

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



August 23, 2016

Steven E. Sher,
Director of Zoning and Land Use Services
Holland & Knight LLP
800 17th Street, N.W. - Suite 1100
Washington, D.C. 20006

Re: 1706 V Street, N.W.

Dear Mr. Sher:

This is to follow-up on our discussion on April 14, 2016, concerning the above-referenced property, also known as Lot 805 in Square 150. The property is presently zoned as the R-5-B district, and is currently used for surface parking. The property is bordered by a 10 foot public alley on the east side and an 8 foot public alley on the south side.

You advised that your client proposes to construct a new eight (8) unit apartment building on the property. It is intended that the development would be governed by the requirements of the new Zoning Regulations (the ZR 16), to take effect on September 6, 2016. The property would be included in an RA-2 zone under ZR 16.

The updated schematic plans for the project (copy attached) indicate that there is a change in grade from the north side of the lot (the frontage on V Street) to the south side of the lot (the frontage on the 8 foot alley). The building will share a common wall with the adjacent building to the west. Accordingly, the measurement of gross floor area is prescribed by Subtitle B, Section 304.5, the so called 'grade plane method', which provides as follows:

"For a building attached at any point to a neighboring building, GFA of the portion of a story located partially below finished grade shall be calculated as follows:

- (a) Establish a line between the midpoint of a building façade facing the nearest street at finished grade and the midpoint of the opposite building façade at finished grade;
- (b) Determine the portion of this line where the distance between it, and the ground floor of the story directly above, is greater than or equal to six (6) feet;
- (c) Project a perpendicular line from the point along the line described in paragraph (b) to the exterior walls of the building; and

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- (d) Measure the floor area that is between the projected perpendicular line and the other portions of the story with a height greater than or equal to six (6) feet, when measured from the perpendicular line to the ground floor of the story above.”

The attached building section shows that the finished grade at the rear will be adjusted through a planter. All of the lowest level will be less than the 6 foot dimension below the level of the floor of the next highest story and, therefore, none of that lowest level floor would be charged as gross floor area, nor contribute towards the Floor Area Ratio [FAR] limitation. The rear wall of the building may extend down to the planter, to eliminate the cantilever shown on the section, but that has no effect on the grade plane computation.

The parking requirement for a multiple dwelling as set forth in Subtitle C, Section 701.5 is one space for each 3 dwelling units in excess of 4 units. For an eight unit building, only 1 parking space would be required ($8 \text{ units} - 4 = 4 \text{ units} / 3 = 1.33 \text{ spaces}$ which rounds down to 1 space). One space will be provided as shown on the attached plan, with access from the 10 foot alley. You should show the turning radius and movements for access into and out of the space. I expect that such information will be included in the permit application. The one space may be a car share space, as provided for in Subtitle C, Section 708.

You advised that your client intends to file an application for a permit prior to September 6, 2016, but would have the new ZR 16 regs be the standards against which compliance would be measured. My office will assess compliance with the new regs but put issuance of the permit on a “hold” list, with actual issuance of the permit on a first come/first served basis after September 6, 2016.

Please let me know if I may be of further assistance.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachment- Cellar Level Plan and Building Section dated 7/21/16

File: Det Let re 1706 V St NW to Sher 8-23-16