

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



July 12, 2016

Will Teass, AIA
Teass\Warren Architects
The Yards
515 M Street, S.E.
Suite 200
Washington, D.C. 20003

RE: 911 Evarts Street, NE
Lot 13, Square 3843
Zone C-2-C

Dear Mr. Teass:

This is to confirm the substance of our discussion on April 27th, 2016, concerning the proposed alteration and addition of an existing single family rowhouse, known as 911 Evarts St NE. The discussion had specific references to Lot 13 on Square 3843, hereinafter referred to as the "Project". The lot is zoned C-2-C. The lot is currently improved with a two-story, single-family rowhouse.

You propose to alter the existing building by adding two floors and mezzanine over the existing two-story rowhouse, which will be a total of six (6) dwelling units (see attached study with proposed coverage / footprint and proposed plans, sections and elevations). The following is a list of clarifications provided to various aspects of the project:

1. Height / Number of Stories. The height of proposed building is 58'-10 $\frac{3}{4}$ ', which is in conformance with 11 DCMR 770.1. The height is measured from the top of the street curb opposite the middle of the front of the building to the height point of the roof. The distance between the Building Height Measuring Point (BHMP) and the finished cellar ceiling is 2'-8 $\frac{1}{2}$ "; therefore the lowest level is considered a cellar. The proposed Project consists of a four-story building with mezzanine and cellar, which is in conformance with 11 DCMR 770.1.
2. Addition / Alteration. The proposed Project shall be considered an alteration and addition of the existing apartment house as approximately 63% of the exterior envelope is being retained. A portion of the front wall, the rear wall and roof (1,342 sf) will be removed and the remainder of the front wall and party walls will remain (2,250 sf).
3. Floor Area Ratio. The site is 1,690 sf and the proposed gross floor area is 5,004. The proposed floor area ratio (FAR) is 2.96, and is thus in conformance with 11 DCMR 771.2 which states the maximum residential FAR for the C-2-C zone is 6.0 (10,140 sf).

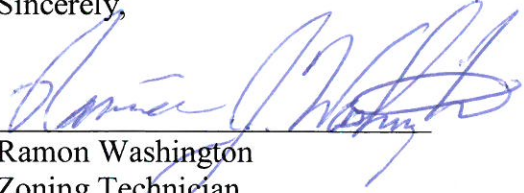
Mezzanine	370 sf
4 th	1,251 sf
3 rd	1,251 sf
2 nd	1,251 sf
1 st	1,251 sf
Cellar	Not Included
Total	5,004 sf
Lot Area	1,690 sf
Floor Area Ratio	2.96

4. Lot Occupancy. The proposed project occupies 1,222 sf (72%) of the existing lot and is thus in conformance with 11 DCMR 772.1 which states that the maximum lot occupancy in the C-2-C zone is 80%. The main entrance stair at the front of the building serves the ground floor / principal entrance and is not counted towards the lot occupancy.
5. Rear Yard. The proposed rear yard between the rear of the building and the rear property line measures 19.3' and is thus in conformance with 11 DCMR 774.1 which state the minimum rear yard in the C-2-C zone is 15'.
6. Green Area Ratio. The proposed project provides a minimum Green Area Ratio (GAR) of 0.3 (322 sf) to comply with the pervious surface requirements of 11 DCMR 3401.2 which states that the minimum GAR is 0.3.
7. Parking. The proposed Project will be served by two (2) parking spaces which meets the parking requirements under 11 DCMR 2101.1 which requires 1 space per 4 dwelling units.
8. Parapet / Penthouses. The proposed parapet is 3'-6" above the roof highpoint and is in compliance with the recently changed penthouse regulations 11 DCMR 411.3. There is no proposed penthouse.
9. Areaways. The proposed Project will include an areaway at the front that measures three (3) feet from the building to the face of retaining wall. A second areaway is located at the rear and measures three feet, two inches (3'-2") from the building to the face of the retaining wall. As I have previously indicated, window wells (no pedestrian access and no more than 4' in width) and areaways (pedestrian access and no more than 5' in width) are permitted and do not affect the building height or gross floor area calculation.
10. Court Niches. The proposed Project will include rear balconies that measures nine foot nine inches (9'-9") wide and projects three foot ten inches (3'-10"). As the site is eighteen feet (18') wide, there are two court niches on either side of the balcony are formed. The first court niche measures three foot one inches (3'-1") wide by three foot ten inches (3'-10") deep. The second court niche measures five foot two inches (5'-2") wide by three foot ten inches (3'-10") deep. Also, as per the definition of Gross Floor Area, outside balconies that project less than six feet from the building are not included as per 11 DCMR 11-199.

911 Evarts Street, NE

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,

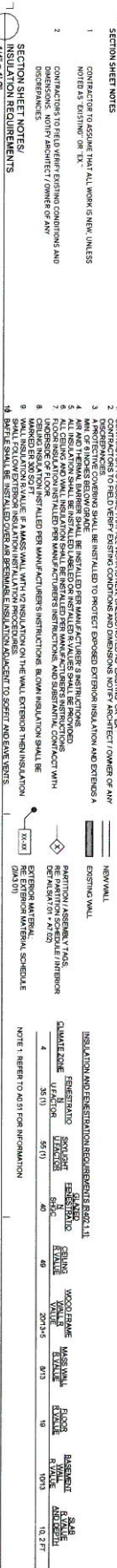


Ramon Washington

Zoning Technician

For Matthew Le Grant, Zoning Administrator

Attachments: Feasibility study

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