



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

March 14, 2018

Ron Schneck Jr., AIA
1501 11th Street NW
Washington, DC 20001

Re: 3101 Georgia Ave., NW - Square 3047, Lot 0109 (the "Property")

Dear Mr. Schneck,

This letter and attached drawings are in reference to the Preliminary Design Review Meeting (PDRM) you had with the Department of Consumer and Regulatory Affairs on December 4, 2017 regarding your client's intended residential development at the Property listed above (the "Project"). I would like to memorialize my staff's December 4, 2017 discussions regarding your client's proposed redevelopment of the property.

The Property, located in an MU-4 Zone District, is known as Lot and 0109 in Square 3047. The lot has a total land area of 1,658 SF. The property is not located in a historic district. Land abutting the Property to the north, west, and south is similarly zoned MU-4. Land to the east is zoned RF-1. A section of the Zoning Map is included on page A0000 of the attachment.

Square 3047 is bisected by a 10-foot alley, and bounded by Keyon Street NW to the north, Irving Street NW to the south, Georgia Avenue NW to the west and abutting Square 3048 to the east. At present, 3101 Georgia Ave., NW (0109) is a three-story residential building with offices at the ground floor. The existing structure will be razed as part of the development plan for the Property, which will involve the construction of a new 8-unit residential building. The property is located on the corner of Georgia Ave. to the west and Irving St. to the south and is bounded by a 10' alley to the east.

The compliance we discussed is summarized below:

1 – Floor Area Ratio (FAR): Under Subtitle G -402.1, the maximum allowable FAR is 2.5. The proposed development contains a FAR of 2.4. FAR does not include the cellar level; this area does not count according to the rules of measurement under Subtitle B 304.5. The proposed height of the first floor is 4' above grade which is less than the allowable height of 6'-0" from grade to the floor of first level. Therefore no portion of the cellar will count towards FAR. The project includes two 4'-0" deep projections on Irving Street and do not count towards FAR because they are in public space. The proposed FAR complies with the requirements of the MU-4 zone.

2 – Building Height: Pursuant to Subtitle G-403.1, the maximum permitted building height in the MU-4 zone is fifty (50) feet. As shown on A0002, the project will be 45'-8", measured in accordance with Subtitle B-307.1 and 307.5 from Building Height Measuring Point (BHMP) at the top of the curb, projected from the center of the property line along Georgia Ave. NW, to the top of the structure. Front and rear areaways at the cellar level extend beyond the exterior face of the building. The proposed areaways are 5'-0" deep to accommodate ADA clearances and extend along the 20' - 8 5/8" length of the building. As long as the areaways are 5'-0" or less beyond the face of the building, these spaces do not alter the building height. The proposed height complies with the requirements of the MU-4 zone.

3 – Lot Occupancy: Under Subtitle G -404.1, the maximum allowable lot occupancy is 60%. The project's proposed lot occupancy is 60%. Projections along Irving St. do not count towards lot occupancy because they are in public space.

4 – Penthouse Height: Project does not propose a penthouse.

5 – Penthouse Setback: Subtitle C-1502.1 (a) and (b) require a setback at 1:1 ratio from the front and rear building wall of the roof upon which it is located. As shown on A0002 and A1003, any proposed 42" guardrails on the roof level will be set back 42" accordingly.

6 – Rear Yard: Pursuant to Subtitle G-405.2 a property in the MU-4 zone must provide a rear yard of 15 feet. As shown on A0002, the Project exceeds the minimum setback requirements by providing a rear yard setback of 25'-4". The provided rear yard complies with the requirement for the MU-4 zone.

7– Vehicle Parking: Under Subtitle C-701.5, a residential, multiple-family dwelling requires 1 space per 3 units in excess of 4 units. $((8 \text{ units} - 4) / 3 = 1.3 \text{ spaces})$

The Project further receives a 50% parking reduction for being located within one-half (.5) miles of a Metrorail Station (Georgia Avenue Petworth Station) Under Subtitle C-702.1 (a). $((1.3 \text{ spaces}) / 2 = .65 \text{ spaces})$

As represented on page A0002 of the attachment, the Project proposes eight (8) market-rate units, which require a minimum of one (1) parking space with the property parking credit or priority corridor reduction $((8 \text{ units} - 4) / 3 = (1.3 \text{ spaces}) / 2 = .65 \text{ spaces})$. Under Subtitle C-709.3, "Calculations of parking spaces that result in a fractional number of one-half (0.5) or more shall be rounded up to the next whole number. Any fractional result of less than one-half (0.5) shall be rounded down to the previous whole number." The Metrorail proximity credit does not reduce the required number of spaces, and one (1) parking space is required for this Project.

The Project proposes to provide one full-size parking space. Full-size parking spaces are 18' x 9'. This space is illustrated on A0002. Pursuant of Subtitle C-711.3 (b), the spaces are accessible at all times from a driveway accessing an improved alley with a width of 10 ft.

8 – Bicycle Parking: Pursuant to Subtitle C-802.1, residential apartments require one long term bicycle parking space for every three dwelling units and one short-term bicycle parking space for every 20 dwelling units. Three long term bicycle parking spaces will be provided (8 units / 3 = 2.67). No short term parking spaces will be provided, as none are required. All required long term bicycle parking shall be located within the building of the use requiring them per Subtitle C-805.

9 – Areaways: The areaways, as designed, do not count towards FAR, lot occupancy, or affect grade calculation.

10 – Green Area Ratio: The minimum required GAR in MU-4 District is 0.3 per Subtitle G-707.1. The proposed development will meet this requirement by providing a green roof and permeable pavers beneath the parking area.

11 – Parapet height: If parapet height does not exceed 4'-0" it does not count toward building height.

12 – Inclusionary Zoning (IZ): Subtitle C-1001.2(b) states that a development will be subject to IZ requirements when a project proposes new gross floor area that results in ten or more dwelling units. This Project proposes eight (8) dwelling units and, therefore, will not be required to provide any inclusionary units.

13 – Court Niche: Subtitle B states that a court niche is an indentation, recess, or decorative architectural treatment of the exterior wall of a building, not a court, which opens onto a street, yard, alley, or court. The space created by the entry measures 3'-0" x 7'-0", and is in compliance with the definition of a court niche.

Conclusion:

Based on the attached drawings, I find the proposed redevelopment of the Property complies with the MU-4 District requirements, and is permitted as a matter-of-right. Accordingly, when you file the drawings for a building permit, my office will approve drawings that are consistent with the plans attached to this letter. Please let me know if you have any further questions.

Sincerely,



Matthew Le Grant
Zoning Administrator

Attachments: 1) Preliminary Architectural Drawings dated 10-20-17

Zoning Technician: Daniel Calhoun

File: Det Let re 3101 Georgia Ave., NW to Schneck on 3-14-2018