

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



February 28, 2016

David C. Landsman, PE
CAS Engineering
1001 Connecticut Avenue, NW, Suite 401
Washington, DC 20036

Re: 5029-5033 Garfield Street, NW - Lots 48, 55 & 56, Square 1426, Kent Zoning Confirmation

Dear Mr. Landsman,

This letter will confirm the substance of our PDRM on January 28, 2016. As presented during our meeting, the site currently is three record lots, one improved with a single-family, detached dwelling to be razed, two vacant. The subject property is in the R-1-A Zone and within the Chain Bridge-University Terrace Overlay District. The project proposes to raze the single-family dwelling and construct a new detached, single-family dwelling. As discussed, I confirm the project's compliance with respect to the zoning criteria under 11 DCMR as noted below:

Applicable Zoning Criteria Analysis

Criteria	DCMR Reference	Allow./Req.	Prov.-48	Prov.-55	Prov.-56
Bldg. Height	11 DCMR 400.1	40 feet	39.9 ft.	39.9 ft.	39.9 ft.
Bldg. Stories	11 DCMR 400.1	3 + Cellar	3 + Cellar	3 + Cellar	3 + Cellar
<p>Building height is measured from the existing grade at the mid-point front façade of the principal building closest to a street lot line per 11 DCMR 400.16. The mid-point is taken across the entire width of the building. Building stories are measured from the finished grade at the same location/point as building height per 11 DCMR 199.1 (definitions of "basement", "cellar", "stories"). I have reviewed the Building Height/Section Views for each house attached and confirm that these comply with 11 DCMR 400.1 as three story dwellings with cellars and a building height of less than 40 feet.</p>					
Lot Area	11 DCMR 401	All three proposed record lots exceed the minimum 9,000 sq lot area req.			
			21,978 sf	9,523 sf	9,536 sf
Lot Occ.	11 DCMR 403.2	40%	13.43%	27.20%	26.92%
	11 DCMR 1567.1	30%	(2,952 sf)	(2,590 sf)	(2,567 sf)
<p>At grade patios, walls, driveways, pools, etc. do not count. House, covered patios/porches, elevated (>4' above grade) patios/terraces, etc. do count.</p>					
Rear Yard	11 DCMR 404.1	25 ft.	25.2 ft.	25.2 ft.	26.8 ft.
<p>The average rear yards discussed were for reference only. The rear yard setbacks indicated above and shown on the attached Conceptual Site Plan are the more conservative interpretation of 11 DCMR 404.1 and will be applied to the project.</p>					
Side Yard	11 DCMR 405.9	8 ft.	16.0 ft. min.	8.2 ft. min.	8.2 ft. min.

Perv. Cov.	11 DCMR 412.3	50%	53.80% (11,824 sf)	62.67% (5,968 sf)	51.84% (4,943 sf)
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Pervious pavement (i.e. patios, driveways, etc.) do not count under zoning regulations. All pavement surfaces are included in above areas with area finishes (and pervious nature) to be determined during final design).

Imp. Surf.	11 DCMR 1567.2	50%	46.20% (10,154 sf)	37.3% (3,555 sf)	48.16% (4,593 sf)
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Ret. Wall Heights	11 DCMR 413	4 ft. max. ht.	4.0 ft. max. ht. w/ terracing	4.0 ft. max. ht. w/ terracing	4.0 ft. max. ht. w/ terracing
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Reference retaining wall clarification/determination discussion below.

Tree Remov.	11 DCMR 1568.1	0 trees >=75" CBH 3 trees >=38" CBH 25% of all trees	0 trees >=75" CBH 2 trees >=38" CBH 22.70% (w/ transplants)	0 trees >=75" CBH 0 trees >=38" CBH 0.0% (no tree removals)	0 trees >=75" CBH 0 trees >=38" CBH 0.0% (no trees on site)
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Transplanting is permitted and not precluded by 11 DCMR 1568.1 which prohibit trees from being "removed, cut down, or fatally damaged." Any transplanted trees must be transplanted on the same lot and not transferred amongst lots.

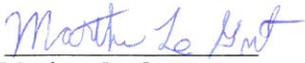
Retaining Wall Confirmation Items

Terracing is permitted as outlined under 11 DCMR 413.8. The spacing between terraced walls must be "at least twice the height of the lower retaining wall". The area between terraced walls must be "pervious" and can be sloped up to 2:1. To be terraced, walls must be located in close proximity, so that the removal of one terraced wall would impact the other terraced wall by either undermining the higher wall or providing additional soil load on the lower wall. There must be an engineering relationship between the walls to be considered terraced.

Retaining walls are limited to 4 feet in height in particular locations as identified under 11 DCMR 413.4. 11 DCMR 413.6 refers to retaining walls between "a property line and a building line". Building line, as defined under 11 DCMR 199.1 ("Line, building"), does not include required yards (side and rear) and generally refers to "a line of demarcation between public and private property, but [is] also applied to building restriction lines, when recorded on the records of the Surveyor of the District of Columbia."

I have reviewed the retaining walls as proposed and concur that the walls, as proposed meet the requirements of 11 DCMR 413.

Accordingly, when a building permit is filed for, I will approve building permit on these three lots for new detached, single-family dwellings consistent with the above presented zoning criteria and compliance information. Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

- Attachments –
- Building Height/Section View
(5029 Garfield Street, NW, 5031 Garfield Street, NW and 5033 Garfield Street, NW – one sketch per building)
 - Retaining Wall Section Drawings
 - Conceptual Site Plan