

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



September 20, 2017

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

Re: 7080 Oregon Avenue, NW
Lot 0021, Square 2385
Zoning Confirmation

Dear Mr. Landsman,

This letter will confirm the substance of the PDRM held with my staff on September 14, 2017. As presented during the meeting, the site currently is a record lot improved with a single-family detached dwelling, within the R-1-A zone. The project proposes to raze the existing dwelling, subdivide the property into two record lots and construct two new single-family dwellings. As discussed, I confirm the project's compliance with respect to the zoning criteria under DCMR 11 as noted below.

Subdivision to Two Lots

The subject property and subdivision concept presented comply with the following criteria.

Criteria	DCMR 11 Reference	Allow./Req.	Prov.-Lot A	Prov.-Lot B
Lot Frontage	DCMR 11 C-303	56.25 feet	100.41 feet	77.77 feet
Lot Size	DCMR 11 D-302 (area and width)	7,500 sf 75 feet	7,606 sf 105.8 feet	8,392 sf 75.1 feet

Width and frontage for Lot A measured along Western Avenue, NW and
for Lot B measured along Oregon Avenue, NW.

I concur that the two-lot subdivision presented complies with the Zoning Regulations under DCMR 11 C-303 and D-302. My office will sign off on and approve a subdivision of the property into two lots once filed assuming a raze permit has been issued for the existing dwelling on the property.

Future Development: Front Setback and Side/Rear Yards


The two lots post-subdivision will have houses that front on Oregon Avenue, NW. Lots A and B will have 8-ft. side yards (per DCMR 11 D-307) and a 25-ft. rear yard (per DCMR 11 D-306) opposite Oregon Avenue, NW. Lot A being a corner lot, may select the side to apply the front yard setback to pursuant to DCMR 11 D-305. Lot A is not required to have a front yard setback along Western Avenue, NW and will only be required to have a side yard setback along this property line, per DCMR 11 D-305. The front yard setback range is the range of existing setbacks taken along Oregon Avenue, NW in Square 2385 from Western Avenue, NW to Daniel Lane, NW. These setbacks as shown on the attached sketch are consistent with the Zoning Regulations.

The new buildings will also be subject to maximum lot occupancy of 40%, and the lots must have a minimum of 50 % permeable area under Sections D-304.1 and D-308.1, respectively.

The proposed scheme also shows a shared driveway meeting the requirements of C-711.5.

I have reviewed the attached subdivision and setback sketch and concur that it complies with the applicable Zoning Regulations mentioned above. Accordingly, when the subdivision and building permits are filed for, I will approve the subdivision and permits for new houses on this property 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 –
Zoning PDRM Confirmation Sketch

File: Det Let re 7080 Oregon Avenue, NW to Landsman on 9-20-2017