

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

November 13, 2013



Job A. Woodill, Principal
Landmark Construction Development LLC
2200 Wilson Blvd. Suite 102-380
Arlington, VA 22201

RE: 6625 Harlan Place NW- Record and Tax Lots in Portion of Square 3366

Dear Mr. Woodill:

This is to confirm the substance of our discussions concerning the property located at 6625 Harlan Place NW. The property is composed of two Assessment and Tax [A&T] Lots 0837 and 0839, with three underlying Record Lots 29, 30, and 45, all in Square 3366.

The three Record Lots are all adjacent to each other and front on Harlan Place NW. Record Lot 45 is the site of an existing house which was built in 1924, and has a 45' frontage. Record Lots 29 and 30 have a 30' frontage. The two A&T Lots, 0837 and 0839, have 95' and 126.2' feet respective frontages along Harlan Place NW. The boundary line between the two A&T Lots bisects Record Lot 29. Although Record Lot 45 is non-conforming in width, it does meet the minimum lot size and frontage requirements, and also the set-back rules as is illustrated on the attached plat/survey.

You propose to:

- Retain Record Lot 45, which will be allowed to continue as an existing non-conforming lot pre-dating the 1958 zoning ordinance; and
- Establish a new Record Lot that will combine Record Lot 30 and a portion of Record Lot 29, as is illustrated on the attached plats and surveys and supporting documentation. I have determined that the new lot will comply with the zoning requirements applicable to lot size, frontage, and width, and it can be built upon for a permitted use in the subject R-1-B zone and otherwise transferred.

Accordingly, when you file an application for a subdivision, I will approve it if consistent with the information noted above. Please let me know if you have any further questions.

Sincerely, Matthew Le Grant
Matthew Le Grant
Zoning Administrator

Attachments- Historical Background

File: Det Let re 6625 Harlan Pl NW to Woodill 11-13-13