

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

May 31, 2017

Julian Epstein
1881 North Nash Street, Unit TS01
Arlington, VA 22209



RE: 2602 29th Street, NW Square 2139 Lot 0039

Dear Mr. Epstein:

This determination letter summarizes the discussion with my staff regarding the construction of a new 3 story, with a cellar, single family house on a vacant lot in the subject R-6 zone at the Preliminary Design Review Meeting held on March 20, 2017, and per the attached Travis Price Architects drawings, I have found the following:

1. The building area as it pertains to lot coverage shall be defined by the first floor building envelope, to include the horizontal projected area of the second floor above. It shall also include the accessory building in the rear yard. The cellar, at-grade (<4' above grade) patios, water features, retaining walls, features located below the main level etc. do not count towards lot coverage (per 11 DCMR B-100, Definition of "Building Area").
2. The BHMP, building height measurement point, shall be measured at the midpoint of the front façade at elevation 157.0', the existing grade prior to the halted construction in 2007-2008 (per 11 DCMR B-308.2). You must provide the prior survey depicting the pre-existing conditions, as well as a current/mid-construction survey, with the permit submittals. I have reviewed and conclude that the survey prior to the construction beginning in 2007-2008 is the appropriate existing condition/grade for measuring building height.
3. The measuring point to confirm the building's cellar is the finished grade at the middle front center of the façade (per 11 DCMR B-100, Definition of "Cellar" and "Stories"). I have reviewed and confirm that the lower level as shown qualifies as a cellar.
4. The front setback is measured to the structure, including the lower level/sub-grade garage front wall. The building as shown meets the front setback requirements of 11 DCMR B-315.
5. Accessory Building of 450 square feet is allowed in rear yard, and may be placed along the rear lot line, and side yard setbacks do not apply to the accessory building within the rear yard.

6. Zoning is not concerned with fence heights. The general rule is that a fence cannot be higher than 7' above your neighbor's grade per the D.C. Construction Codes.

Please let me know if you have any further questions.

Sincerely,



Matthew Le Grant
Matthew Le Grant
Zoning Administrator

Attachments:

1. Travis Price Architects drawings dated 04.27.2017
2. Existing site photos

Re: Det Let re 2602 29th St, NW to Epstein on 5-31-2017