

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



June 16, 2016

Carl Bernstein  
Cheshire Homes LLC  
4482 Reservoir Road NW  
Washington, DC 20007

**Re: 2860 University Terrace, NW - Square 1423, Lot 804**

To Whom It May Concern,

The purpose of this letter is to confirm the interpretation of certain sections of the Zoning Regulations as they relate to the house location and design of the above-referenced Property, as discussed in our meeting on May 25, 2016. It is my understanding that the potential purchaser of the Property is planning to raze the existing single family home and construct a new single family home in its place. Due to the atypical shape of the existing residential lot, the location of the 25' rear yard set-back can be determined under the 2016 Zoning Regulations Title 11, Subtitle D, Section 205.2 (effective September 6, 2016); a lot that is abutting three (3) or more streets may determine its rear yard set-back as measured from the center line of the street abutting the structure in the rear.

As represented on the current building permit plat for this property (Exhibit A, as issued by the District of Columbia Surveyor's Office), and as discussed at the above-referenced meeting, I have concluded that the rear yard set-back line can be determined using the center line of "Old Road" in the rear of the property. As such, I have determined that the proposed rear yard set-back and house location as shown on (Exhibit B), as reviewed in the above-referenced meeting, adheres to current Zoning Regulations and can be used in developing a new single family home at this Property.

If you have any questions about this matter, please do not hesitate to contact me.

Sincerely,

Mamadou Ndaw  
Zoning Review Technician

Attachments

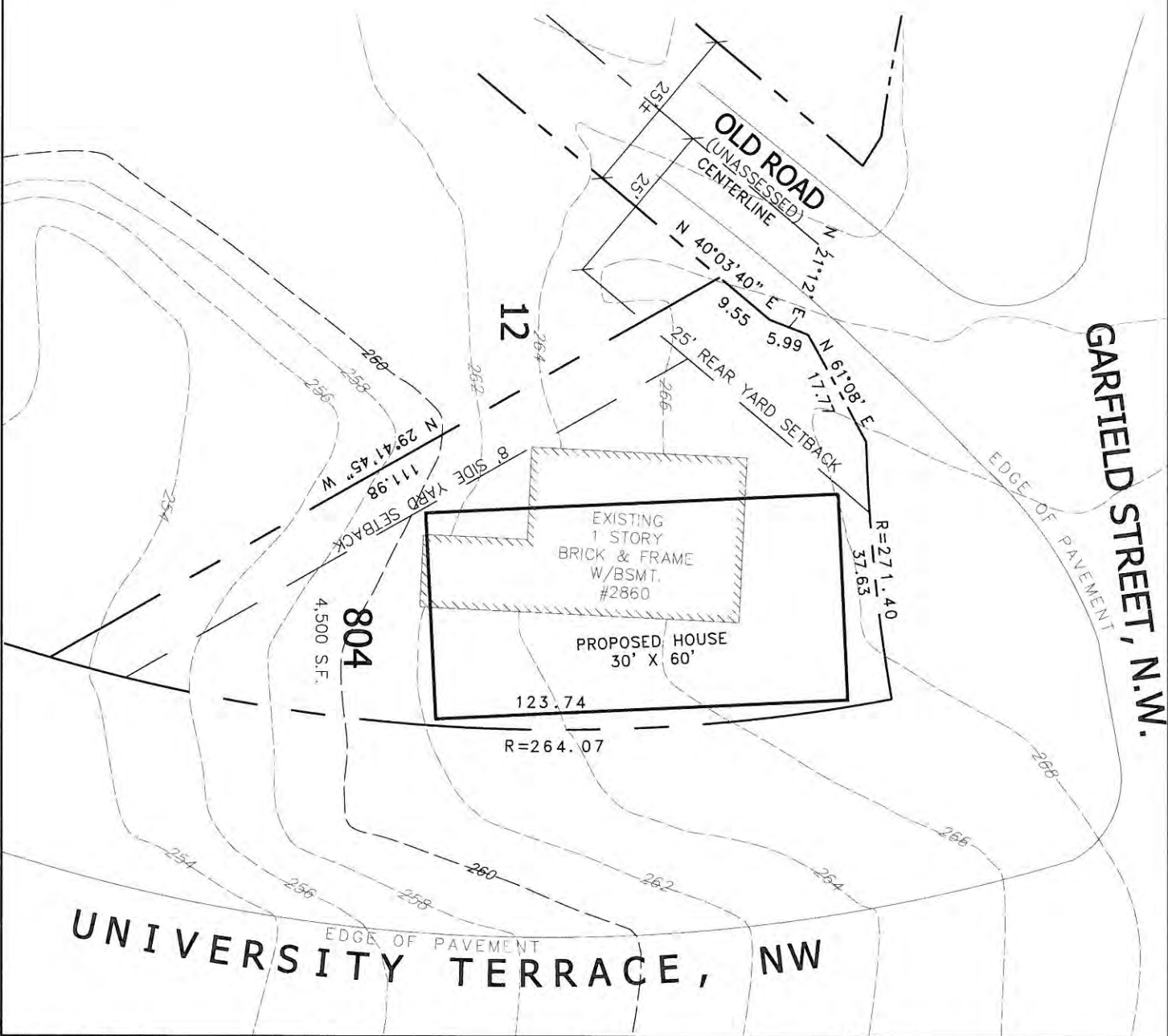
Exhibit A: DC Surveyor's Plat

Exhibit B: Layout Sketch

H:\Carlson Projects\16025\Documents\Determination Letter 2680 University Terrace for Bernstein 5-27-16.docx



GARFIELD STREET, N.W.



**ZONING TABLE:**

THE FOLLOWING INFORMATION IS FOR A RESIDENCE IN ZONING DISTRICT R-1-B.

| CONSTRAINT               | REQUIRED   |
|--------------------------|------------|
| MINIMUM LOT AREA         | 8,000 S.F. |
| MINIMUM LOT WIDTH        | 25 FEET    |
| MINIMUM LOT DEPTH        | 50 FEET    |
| MINIMUM LOT AREA RATIO   | N/A        |
| MAXIMUM FLOOR AREA RATIO | 50%        |
| MAXIMUM STORY            | 3          |
| LOT OCCUPANCY            | 40%        |
| PERVIOUS SURFACES        | 50%        |

IN CASE OF A LOT ABUTTING TABLE (1) OR MORE STREETS, THE DEPTH OF REAR YARD MAY BE MEASURED FROM THE CENTER LINE OF THE STREET ABUTTING THE LOT. AT THE REAR OF THE STRUCTURE (TITLE 11, SUBTITLE B-9, CHAPTER 20.2)

|  |                      |  |  |               |                    |
|--|----------------------|--|--|---------------|--------------------|
| <p>2860 UNIVERSITY TERRACE, N.W.<br/>LOT 804<br/>SQUARE 1423<br/>WASHINGTON<br/>DISTRICT OF COLUMBIA</p> | <p>LAYOUT SKETCH</p> | <p>SCALE: 1" = 10'</p> <p>DATE: 03/20/2016</p> <p>CHK: BY D.L. CAMWOOD</p> <p>OW: BY D.B.</p> <p>FILE NAME: 16025/TEAS</p> | <p>1</p>   | <p>4/1/16</p> | <p>DRAFT ISSUE</p> |
|  |                      |  | <p>MADDOX<br/>Engineers &amp; Surveyors, Inc.<br/>3204 Tower Oaks Boulevard, Suite 200-A, Rockville, MD 20852<br/>(301) 782-9001 www.maddoxinc.com</p> |               |                    |

DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., May 26, 2016

Plat for Building Permit of: SQUARE 1423 LOT 804

Scale: 1 inch = 20 feet Recorded in Book A & T Page 3187 - P

Receipt No. 16-05560

Furnished to: EMILY REESE

\_\_\_\_\_  
Surveyor, D.C.

By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents. It is the policy of the Zoning Office that a Building Plat is valid for six (6) months from the date of issuance.

Date: \_\_\_\_\_

\_\_\_\_\_  
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

