



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

June 26, 2020

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

**Re: 5906 17th Street, NW - Lot 0014, Square 2742, 16th Street Heights
Zoning Confirmation (20-Z-PDRM-00123)**

Dear Mr. Landsman:

This letter will confirm the substance of the PDRM held with my staff on June 18, 2020. As presented during the meeting, the site currently is a vacant record lot. The subject property is zoned R-16 (Sixteenth Street Heights Residential House Zone/Overlay). It is located along the west side of 17th Street, NW, at the northwest corner of the intersection of 17th Street, NW and Manchester Lane, NW. Manchester Lane, NW adjacent to the subject property is unimproved.

The project proposes to construct a new, single-family detached dwelling on the property with accessory building, terraces, walks, driveway and associated appurtenances. As discussed, I confirm the project’s compliance with respect to the zoning criteria under 11 DCMR as follows:

Applicable Zoning Criteria Analysis

Criteria	DCMR Reference	Allow./Req.	Provided
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Principal Building

The project proposes a new single-family detached dwelling located along 17th Street, NW.

Lot Dim.	11 DCMR D-902.1 (area and width)	5,000 sf 50 feet	6,357 sf 74.17 feet at front property line 63.64 feet at 30-ft. measurement point into lot
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Building Height	11 DCMR D-903.1	40 feet 3 stories	25 feet+/- 2 stories with cellar
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Building height is measured from the lower of the existing or finished grade at the middle of the façade of the principal building facing the street to the highest point of the roof for flat roofs, not including parapets less than 4 feet in height.

Lot Occupancy	11 DCMR D-904.1	40%	40.0%
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At grade patios, walls, driveways, pools, etc. do not count. House, covered patios/porches, elevated (>4' above adjacent grade) patios/terraces, etc. count. Terraces and retaining wall elevated areas connected to the house (>4' above adjacent grade) count.

Front Yard Setback Range	11 DCMR D-905	Low – 12.7 ft. High – 15.6 ft.	12.8 ft.
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As was discussed, in the R-16 Zone, the front yard setback is required to be within the range between the closest and furthest houses on the same side of the street in the block where the building is proposed. The low setback is Lot 13 – 5908 17th Street, NW at 12.7 feet. The high setback is Lot 825 – 5916 17th Street, NW at 15.6 feet. The 12.8 proposed front yard setback is within this range.

Rear Yard	11 DCMR D-906	25 ft.	25.1 ft.
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At grade patios, pools and accessory buildings may extend into the rear yard, see separate discussion in letter regarding accessory building regulations.

Side Yard	11 DCMR D-206	8 ft.	8.2 ft. ea.
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Pervious Surface	11 DCMR D-908	50% min.	50.0%
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Pervious surface includes pervious pavement, lawn areas, decks over grade that do not preclude the infiltration of water into the soil below, and green roofs.

Accessory Building

The project proposes a separate accessory structure located in the rear yard behind the principal structure (single-family detached dwelling). If the accessory structure has a full bathroom, kitchen with a cooking area and a living/sleeping area, it must be designed in accordance as an accessory apartment; if it does not have a full kitchen, i.e. a wetbar only, a Dwelling Unit Covenant must be recorded on the property. The plans as presented do not necessitate these requirements as they do not show any plumbing fixtures in the accessory building.

General Provisions for Accessory Buildings -11 DCMR D-5000.3

Accessory buildings must be subordinate to the principal building, secondary in size and comply with required yards for accessory buildings as defined below.

Height	11 DCMR D-5002	20 feet 2 stories	20 feet 2 stories
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Accessory building height is measured from the finished grade at the middle of the side of the accessory building facing the main building to the highest point of the roof of the building.

Rear Yard	11 DCMR D-5004	No Setback	No Setback
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An accessory building may be located in a rear yard and does not have to be setback from the rear property line unless it abuts a public alley. There is no alley located in the rear of this property and the accessory building can be located at/on the property line with no setback.

Side Yard	11 DCMR D-5005.1	No Setback	No Setback
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Side yard setbacks do not apply to the proposed accessory building as it is located completely behind the main structure and in the rear yard. Side yards end at the rear of the main building where the rear yard begins. No side yard is required along Manchester Lane, NW as the accessory building is located in a rear yard for the principal dwelling. No minimum side yard is required for an accessory building in a R zone, unless the accessory building is located beside the principal building, whereby it shall be removed from the side lot line a distance equal to the required side yard and from the principal building a minimum of ten feet (10 ft.).

Maximum Building Area	11 DCMR D-5006	450 sq. ft.	140 sq. ft.
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Driveway

Pursuant to 11 DCMR C-711.5, the driveway within the first 20 feet of the property from the street line may only be 10 feet wide since it provides access to a single-dwelling unit. Areas have been identified in the front yard as open terraces adjacent to the main driveway stem to the garage. These areas are not permitted for vehicle parking, but are permitted as open terrace areas.

I have reviewed the attached exhibits and concur that the project complies with the applicable Zoning Regulations for the R-16 Zone.

Accordingly, when the building permits are filed for, my office will approve permits consistent with the above presented zoning criteria and compliance information. Please let me know if you have any further questions.

Sincerely, Matthew Le Grant
Matthew Le Grant
Zoning Administrator

Attachments –

Architectural Concept Plans
Architectural and Civil Site Plans

Zoning Technician: Shawn Gibbs

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.