

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

December 30, 2013

VIA EMAIL



Ronald Schneck Jr. AIA
Square 134 Architects, PLLC

Re: Zoning PDRM – 703-707 Newton Place, NW – Subject Property

Dear Mr. Schneck:

Please allow this letter and attached drawing to serve as a confirmation of our conversation on October 25, 2013, regarding the proposed development at the subject property. The conclusions that we discussed are summarized below:

A - Lot Subdivision

- 1 - The proposed building conforms to the Zoning Regulations in that the combining of the lots that overlap a zoning boundary line is allowed, provided that the boundary line occurs along a lot line, i.e. along the lot line separating lots 707 and 705.
- 2 – There is no procedural interdependency between the subdivision process and applying for a raze permit. Each can be filed individually and concurrently.
- 3 – The proposed building is conforming as shown on the attached zoning analysis as a single building is allowed on the new combined lot provided that each portion of such building adheres to the zoning requirements of that zone. See below for zoning analysis for each portion.

B - Zoning Requirements for R-4 Portion

- 1 –The R-4 portion as shown on the attached zoning analysis conforms to the Zoning Regulations in terms of FAR, lot occupancy, building height, number of stories, rear and sideyard setbacks.
- 2 - The Cellar square footage does not contribute to FAR in that is determined by using the "horizontal grade plane method," and as such, the grade at the top of the areaway, not at the bottom of areaway, is considered the adjacent grade.
- 3 – The R-4 portion of the proposed building does not create any courts, either open or closed.
- 4 – In addition, since the R-4 portion is pre-1958, the 900 square feet per unit requirement is not applicable. The lot can support 2 units even though it is less than 1,800 square feet.

C - Zoning Requirements for C-3-A Portion

- 1 – The C-3-A portion as shown on attached zoning analysis conforms to the Zoning Regulations in terms of FAR, lot occupancy, building height, number of stories, rear and sideyardsetbacks.
- 2 - The Cellar square footage does not contribute to FAR in that is determined by using the "horizontal grade plane method," and as such, the grade at the top of the areaway, not at the bottom of areaway, is considered the adjacent grade.

3 – The C-3-A portion of the proposed building creates an open court between the partial fourth floor and the street. Per Section 776.3; *Where a court is provided for a building or portion of a building devoted to residential uses, at any elevation in the court, the width of court shall be a minimum of four inches per foot (4 in./ft.) of height, measured from the lowest level of the court to that elevation; provided, that in no case shall the width of court be less than fifteen feet (15 ft.).* In this case, the minimum court width shall be not less than 15’, for which this court is wider, therefore it conforms to the Zoning Regulations as shown.

D–Parking

1 - The proposed project conforms to the parking requirements of the Zoning Regulations in that per Chapter 21 of DCMR, the total number of parking spaces required for both the R-4 portion and the C-3-A portion is 1 parking space per each two dwelling units. The total number of dwelling units is 9. Therefore, 5 parking spaces are required and provided. See attached zoning analysis for additional information.

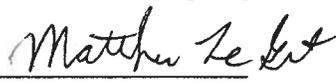
2 -The “overlapping” parking space (parking space 2 on the attached zoning analysis) is allowed to overlap the zone boundary line as shown and conforms with the Zoning Regulations.

E - Inclusionary Zoning

1 - The proposed project is not required to comply with Inclusionary Zoning requirements because it is less than 10 new units.

F - Georgia Avenue Overlay

1 - Although the project is located within the Georgia Avenue Overlay, it is not on Georgia Avenue and therefore is not required to have a 14' ceiling height and not subject to any increased density as a result, and conforms to the Zoning Regulations.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachment- Zoning Summary and Site Plan

File: Det Let re 703-707 Newton Pl NW to Schneck 12-30-13