

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

May 9, 2016

Will Teass, AIA LEED AP
Teass \ Warren Architects
515 M St SE, Suite 200
Washington, DC 20003



RE: 638 Newton Place NW – Square 3038, Lot 814

Dear Mr. Teass:

This is to confirm the substance of our discussion at our PDRM on January 14, 2016 with you and your client. I would like to memorialize the discussion regarding your client's proposed development of the Subject Property.

Description of Proposed Project and Subdivision

The Project consists of a proposed subdivision of the current vacant record lot and construction of two Flats, each containing two-family dwellings, known as 638 Newton Place NW. The discussion had specific references to Lot 814 on Square 3038, hereinafter referred to as the "Project". The lot is zoned R-4.

You propose to subdivide the lot into two (2) individual record lots and construct 1 (one) Flat per lot s as to be contained in two (2) adjacent row buildings, which will be a total of four (4) dwelling units (see attached study with proposed coverage /footprint and proposed plans, sections and elevations). The subdivision was filed in October 2015. The following is a list of clarifications provided to various aspects of the project:

Compliance with the Zoning Regulations

1. The proposed subdivision of Lot 814 creates two new record lots that are 20.5' x 154' and 3,157 sf each. The proposed lots are in conformance with the minimum lot width and lot area requirements of 11 DCMR 401.3.
2. The proposed Project consists of a three-story building with crawlspace on each newly created lot, which is in conformance with 11 DCMR 400.1.
3. For each building, the height of proposed building is 35', which is in conformance with 11 DCMR 400.1. The height is measured from the average grade at the street to the roof level.
4. For each building, the proposed parapet is 3.5' above the roof, which is in compliance with the current penthouse regulations set forth in 11 DCMR 400.17

5. For each lot / building, the proposed connection, a shared trellis between the front portion of building and rear portion of the building meets the current standard for “meaningful connection”
6. The proposed single building on each lot occupies 1,894 sqft (60%) and is thus in conformance with the maximum lot occupancy limit set forth in 11 DCMR 403.1
7. For each lot / building, the proposed rear yard between the rear of the building and the rear property line measures 24.7’ and is thus in conformance with the minimum rear yard setback of 20 feet set forth in 11 DCMR 404.1
8. For each lot / building, the proposed closed court between the front and rear portions of the building measures 18’ wide and is 612 sf and is thus in conformance with 11 DCMR 406.1
9. For each lot / building, the proposed project provides a minimum of 20% pervious surface to comply with the minimum pervious surface requirement of 11 DCMR 412.4
10. The proposed Project will be served by two (2) parking spaces per lot, for a total of four (4) spaces which exceeds the minimum parking requirement of one parking space per lot set forth in 11 DCMR 2101.1
11. For each lot / building, the proposed roof access hatch (now considered a penthouse under recently changed regulations), is less than 4’ above the parapet wall and is allowed under 11 DCMR 411.3. However, the proposed roof access hatch is still required to comply with the setback requirements of 11 DCMR 411.18.

Conclusion

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 14 Jan 2016

File: Det Let re 638 Newton Pl NW to Teass 5-9-16