

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

February 29, 2016

Ata Yavalar  
4731 Massachusetts Avenue, NW  
Washington, DC 20016



Re: 3801 Macomb Street, NW - Determination of Zoning Compliance

Dear Mr. Yavalar,

This letter summarizes our meeting on January 8<sup>th</sup>, 2016 regarding 3801 Macomb Street, NW. Presently an eight unit multi-family building, with Certificate of Occupancy #B91492 dated March 24, 1975, occupies lot 0822. The lot size is 16,517 SF according to the plat you presented to me, and it is located in an R-1-B zone.

At the meeting, I reviewed your preliminary site drawings and zoning data summary. We discussed partial demolition and full renovation of the existing, nonconforming apartment house building, which would be followed by a subdivision of the site into three conforming lots. Based on our discussion, I conclude the following:

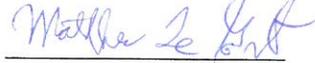
- The current eight unit apartment house use may be maintained if the existing building is partially demolished, but not razed, of which a minimum of 4'-0" of the existing building's perimeter walls above the adjacent existing grade is retained.
- The existing lot may be subdivided into three conforming lots; this is contingent on the footprint of the existing house being modified during partial demolition to conform with the maximum 40% lot occupancy limitation, and with all three new lots conforming to the minimum R-1-B lot standards for a minimum 50 foot width and 5,000 sqft of lot area.
- One (1) new single family home may be built on each of the resultant two (2) new lots, subject to meeting all applicable R-1-B standards.
- Pervious surface requirements (Section 412) must be met for the two (2) new proposed lots.
- The existing public alley off of Macomb Street and curb cut will be maintained as parking access to the new lots. An easement may be obtained to traverse one of the lots to access the parking.
- A minimum of one additional 9' by 19' parking space is required for each of the new two (2) proposed lots.
- Parking for the existing home is dependent on the current number of approved parking spaces. This parking must be maintained and may not be reduced moving forward with the eight unit Certificate of Occupancy.

Based on my review of the concept drawings to partially demolish and reduce the footprint of the existing house as shown in the attached exhibits, I have determined that this proposal is in compliance with the zoning regulations for this property. Subdivision of the lot based on the new footprint of the existing

home as shown in your preliminary drawings is also compliant with the zoning regulations. Accordingly, when you file the plans for a building permit, my office will approve the drawings that are consistent with the information noted above for zoning conformance.

Please let me know if you have further questions.

Sincerely,



Matthew Le Grant  
Zoning Administrator

Attachments: Schematic site layout  
Photos of existing building  
Diagram and calculations of 10' interval method for calculating minimum lot width.