



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

November 11, 2021

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

Re: 3041 Normanstone Dr NW - Lot 0833, Square 2124 - Mass. Ave. Hts - Zoning Confirmation

Dear Mr. Landsman,

This letter will confirm the substance of the PDRM of September 23, 2021 with my staff. As presented during the meeting the site currently is a 7,853 square foot assessment and taxation [A&T] lot, improved with a single-family detached dwelling with three stories, including an exposed basement; the lot is zoned R-6. A 15 foot Building Restriction Line [BRL] fronts the lot, and a 20 foot wide unimproved alley is adjacent to the lot to the southeast.

The project proposes to retain the existing dwelling and construct a pool and associated terrace attached to the front or southwest side of the house. As was discussed, I confirm the project's compliance with respect to the criteria under the applicable Zoning regulations in Title 11 DCMR as noted below.

Applicable Zoning Criteria Analysis

Criteria DCMR Reference Allow./Req. Provided

Building Height Measuring Point 11 DCMR B-308

The building height measuring point (BHMP) shall be established at the adjacent natural or finished grade, whichever is the lower in elevation, at the mid-point of the building facade of the principal building that is closest to a street lot line. The BHMP will not be changed by this application as the front of the principal building is not changing.

Table with 4 columns: Criteria, DCMR Reference, Allow./Req., and Provided. Rows include Bldg. Height, Bldg. Stories, Lot Occ., and Front Yard.

A front setback is required within the range of existing front setbacks off all residential buildings within an R-6 zone on the same side of the street in the block where the building is proposed. For the subject property I have confirmed that the block extends from Fulton Street, NW (to the north) to 30th Street, NW (to the south). Pursuant to our discussions, the site may use the house at 3005 Normanstone Drive, NW for the low limit of the front yard setback range.

The project shows a pool and elevated terrace proposed to be attached to the front of the existing house. These may be constructed as shown but must be connected to the house to be considered part of the main structure.

Rear Yard	11 DCMR D-406	25 feet	>25 feet
Side Yard	11 DCMR D-206	8 feet	8.0 feet min.

Elevated areas (pool and terrace raised by retaining walls backfilled with soil or as an elevated platform on piers, >4' above grade) shown attached to the proposed house count as part of the main structure and must comply with the side yard setback as shown.

Pervious Surface	11 DCMR D-408	50% min.	>50%
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Pervious surface includes pervious pavement, lawn areas, decks over grade that do not preclude the infiltration of water into the soil below, and green roofs.

Green Area Ratio (GAR) does not apply to the R-6 zone.

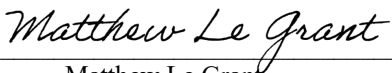
Tree Protection 11 DCMR D-409/C-401.3

Site will comply with Tree Protection Regulations of 11 DCMR, Subtitle C, Chapter 4. The two trees that are proposed to be removed, shown on the attached concept plan, do not exceed 12 inches in diameter, and may be removed as per Section C-401.3(a).

Pool placement is not specifically regulated by the Zoning Regulations or 11 DCMR and the pool location as shown complies, contingent on the above analysis and compliance criteria. In addition, the proposed construction of the pool at grade is not an addition requiring the lot be converted to a Record Lot.

I have reviewed the attached Preliminary Concept Sketch and concur that the project complies with the applicable Zoning Regulations for the R-6 Zone and 11 DCMR. Accordingly, when the building permit is filed, my office will approve if the submittal is 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 –Preliminary Building Restriction Line Sketch  
Front Yard Setback Exhibit

Zoning Technician: Chyna Barber

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.