



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

April 22, 2020

David C. Landsman, PE, Prof. LS
CAS Engineering-DC, LLC
1001 Connecticut Avenue, NW, Suite 401
Washington, DC 20036

Re: 3018 44th Place, NW (Wesley Heights) Lot 0083 in Square 1611

Dear Mr. Landsman,

This letter will confirm the substance of the PDRM that was held with my staff on April 7, 2020. As presented during your meeting, the site currently is improved with a single-family detached dwelling, covered parking area, pool, terraces, driveway and associated improvements. The subject property is in the R-14 Zone (Wesley Heights Overlay), along the west side of 44th Place, NW. The project proposes to raze the existing dwelling and construct a new, single-family detached dwelling on the property with pool, terraces, walks, driveways. As was discussed, I confirm the project's compliance with respect to the zoning criteria under 11 DCMR as follows:

Applicable Zoning Criteria Analysis

Table with 4 columns: Criteria, DCMR Reference, Allow./Req., and Provided. Rows include Lot Frontage, Lot Dim., Gross Floor Area, Building Height, and Lot Occ. with detailed descriptions for Gross Floor Area and Lot Occ.

Front Setback 11 DCMR D-805 48 ft. >48 ft.

As discussed, in the R-14 Zone, the front setback is specified as per the map entitled "Required Front Yard Setbacks". This 48 foot front yard setback is a minimum setback, there is no range requirement applicable to this zone.

Rear Yard 11 DCMR D-806 25 ft. >25 ft.

The rear yard dimensions for the site may be to the structural terraces/pools connected to the houses, >4' above grade. These elevated terrace areas are treated as building area for Lot Occupancy and setbacks.

Side Yard 11 DCMR D-206 8 ft. >8 ft. ea.

Pervious Surface 11 DCMR D-808 50% min. 50.0%

Pervious surface includes pervious pavement, lawn areas, decks over grade that do not preclude the infiltration of water into the soil below, and green roofs.

Vehicle Parking

Vehicle parking will be provided in an open/surface parking area behind the main house and along the house behind the front building wall (in side yard), both accessed via a shared driveway. It is understood that a drive aisle to a turn-around/drop off area in the front yard is proposed for access to the kitchen area within the proposed addition. The applicant represented that this area will not be used for parking, only temporary drop off. Therefore, the area will operate as a terrace generally, does not constitute parking in the front yard and is permitted as long as compliance with impervious surface regulations are met.

I have reviewed the attached exhibits and concur that the project complies with the applicable Zoning Regulations for the R-14 Zone and 11 DCMR.

Accordingly, when the building permits are filed for, I will approve permits consistent with the above presented zoning criteria and compliance information. Please let me know if you have any further questions.

Sincerely, Matthew Le Grant
Matthew Le Grant
Zoning Administrator

Attachments – Site Schematic

Zoning Technician: Chyna Barber

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.