

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



April 9, 2020

Mr. Michael Cavanaugh
MC Design Build LLC
6 George Street
Gaithersburg, MD 20877

Re: 3501 Springland Lane, NW – Square 1901, Lot 0840 (the “Property”)

Dear Mr. Cavanaugh,

This letter is in reference to the PDRM you had with my office on February 7, 2020 regarding your client’s plan to build a two-story Addition on the existing patio foundation (the “Project”).

The Property is known as Square 1901 Lot 840 and has a total land area of 6,559 sq. ft. The property is located in the R-1-B zone. A copy of the DC Surveyor plat, Owner survey and the preliminary site plan is attached.

Rear Yard

Pursuant to 11-E DCMR Sect. 205.3 Rear Yard:

- a. Property recorded 1951, prior to 1958
- b. An addition will be permitted to be built above the existing patio/garage which already projects into the 25 foot rear yard, at a distance of 12.5 feet.

Lot Occupancy

Lot coverage/occupancy maximum allowed is 40%

- a. Maximum permitted coverage is 2,623.6 sq ft which is less than the proposed 1,603 sq ft (same as existing)
 - i. Existing footprint to remain the same
 - ii. An addition will be permitted to be built above the existing patio/garage

Vehicle Parking

Parking area limited by maximum pervious area permitted which is 50% of the lot

- a. Existing lot is 6,559 sq ft x .5 = 3,279.5 sq ft allowed
- b. Minimum parking space to be 9' x 18'
- c. Existing impervious areas
 - i. Asphalt area and side porch – 743 sq ft
 - ii. Sidewalks, rear and front – 240 sq ft
 - iii. Existing house with front porch and patio – 1,603 sq ft
 - iv. Total existing impervious areas – 2,586 sq ft

d. Pervious area available for new parking and patio area is 693.5 sq ft

Tax Lot Issue

The current tax lot, Square 1901 Lot 840, is required to be converted to a Record Lot for an addition.

Conclusion

Based on the review of the attached preliminary site plan, the Project on the Property complies with the R-1-B Zone requirements and 11 DCRM and an Addition will be permitted to be built above the existing patio/garage.

Sincerely, Matthew Le Grant
Matthew Le Grant
Zoning Administrator

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.

Attachments – PDRM Package Concept Drawings dated 02/14/2020

Zoning Technician: Chyna Barber

File: Det Let re 3501 Springland Ln NW to Cavanaugh 4-9-20