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

June 7, 2017

Teass \ Warren Architects
515 M St SE, Suite 200
Washington, DC 20003
Attn: Will Teass

RE: 4339 Harrison Street, NW – Square 1657 Lot 0017 – "Project"

Dear Mr. Warren:

This is to confirm the substance of the discussion on 17 May 2017with my staff, concerning the proposed construction of a new multi-family dwelling, known as 4339 Harrsion St NW. The lot is zoned RA-2, and currently features a small 4-unit apartment building.

You propose to construct a new three-story + cellar / penthouse building to create a total of eight (8) dwelling units (see attached study with proposed coverage / footprint and proposed plans and sections). You also intend to pursue the Penthouse bonuses associated with Inclusionary Zoning set-asides. The following is a list of aspects of the project:

1. Height / Number of Stories. The height of proposed building is 40.0'. The height is measured from existing grade at the mid-point of the building façade closest to the street to the highest point of the flat roof exclusive of parapets less than 4' in height. The proposed Project consists of a three-story building with cellar, and is in conformance with 11 DCMR F-303.1 which states that the maximum height in the abovementioned zone is 50'. There is no limit on the number of stories.

2. Floor Area Ratio. The site is 3,260 sf and the proposed gross floor area is 5,868 GFA. The proposed floor area ratio (FAR) is 1.8, and is thus in conformance with 11 DCMR F-302.1 which states the maximum residential FAR for the abovementioned zone is 1.8 (5,868 sf). The distance between the exterior grade and the ground floor is less than 6'; therefore, the lowest level is considered a cellar and shall be not counted as Gross Floor Area based on the rules of measurement in B-304.1.

Penthouse	N/A
3rd	1,956 sf
2nd	1,956 sf
1st	1,956 sf
Basement	N/A
Total	5,868 sf

3. Lot Occupancy. The proposed project occupies 1,956 sf (60%) of the lot and is thus in conformance with 11 DCMR F-304.1 which states that the maximum lot occupancy in the subject zone is 60%. The rear stair and above grade landing at the rear of the building serves the ground floor / principal entrance and is therefore not counted towards the lot occupancy.

4. Rear Yard. The proposed rear yard between the rear of the building and the rear property line measures 28' and is thus in conformance with 11 DCMR F-405.2 which state the minimum rear yard in the abovementioned zone is 15', or 4" per foot of height.

5. Green Area Ratio. The proposed project provides a minimum Green Area Ratio (GAR) of 0.4 (1,304 sf) to comply with the pervious surface requirements of 11 DCMR F-307.1 which states that the minimum GAR in the abovementioned zone is 0.4. GAR compliance will be achieved with permeable surfaces / garden areas in the rear yard, and a green roof (if necessary)

6. Automobile Parking. The proposed Project will provide three parking spaces. Under 11 DCMR C-701.5, 1 parking space is required for every 3 units in excess of 4 units, therefore an eight (8) unit building is only required to provide one parking space. The proposed project will nonetheless provide up to three 9' x 18' full size parking spaces, accessed by the alley.

7. Parapet / Penthouses. A penthouse is provided. It will be setback from the south (front) and north (rear yard) roof edges a distance of 11.5' (the proposed height); and from the west (side yard) roof edges a distance of 5.75' (half the proposed height). The penthouse shall contain habitable space for two dwelling units. Thus, the penthouse complies with the regulations set forth in 11 DCMR C-1502. Habitable space in the penthouse is subject to the Inclusionary Zoning set-aside requirements of Subtitle C, Chapter 10. The proposed parapet is 3'-6" above the roof highpoint and is not subject to any setbacks.

8. Areaways \ Window Wells. The proposed Project will include a window well at the front that projects into public space and subject DDOT requirements. A second area way is located at the rear (north elevation) and measures four feet eleven inches (4'-11") from the building to the face of the retaining wall. As I have previously indicated, window wells (no pedestrian access and no more than 4' in width) and areaways (pedestrian access and no more than 5' in width) are permitted (as exceptions to grade) and do not affect the building height or gross floor area calculation.

9. Court. The Project includes a closed court of 352 sf which is over the minimum required court area of 350 sf of 11 DCMR F-202.1. The proposed court height is 40' which would require a minimum width of 15 ft. The proposed 15' x 23.5' is conforming.

10. Bicycle Parking. The proposed Project will add 4 dwelling units bringing the total units to 8. Therefore, 3 long-term bicycle parking spaces will be provided per 11 DCMR C-802.1.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above. Please let me know if you have any further questions.

Sincerely,

Matthew Le Grant
Zoning Administrator

Attachments: Feasibility study dated 17 May 2017

File: Det Let re 4339 Harrison Street, NW to Warren on 6-7-2017