

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



February 17, 2015

Frank Nicol
Nicol Construction, LLC
5206 E. Capitol St, NE
Washington, DC 20019

RE: 4930 Nannie Helen Burroughs Ave, NE – Zoning PDRM – Meeting Follow-Up

Dear Mr. Nicol:

It was a pleasure meeting with you on September 27, 2014 regarding your proposed project located in Square 5179, lots 87, 24, 801 and 807 in an R-4 zoning district. This letter summarizes the points of our discussion during the meeting and confirms my determination regarding applicable zoning regulations for your proposed development.

You are proposing subdividing four (4) existing lots in Square 5179, lots 87, 24, 801 and 807 into one (1) lot, as a lot consolidation (Attachment 1. Three of the lots do not have an existing building (lots 87, 24 and 801), and the fourth lot (lot 807) has an existing building [last used as a non-conforming commercial use -- a locksmith's shop] that was erected before 1958. Once the lots are consolidated into one 13,756 square foot record lot, the new lot will be a corner lot with frontage on Nannie Helen Burroughs Road NE and 50th Street NE, and will have an existing one story building. By virtue of the zoning regulation that allows conversion and addition to this existing building into an apartment house use subject to the requirement that a minimum of 900 Square Feet of lot area is provided for each dwelling unit can be applied. Your design would expand the existing building footprint via an addition, so as to create a 15 unit apartment house.

I have reviewed the applicable zoning regulations and have determined that your project is conforming as a matter of right in the subject R-4 zoning district based on the following:

- Project is a residential conversion and addition to an existing building into a fifteen (15) dwelling unit apartment house [13,756 sqft/ 900 sqft = 15.28, which permits 15 units].
- Adequate parking will be provided on the alley side of the property to serve the proposed 15 units, with a minimum of five (5) 9' by 19' spaces required, and eight (8) proposed, accessed via the existing alley.

- Rear yard is opposite the Nannie Burroughs Rd NE frontage, and meet the minimum setback requirement of 20 feet.
- Maximum lot coverage of 60% required, with 57.4% proposed which conforms.
- The project will be subject to Inclusionary Zoning with a minimum square footage set-aside requirement as set forth in 11 DCMR 2603.1; Two Inclusionary Units are proposed and will have to meet this set-aside square footage requirement, as well as all other Inclusionary Zoning requirements set forth in Chapter 26 of the Zoning Regulations.
- Designation of lower level of the building as a cellar.
- Existing building is to be partially demolished, but not razed, with retention at a minimum of portions of the existing building's enclosing perimeter walls, including the entire existing wall facing Nannie Helen Burroughs Ave, and the side facing the alley with a minimum of 4' of height as measured from the outside grade [excepting an opening for a new garage door].
- The proposed building will be three stories plus a cellar (ceiling height of the cellar shall not exceed 4' as measured from the outside grade), and will not exceed 40 feet in height, as specified in the Zoning regulations.
- The development will ensure that a minimum of 20 % of pervious surface is provided, as per 11 DCMR 412.4.

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

Sincerely,



Matthew Le Grant
Zoning Administrator

Attachment - Proposed Site Plan