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

May 31, 2017

Systematic Engineering LLC
3812 Fish Pond Lane
Glen Allen, VA 23060
Attn: Kaye Stern

RE: 4016 South Capitol Street SE Washington DC - Kaye Stern Properties LLC|PDRM Summary

Dear Ms. Stern:

Based upon the Preliminary Development Review Meeting (PDRM)held at my office, the following conclusions were generated based upon the represented information:

1. Kaye Stern Properties LLC is proposing to construct a new, 3 Story + Cellar + Mezzanine addition, to an existing 24-unit residential multi-family structure, for a total of 42 dwelling units.

2. An enclosed and conditioned meaningful connection between the new building and existing building is proposed as a hallway connecting one existing unit in the existing building to one new unit in the new building, meeting the requirements of B-309.1.

3. The proposed 10-foot wide open court between the new building and existing building with structural walls adjacent to the courtyard has been determined to be an open court based upon the adjacent street, Brandywine Street SE, exceeding the 10-foot minimum width.

4. Construction of ten (10) new parking spaces at the rear of the proposed addition is proposed, which exceeds the minimum required parking (five parking spaces) for the additional 18 dwelling units.

1100 4th Street, SW 3rd Floor Washington, D.C. 20024
Phone: (202) 442-4576 Fax: (202) 442-4871

The proposed addition and increase in dwelling units will require that the development be subject to the Inclusionary Zoning Requirements of 11 DCMR Sub. C Chapter 10, pursuant to 11 DCMR Sub. C-1001.4.

In addition, provided below is a summary of the proposed development standards as represented by the applicant:

Building Height (New Addition)	40 feet
Lot Occupancy (New Addition & Existing Building)	60%
Front Yard (FY)/Side Yard(SY)/Rear Yard (RY)Setback	FY=6 feet / SY=0/ RY=19 feet
Green Area Ratio	Applicant intends to obtain a GAR Exemption based on the cost of construction being less than 100% of the assessed value of the improvements.
Bicycle Spaces Proposed	6 Long-Term and 1 Short-Term

Accordingly, when plans are filed for a building permit, the drawings will be reviewed to be determined to be in conformance with the regulations in effect at time of the submittal. Please let me know if you have any further questions.

Sincerely,

Matthew Le Grant
Zoning Administrator

Attachment: PDRM Drawing Exhibit

File: Det Let re 4016 South Capitol Street SE to Stern on 5-31-2017