

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



October 29, 2012

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

Re: 2158 Dunmore Lane, NW - Lot 852, Square 1346 - Subdivision Confirmation

Dear Mr. Landsman:

This letter will confirm the substance of our phone conversation on October 5, 2012. For reference, the project plans to construct a new single family dwelling on a vacant, irregularly shaped lot. The subject property is in the R-1-A Zone and within the Phillips Park PUD (PUD 151).

Per information you have presented, the current lot is not rectangular and is irregularly shaped as shown on the attached overall site plan. The proposed project proposes a house 24.8 feet from the rear lot line at its closest point, but does not run parallel to the rear lot line. A chimney off of the rear of the house is also proposed (in excess of the allowed projection into a required rear yard, 5 square feet per 11 DCMR 2502.7).

As discussed, I have reviewed the provided average rear yard configuration along the same bearing/plane as the rear of the house, taken from the rear of the chimney and the Average Rear Yard Sketches (Partial Site Plan and Width and Area Exhibit, both attached), and conclude that the average rear yard calculations shown (2,349 square feet of provided rear yard, 91.3'-lot width taken at rear of chimney, giving a 25.7 foot average rear yard) comply with 11 DCMR 404.1 (required rear yard, R-1-A zone) and 11 DCMR 199.1 (definition of yard, rear, depth of).

Accordingly, when a building permit is filed for, I will approve a site plan with an average rear yard calculation that is consistent with the Average Rear Yard Sketches attached to this letter. Please let me know if you have any further questions.

Sincerely,   
Matthew Le Grant  
Zoning Administrator

Attachments – Building Permit Site Plan (Progress Plot, October 5, 2012)  
Average Rear Yard Sketch (Partial Site Plan)  
Average Rear Yard Sketch (Width and Area Exhibit)

File: Det Let re 2158 Dunmore Lane, NW to Landsman 10-29-12

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