

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



February 1, 2016

James Foster  
Arcadia Design Services  
1737 Johnson Ave NW, Unit A  
Washington, DC 20009

RE: 711 IRVING STREET NW - SQ 2891 LOT 70

Dear Mr. Foster:

As per our meeting on December 8, 2015, this is to confirm that the proposed project design for the referenced property in the subject R-4 zone meets all of the requirements of the Zoning Regulations.

The project involves an existing two story single family row dwelling which you propose to convert to a three story, two dwelling unit building, or Flat. The project will entail partial removal of the existing structure, and addition to the front, and will utilize a “courtyard scheme” with front and rear three story portions plus cellar structure, attached by a one story connector and separated by a closed court. I have attached site/section diagram and photographs, the floor plans, for reference.

BUILDING AREA AND LOT OCCUPANCY CALCULATIONS

EXISTING LOT AREA	2,418 SqFt
EXISTING FOOTPRINT	900 SqFt
60% MAX LOT OCCUP (per 403.2)	1,450 SqFt
PROPOSED ADDITION	550 SqFT
TOTAL	<u>1,450 SqFt</u>
TOTAL SqFt @ 3 FLOORS	4,350 SqFt

CLOSED COURT:

As Per Section 406.1 the minimum required court width = 4” per foot of height, and 15’ minimum. Court has a 35’ height, which requires width of 11.66’, so 15’ height applies. Provided width = 14, the Minimum court area required is twice square of the minimum required width or 350 SqFt. Calculated required area = 136.0 SqFt provided court is 350 SqFt or 25’ X 14’= 350 SqFt)

You have requested minor flexibility to provide a 14' wide court where a 15' width is normally required. This is a 7% reduction and within the amount permitted pursuant to 407.1. Since this is a lot bordering an alley, I conclude that each proposed dwelling unit would receive adequate light and air from exterior fenestrations on the front, side and rear facades, and therefore the 7% reduction in the court width would not impair the other purposes of the Zoning Regulations, and the minor flexibility is granted.

SINGLE BUILDING:

As per section 199.1 under the definition of Building, a “communication” or meaningful connection, attaches the two portions of this single structure. The floor of the connector is above natural grade, the ceiling is in alignment with the first floor ceiling throughout and 70% of the total volume of the connector is above the first floor plane.

BUILDING HEIGHT:

The project is at the 35' maximum building height for the R-4 zone under Section 400.1, as measured from existing grade to the 3<sup>rd</sup> floor ceiling, and is also three stories above a cellar

CELLAR:

The cellar level will have a ceiling height at 3'-11" at the front measured from the existing grade at the center. We have an entry area to one side with a small landing where the ceiling height is 8'-0" above grade.

REAR SETBACK:

20' Required, 33'-6" Provided

PARKING:

1 parking space required, 2 spaces provided.

DEMOLITION IS NOT A RAZE:

Existing Footprint	18 x 50	900 SqFt
Demolition	14 x 25	350 SqFt
Percentage demolished		39%

PERVIOUS SURFACE:

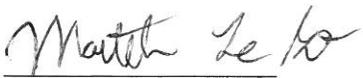
Required minimum:	10% of 2,418 = 241.8 SqFt
Provided:	Courtyard has 350 SqFt

ROOF ELEMENTS:

Your proposed design comprises an addition to the front of the existing structure. Given the existing building does not have a turret, tower, or dormer, I confirm that the design complies with Section 400.24.

Attached are site plans, sections and renderings, and a set of floor plans, of the proposed project that graphically illustrate the project.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above.

Sincerely,   
Matthew Le Grant  
Zoning Administrator

Attachments: Site plan, Section, photos  
Floor Plans