

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



October 16, 2017

Via Emailed PDF and US Mail

Mr. Andrew Linn
2126 15th Street S.E.
Washington, DC 20020

Re: **2308 Shannon Place S.E. - Square: 5790 Lot: 0822**

Dear Mr. Becker,

This letter will confirm the substance of the PDRM with my staff on April 18, 2017. As presented during that meeting the project proposes the subdivision of an existing lot in the subject RF-1 zone containing a detached building to create four (4) new record lots [see attachment]. One of the lots will contain the existing building to which an addition will be made. The proposed 30 ft. wide lot with 3,900 ft.² of lot area runs along the western boundary of the subdivision containing the existing detached SFD which will be improved with an addition along the east side filling-in the proposed side yard left over from the original lot. The existing, nonconforming west side yard will be maintained. Because a detached building requires a lot width of 40 ft. (min.) and a lot area of 4,000 ft.² (min.) in the RF-1 zone the proposed subdivision can only be approved after a building permit has been opened at DCRA demonstrating that the eastern side yard will be closed with an addition extending from the east side of the existing structure to the east lot line. The addition will then convert the detached building into a semi-detached building which requires a minimum lot width of 30 ft. (min) and a minimum lot area of 3,000 ft.² (min). If a building permit has not been opened at the time the subdivision is under zoning review it will require BZA relief for the creation of a lot not providing the minimum lot width and area for a detached building in the RF-1 zone.

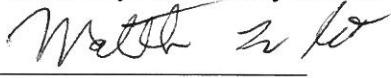
1. LOT WIDTH: The existing detached structure will be located on a new lot located at the west end of the newly proposed subdivision and will be converted to a semi-detached building providing a minimum lot width of 30 ft. The Lot at the far-eastern end of the subdivision will meet the minimum lot width of 18 ft. pursuant to C-304.1 (a) through (c). The subdivision may only be approved after a building permit has been submitted to DCRA for an addition to the existing structure that will close the eastern side yard creating a semi-detached building.

2. LOT AREA: All of the lots will have sufficient lot area for use as a semi-detached or detached structure. The lot areas provided for each lot will exceed the minimums of:
 - a) 1,800 ft.² that would be required for an attached building in the RF-1 zone.
 - b) 3,000 ft.² that would be required for a semi-detached building in the RF-1 zone.
3. USE: Each new lot may be improved with a semi-detached or attached structure in the RF-1 zone for use as a single family dwelling or flat.
4. LOT FRONTAGE: Each new lot will have sufficient lot frontage along a public street exceeding 75% of the required lot width pursuant to C-303.2. The lot located farthest to the east proposes a lot frontage of 14.24 ft. which is 0.74 ft. greater than the minimum frontage of 13.5 ft. required for an attached structure having a minimum, lot width of 18 ft. in the RF-1 zone pursuant to C-303.2.
5. SIDE YARD: The existing detached building will be converted to a semi-detached structure retaining one existing, nonconforming side yard between the west lot line and the western exterior wall of the existing structure pursuant to E-307.3 allowing for the removal of the existing eastern side yard. Pursuant to E-307.4 the eastern side yard width may not be decreased to less than two (2) ft.
6. ADDITION: The existing building is fully detached. The proposed subdivision will convert the detached structure into a semi-detached structure with a small addition. A side yard is not required in the RF-1 zone. The existing west side yard will be maintained.
7. FRONT YARD SETBACK: The proposed addition will be set back from the existing front setback and will be within the range of existing building facades which are farther back than the existing building.
8. AUTOMOBILE PARKING: Each proposed lot will have alley access from a 20 ft. wide alley. The eastern lot will also have access to a 10 ft. alley along the entirety of its eastern lot line. Pursuant to C-702.3 (a) each new lot is required to provide parking accessed from the existing alley. The existing single family dwelling has an existing parking space and this space will be relocated on the new lot of the existing building. Because parking for the existing primary structure was established prior to 9-6-17 a 9 ft. x 19 ft. automobile parking space must be maintained on that lot. On the new three (3) vacant lots to the east, the parking standards of C-700 through 717 shall apply.

As discussed, I confirm the project's compliance with respect to the zoning criteria under 11 DCMR as noted above. Accordingly, when a building permit is filed for, my office will approve a building permit on the lot for an addition to the existing detached, single-family dwelling consistent with the above presented zoning criteria and compliance information. This

determination letter is valid while the applicable zoning regulations are still in effect. If a building permit is opened after the zoning regulations upon which this determination has been granted have changed, the determination shall no longer apply.

Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachment: Conceptual Site Plan