

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



January 28, 2013

David C. Landsman
CAS Engineering
108 W. Ridgeville Boulevard, Suite 101
Mount Airy, MD 21771

Re: 3900 48th Street, NW, Lot 812, Square 1504, Spring Valley Subdivision Confirmation

Dear Mr. Landsman,

This letter will confirm the substance of our discussion during our PDRM on December 6, 2012. For reference, the project plans to construct an addition to the existing detached, single-family residential dwelling on the subject lot. The subject property is in the R-1-B Zone.

As per information you have presented, the current lot is improved by a detached, single-family residential dwelling. The project proposes to construct an addition to the structure. The subject lot is 4,162.5 square feet and 45 feet wide. As stipulated under 11 DCMR 401.1, this lot is buildable and the zoning regulations do not prevent expansion or replacement of the existing residential structure as long as the other zoning setbacks and bulk coverage requirements are met. The structure must provide a minimum 8' side yard (per 11 DCMR 403.2) and provide a minimum 25' rear yard (per 11 DCMR 404.1). The front of the house as proposed is on Sedgwick Street, NW (the applicant may pick the front), and there is not a setback required along the side street, 48th Street, NW (per 11 DCMR 405.5).

As discussed, I have reviewed the provided Building Restriction Line / Zoning Buildability Sketch (attached), and conclude that the setbacks as shown are in compliance with the Zoning Regulations contained in Title 11 DCMR.

We have discussed the 2% minor flexibility I am able to grant under 11 DCMR 407.1. I will consider granting the 2% minor flexibility to the lot coverage and required rear yard requirement for an addition, dependent on the reasoning/necessity for the flexibility, assuming the flexibility does not impair the purpose of the otherwise applicable regulations. Minor flexibility is considered on a case-by-case basis when necessary and will be considered upon the submittal of architectural floor plans and justification for the flexibility.

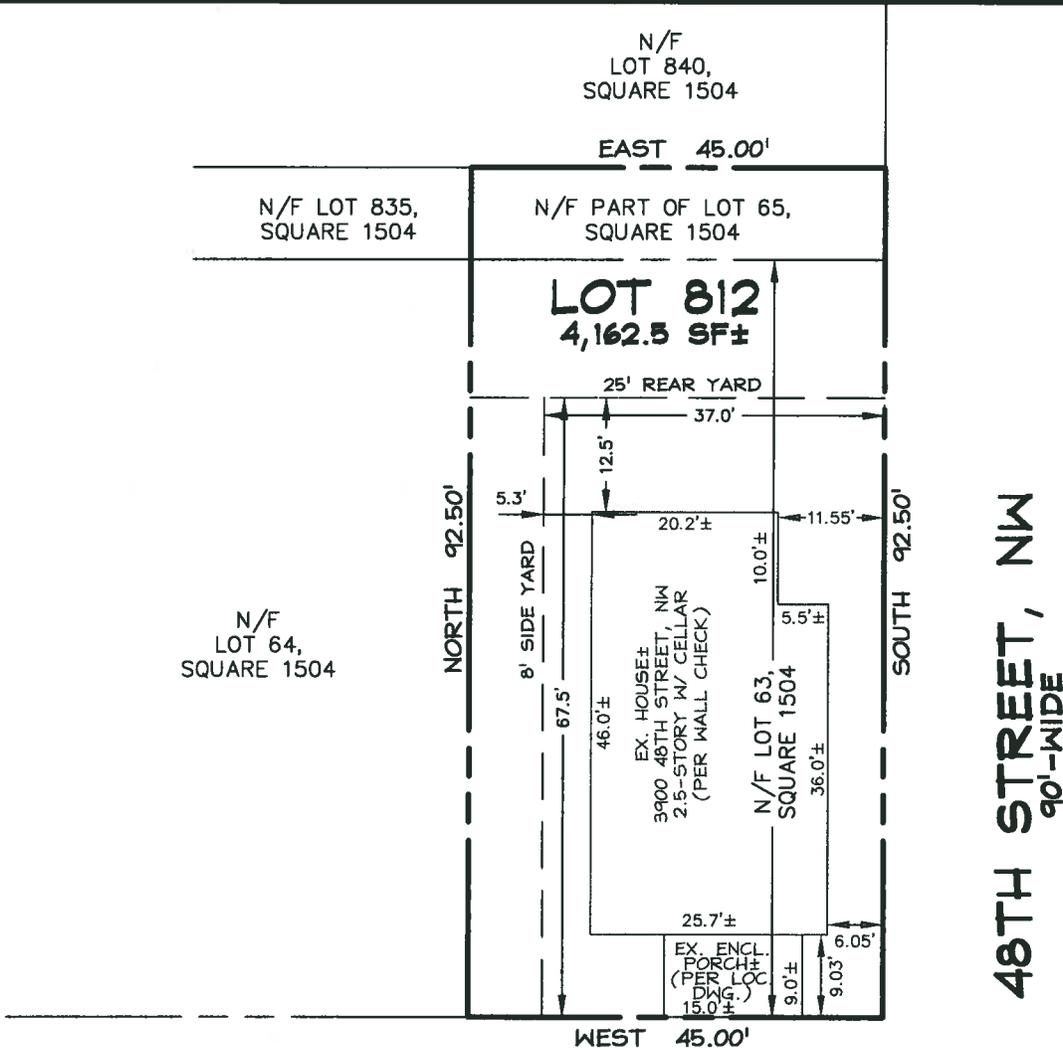
Accordingly, when a building permit is filed for, I will approve a building permit on this lot within the yard/setback requirements consistent with the Building Restriction Line / Zoning Buildability Sketch attached to this letter. Please let me know if you have any further questions and feel free to contact me when floor plans are developed to discuss the minor flexibility, if applicable.

Sincerely, Matthew Le Grant
Matthew Le Grant
Zoning Administrator

Attachments --Building Restriction Line / Zoning Buildability Sketch

File : Det Let re 3900 48th St NW to Landsman 1-28-2013

BUILDING RESTRICTION LINE / ZONING BUILDABILITY SKETCH



SEDGWICK STREET, NW 90'-WIDE

3900 48TH STREET, NW
LOT 812, SQUARE 1504, SPRING VALLEY
ZONE: R-1-B
MINIMUM LOT WIDTH = 50 FEET (PER II DCMR 401.3)
MINIMUM LOT AREA = 5,000 SQUARE FEET (PER II DCMR 401.3)
BUILDING LOCATED PRIOR TO MAY 12, 1958 ON A LOT WITH A LOT AREA OR WIDTH OF LOT,
OR BOTH, LESS THAN PRESCRIBED UNDER II DCMR 401.3 MAY BE ENLARGED OR
REPLACED PURSUANT TO II DCMR 401.1
LOT WIDTH PROVIDED = 45.0 FEET (90% OF REQUIREMENT)
LOT AREA PROVIDED = 4,162.5 SQUARE FEET (83.25% OF REQUIREMENT)
MAXIMUM PERCENTAGE OF LOT OCCUPANCY = 40% (PER II DCMR 403.2)
LOT OCCUPANCY PROVIDED = 1,261 SF± (30.3%±), ADDITIONAL ALLOWED = 404 SF±
MINIMUM REQUIRED REAR YARD = 25 FEET (PER II DCMR 404.1)
MINIMUM SIDE YARD = 8 FEET (PER II DCMR 405.9)

PREPARED FOR: LISA AND ALEX STODDARD



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