefore the roof structure becomes more than one, unified structure, an trellis with overhead cross members spaced at least 24" on center may be used to connect separate portions of the roof structure and to have those portions considered as one, unified roof structure.

Accordingly, when you file the drawings for a building permit for the proposed building, I will approve drawings that are consistent with the information noted above and with the revised set of drawings that accompany this letter. Please feel free to contact me if you have any further questions.

Sincerely,


Matthew Le Grant
Zoning Administrator

Attachments- Plan set dated 04-14-16

File: Det Let re 1341 H ST NE to Montplaisir 8-3-16
