

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



February 1, 2016

Job A. Woodill, Principal  
Landmark Construction Development LLC  
1400 Key Blvd, Suite 100  
Arlington, VA 22209

RE: Alteration and addition of (2) buildings at 2907 and 2909 Georgia Ave. NW.

Dear Mr. Woodill:

This is to confirm the substance of our discussion on December 18, 2015 concerning the proposed alteration and addition of two adjacent buildings, known as 2907 & 2909 Georgia Avenue NW located in the C-2-A Zoning District. The discussion had specific reference to lot and buildings located in Square 3054 at lot 0027 & 0028, hereinafter referred to as the "Project".

You propose to renovate and expand the existing buildings and create ten (10) one-bedroom condominium units (see attached Plat and Survey with proposed coverage/footprint and 4 parking spaces, and a section of proposed massing). The following is a list of clarifications provided to various aspects of the building project:

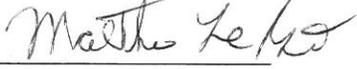
1. You propose to expand the use of the property, from two (2) single family dwellings, to ten (10) one bedroom units, this is permissible in the C-2-A Zone.
2. You propose to amalgamate the two lots and treat the existing structures as one structure, this is permissible but you must apply for a subdivision, and upon submitting for plan review, submit a Building plat stamped "Subdivision Applied For".
3. The proposed Project, consists of four stories above grade, sitting above a cellar, this is permissible, provided the total Building Height is less than fifty (50) feet as measured from top of curb, opposite the middle of the front of the building, to the top of roof as per 11 DCMR §§ 770.
4. Lowest level is considered a cellar because the ceiling height is less than 4' above adjacent grade.
5. You propose to provide area ways with less than 5 feet of depth, as measured perpendicular from the front wall of the building at cellar level, this is permissible and

does not alter the point of height measurement for the building, or the determination of the lower level as a “cellar”.

6. You propose an above grade gross floor area of 5,376 SqFt, thus conforming to the 2.5 FAR specified in 11 DCMR §§ 771.2, which on a 2,304 SqFt lot, allows for a maximum above grade (excluding cellar) gross floor area of 5,760 SqFt or 2.5 FAR.
7. The new building footprint, will cover 58% of the lot (1,344 SqFt), which is less than the 60% maximum allowed, and therefore conforms to 11 DCMR §§ 772.1.
8. Although this project involves ten (10) total dwelling units, the Project is not subject to Inclusionary Zoning per 11 DCMR §§ 2600, since; two (2) units already exist, therefore with (8) net new dwelling units, this project is exempt from inclusionary zoning.
9. You propose construction of a communal rooftop deck, a penthouse containing a communal bathroom and gathering facilities, as well as a stair enclosure above the fourth floor. Per 11 DCMR §§ 411 (and incorporating the recent revised Penthouse Regulations under ZC Order 14-13), you may construct the penthouse and roof deck area, subject to all of the requirements of 11 DCMR §§ 400.5 and 411. Further, per 11 DCMR §§ 411.13 (b), since this area serves a “communal” use, the area is exempt from the building FAR calculation. Also, this penthouse space is not subject to any aspect of the Inclusionary Zoning Requirements, as it does not contain “Penthouse Habitable Space” and the entire building is exempt from Inclusionary Zoning Requirements.
10. The existing buildings have no legal parking accommodation currently. The rear yard of 2909 is built-up above the alley and fenced in, thus you are eligible for one parking credit for the 2909 address. The rear yard of 2907, although accessible by a double gate, does not provide a space deep enough to park a typical vehicle, since it measures only 9’X14’ (see PLAT documenting the existing conditions), thus you are eligible for a credit for 2907 as well. You would normally be required, under 11 DCMR §§2101.1, to provide five (5) parking spaces, for the proposed ten (10) dwelling units; however, with the granted two (2) parking credits, you are only required to provide three (3) parking spaces. You propose to provide four (4) parking spaces (see attached Plat), which exceeds the requirements under 11 DCMR §§2101.1 by one space, however the spaces proposed are 8’ in width, which does not meet the minimum width requirements under 11 DCMR §§2115.1, wherein 9’ wide spaces are required. You must seek a special exception to allow this reduction from 9’ to 8’ width. Further, if the BZA does not grant the requested relief, you may still meet the requirements of 11 DCMR §§2101.1, by providing three (3) parking spaces which meet the requirements under 11 DCMR §§2115.1 (9’X19’), as is illustrated in your alternative plat (see attached Plat- 3 spaces).

11. Under 11 DCMR §§3401.3, you are required to provide a Green Area Ratio [GAR] of 0.30.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above.

Sincerely,   
Matthew Le Grant  
Zoning Administrator

Attachments: Plat w/4 spaces, Plat with 3 spaces, Bldg Section File:

Det Let re 2907-09 Georgia Ave NW to Woodhill 2-1-16