DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

September 25, 2019

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

RE: 3101 Woodland Drive, NW and 2700 31st Street, NW
Lots 0001 & 0015, Square 2126, Mass. Ave. Heights
Zoning Confirmation (19-Z-PDRM-00182)

Dear Mr. Landsman:

This letter will confirm the substance the PDRM with my staff on September 16, 2019, for 3101 Woodland Drive, NW and 2700 31st Street, NW.

As presented during our meeting, the site currently is two record lots. 3101 Woodland Drive, NW is improved with a single-family detached dwelling, driveway and associated site appurtenances. 2700 31st Street, WN is improved with a small building, currently operating as an accessory building for 3101 Woodland, pool and associated appurtenances. The subject property is in the R-6 Zone (Tree and Slope Protection Residential House Zone). The project proposes to raze all buildings on the two lots, combine the subject property into a single record lot and construct a new single-family detached dwelling on the property. As discussed, I confirm the project's compliance with respect to the zoning criteria under 11 DCMR as follows.

Lot Combination.

The two lots as shown may be combined to a single record lot with the current improvements, understanding that the existing building on Lot 0015 becomes an accessory structure for the single-family dwelling on Lot 0001, as its configuration/location meets zoning requirements for the combined property. The subdivision or lot combination is by-right as shown.

Front Yard (Yard Assignments) (11 DCMR B-315.3).

The owner of a lot may choose the street lot line that shall determine the application of any front setback requirement pursuant to 11 DCMR B-315.3. The applicant may select the yards for a corner or through lot if no additional non-conformities are created that would not be created by an alternate configuration. I understand the front

yard is to be from 31st Street, NW; rear yard opposite 31st Street, NW along adjacent properties to the northwest; and side yards along Woodland Drive, NW and adjacent properties to the northeast. I have reviewed the yard selection and concur that it complies with the requirements of 11 DCMR.

Building Height/Stories (11 DCMR D-403.1).

Allowable height is 40 feet measured from the Building Height Measuring Point (BHMP) to mid-point between the peak and eave for a traditional/gabbled roof or highest point on a flat roof. Allowable stories are 3 plus cellar measured from the BHMP to the first floor. As discussed, the BHMP location is at the mid-point of the building façade of the principal building that is closes to a street lot line. The southeast façade for the proposed house with BHMP as shown will be used to calculate building height.

Lot Occupancy (11 DCMR D-404.3).

Allowed Lot Occupancy = 30%, includes house, elevated terraces attached to the main building, covered stoops/porches and structures >4' above adjacent grade. The proposed lot occupancy on the Conceptual Site Plan is 21.5% and meets this requirement.

Front Yard Setback Range (11 DCMR D-405).

As discussed, as the Zoning Administrator, I have confirmed (on this and other sites) that there will not be a front setback range on 31st Street, NW, as only one house will front on 31st Street, NW (3100 Cleveland Avenue, NW) within this block once the two buildings on the subject property are razed. The house can be located as far forward as DDOT Building Restriction Lines or property lines allow, and there is no front setback range for this project with the scope as proposed.

Rear Yard (11-D DCMR 406).

25 feet required and provided for main building as shown from the furthest property line generally parallel to the front lot line as prescribed under 11-B DCMR 318. I concur that the rear yard as show is applicable to this project.

Side Yard (11-D DCMR 407).

8 feet required and provided for main building as shown.

Pervious Surface (11 DCMR D-408).

Minimum Pervious Surface = 50%, includes pervious pavement, lawn areas, decks over grade that do not preclude the infiltration of water into the soil below, and green

roofs. The proposed lot occupancy on the Conceptual Site Plan is >50% and meets this requirement.

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

Tree Protection (11 DCMR D-409).

The tree protection requirements/regulations of Subtitle C, Chapter 4 apply to the R-6 Zone. A TSP Affidavit and potentially an arborist report will be required as part of permit reviews/approvals for this project. We reviewed the tree calculations, specifically the ability to transplant trees, of any size, on the lot and count those trees as retained/preserved. It is assumed that the transplanting will be performed and/or supervised by an ISA Certified Arborist and pursuant to a Tree Preservation Plan reviewed by DDOT Urban Forestry Division.

Accessory Building Height (11 DCMR D-5002).

An accessory building may be 2-stories and 20-feet tall maximum, measured from the finished grade at the middle of the side of the accessory building facing the main building to the highest point of the roof of the building. The BHMP for the accessory building is on the southeast side of the structure at the exterior lower level.

Accessory Building Rear Yard (11 DCMR D-5004).
Accessory Building Side Yard (11 DCMR D-5005).

An accessory building may be located in a rear yard, but shall be set back at least 12-feet from the center line of the alley. No minimum side yard is required for an accessory building unless located beside the principal building whereby it shall be removed from the side lot line a distance equal to the required side yard (8-feet for R-6 zone) and from the principal building a minimum of 10-feet.

Accessory Building Maximum Building Area (11 DCMR D-5006).

An accessory building shall be less than the maximum building area of 30% of the required rear yard (25-feet required rear yard x 216.5-feet lot width (measured at rear of the proposed house) x 0.3 = 1,623 square feet). On a lot with multiple accessory buildings, the aggregate area of all accessory buildings must meet this requirement. There is no limit to the number of accessory buildings. There are no restrictions for accessory building width or length, only the maximum building area regulation. The accessory building area is measured as the maximum horizontal projected area of the building, inclusive of portions of the building that do not extend above the level of the main floor of the building pursuant to 11 DCMR B-199.

Accessory Apartment (11 DCMR U-253).

It was presented that the accessory building may have a kitchen area and bathroom, and that the intention for this area is to create a pool house or guest house for the subject property, not an additional dwelling unit. A dwelling unit covenant will be prepared and recorded to confirm that this area does not constitute or create a separate dwelling unit. If an additional dwelling unit is desired to be created, it is permitted in this zone, but must meet the requirements of 11 DCMR U-253.

I have reviewed the concept plan as proposed and concur that the development of a new single-family detached dwelling as shown/proposed meets the requirements of 11 DCMR, specifically the sections of 11-B, 11-C and 11-D DCMR noted above).

Accordingly, when a building permit is filed for, I will approve the permit for this property consistent with the above presented zoning criteria and compliance information. Please let me know if you have any further questions.

Sincerely, Matthew Le Grant

Matthew Le Grant
Zoning Administrator

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.

Attachments –
Existing Conditions Plan
Conceptual Site Plan

Zoning Technician: Shawn Gibbs

File: Det Let re 3101 Woodland Drive, NW to Landsman on 09-25-2019

GENERAL NOTES

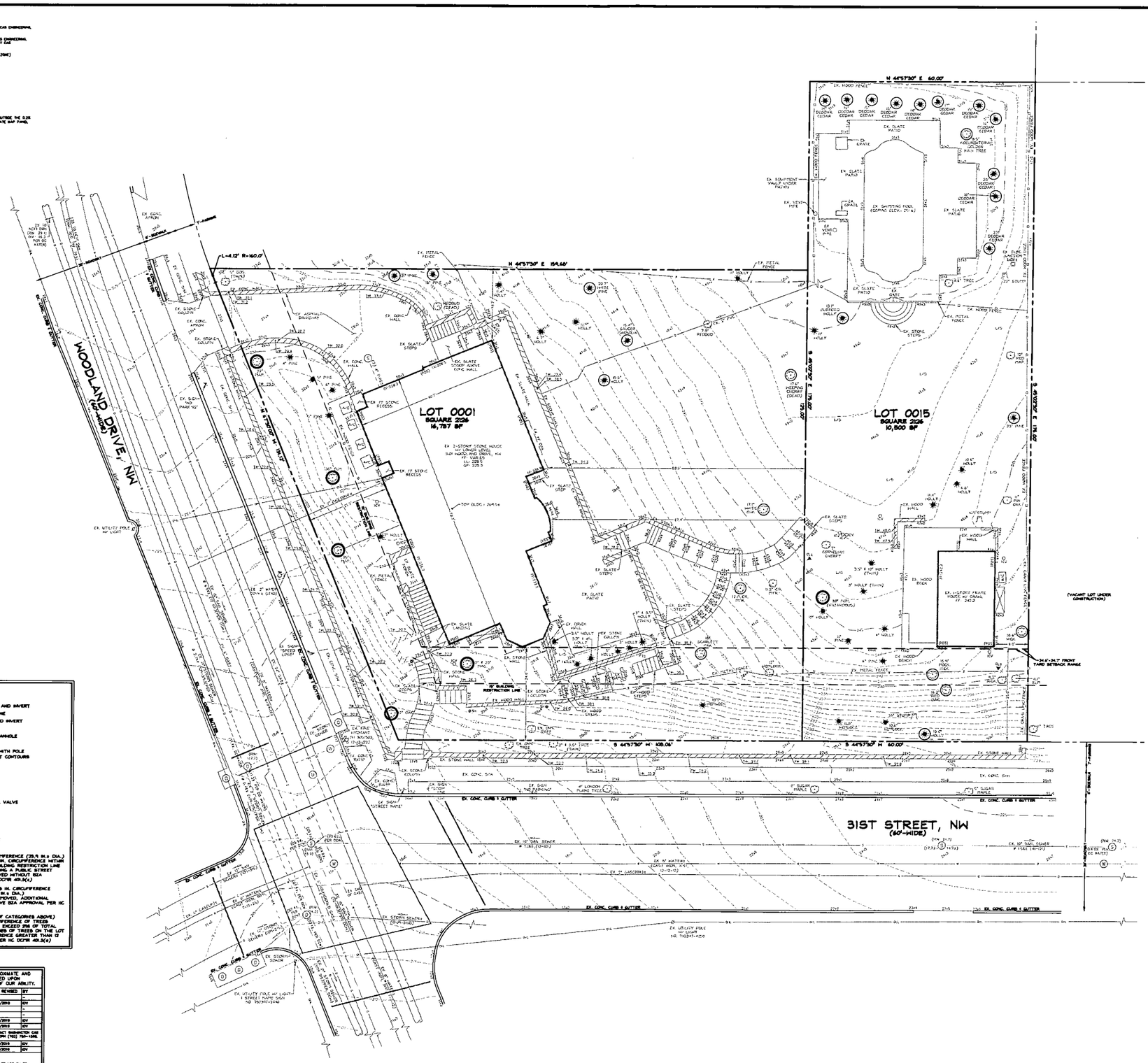
1) BOUNDARY SURVEY DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED FEBRUARY, 2015.

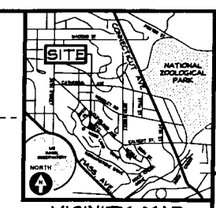
2) TOPOGRAPHY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED FEBRUARY, 2015 AND A FIELD WALK-THROUGH PERFORMED BY CAS ENGINEERING, DATED FEBRUARY, 2015.

3) ZONING: R-4 (TREE AND SLOPE PROTECTION RESIDENTIAL HOUSE ZONE)
MINIMUM LOT WIDTH = 75 FEET
MINIMUM LOT AREA = 5,000 SQUARE FEET
MAXIMUM BUILDING HEIGHT = 40 FEET / 3 STORIES
FRONT B.R.L. = 18 FEET (PER DC SUPERVISOR'S OFFICE)
MINIMUM SIDE YARD = 5 FEET
MINIMUM REAR YARD = 20 FEET
MAXIMUM LOT OCCUPANCY = 60%
FRONT YARD SETBACK RANGE = 24.6'-34.7' (AVERAGE = 30)
FRONT YARD SETBACK RANGE = 20' (1.2DWF D-401)
TREE REMOVAL RESTRICTIONS PER 11 DCMR C-401

4) TOTAL LOT AREA:
LOT 0001 = 16,737 SQUARE FEET (0.384 ACRES)
LOT 0015 = 10,500 SQUARE FEET (0.241 ACRES)

5) PROJECT IS WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEMA FLOOD INSURANCE RATE MAP PANEL No. 11001C0091G.





VICINITY MAP
ADC MAP 5628, GRID A-3
SCALE: 1" = 2000'

LEGEND

EXISTING FEATURES

- PROPERTY LINE
- EX. SANITARY MANHOLE AND INVERT
- EX. SANITARY SEWER LINE
- EX. STORM MANHOLE AND INVERT
- EX. STORM SEWER LINE
- EX. WATER LINE WITH MANHOLE
- EX. GAS LINE
- EX. OVERHEAD UTILITY WITH POLE
- EX. THIN- AND THIN-FOOT CONTOURS
- EX. FIRE HYDRANT
- EX. SPOT ELEVATION
- EX. WOOD FENCE
- EX. CHAIN LINK FENCE
- EX. METAL FENCE
- EX. IRRIGATION CONTROL VALVE
- EX. SPRINKLER HEAD
- EX. GROUND LIGHT
- EX. BASH
- EX. PIPED DOWNSPOUT
- EX. SPILLED DOWNSPOUT
- EX. WALL
- EX. TREE (>75 IN. CIRCUMFERENCE (23.9 IN. DIA.) OR (75 IN. AND 150 IN. CIRCUMFERENCE WITHIN 25-FEET OF ANY BUILDING RESTRICTION LINE OR LOT LINE ABUTTING A PUBLIC STREET HOME CAN BE REMOVED WITHOUT SEA APPROVAL PER RC DCMR 401.3(c))
- EX. TREE (75 IN. AND 150 IN. CIRCUMFERENCE (23.9 IN. AND 103.1 IN. DIA.) UP TO 3 MAY BE REMOVED, ADDITIONAL REMOVALS MUST HAVE SEA APPROVAL PER RC DCMR 401.3(a))
- EX. TREE (NOT IN ONE OF CATEGORIES ABOVE) NOTE: TOTAL CIRCUMFERENCE OF TREES REMOVED MUST NOT EXCEED 50% OF TOTAL CIRCUMFERENCE MINUS OF TREES ON THE LOT HAVING A CIRCUMFERENCE GREATER THAN 12 IN. (3.8 IN. DIA.) PER RC DCMR 401.3(a))

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

UTILITY	REQUEST DATE	BY	INFO RECEIVED	PLAN REVISED	BY
AT&T	01/11/2013	MB	-	-	-
COMCAST	01/11/2013	MB	01/14/2013	02/13/2013	GV
DC/VERIZON	01/11/2013	MB	-	-	-
PEPCO	01/11/2013	MB	-	-	-
VERIZON	01/11/2013	MB	02/08/2013	02/13/2013	GV
WASH. GAS	01/11/2013	MB	01/14/2013	02/13/2013	GV

SITE IS WITHIN 1-BLOCK OF A WASHINGTON GAS FACILITY. NEED TO CONTACT WASHINGTON GAS DAMAGE PREVENTION DEPARTMENT AT LEAST 48 HOURS BEFORE ANY WORK (703) 750-1305.

DC WATER	01/11/2013	MB	01/15/2013	02/13/2013	GV
DC WATER	01/11/2013	MB	01/15/2013	02/13/2013	GV

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LIC ON TO WWW.MISSUTILITY.NET/DC 48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY. THE EXCAVATOR MUST VERIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE VICINITY OF THE PROPOSED EXCAVATION AND COORDINATE THE PLACING OF MARKS IN THE FIELD. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.

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Experience you can build on.

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1100 NATIONAL STREET, NW
WASHINGTON, DC 20001
202-347-7554 OFFICE
info@burnellvince.com

LOTS 0001 & 0015
SQUARE 2126
MASS. AVE HEIGHTS

3101 WOODLAND DRIVE, NW & 2700 31ST STREET, NW

N.W. WASHINGTON, DISTRICT OF COLUMBIA

BASE SHEET ISSUE	02.15.2013
UPDATED BASE SHEET	03.22.2013

REVISION	DATE

CAS PROJECT	01-136-DC
DATE	03/2013
DRAWN BY	GV
CHECKED BY	DCL
APPROVAL	DCL
SCALE	1"=10'

HORIZ SHOWN 1=10 FEET

NORTH

BASED ON
NAD 83
DC GRID
DC GRID NAD 83 (2011) OFFICE
LAMBERT 1927 / FEET
LAMBERT 1983 / METER

SHEET TITLE

EXISTING CONDITIONS PLAN

CIV100

GENERAL NOTES

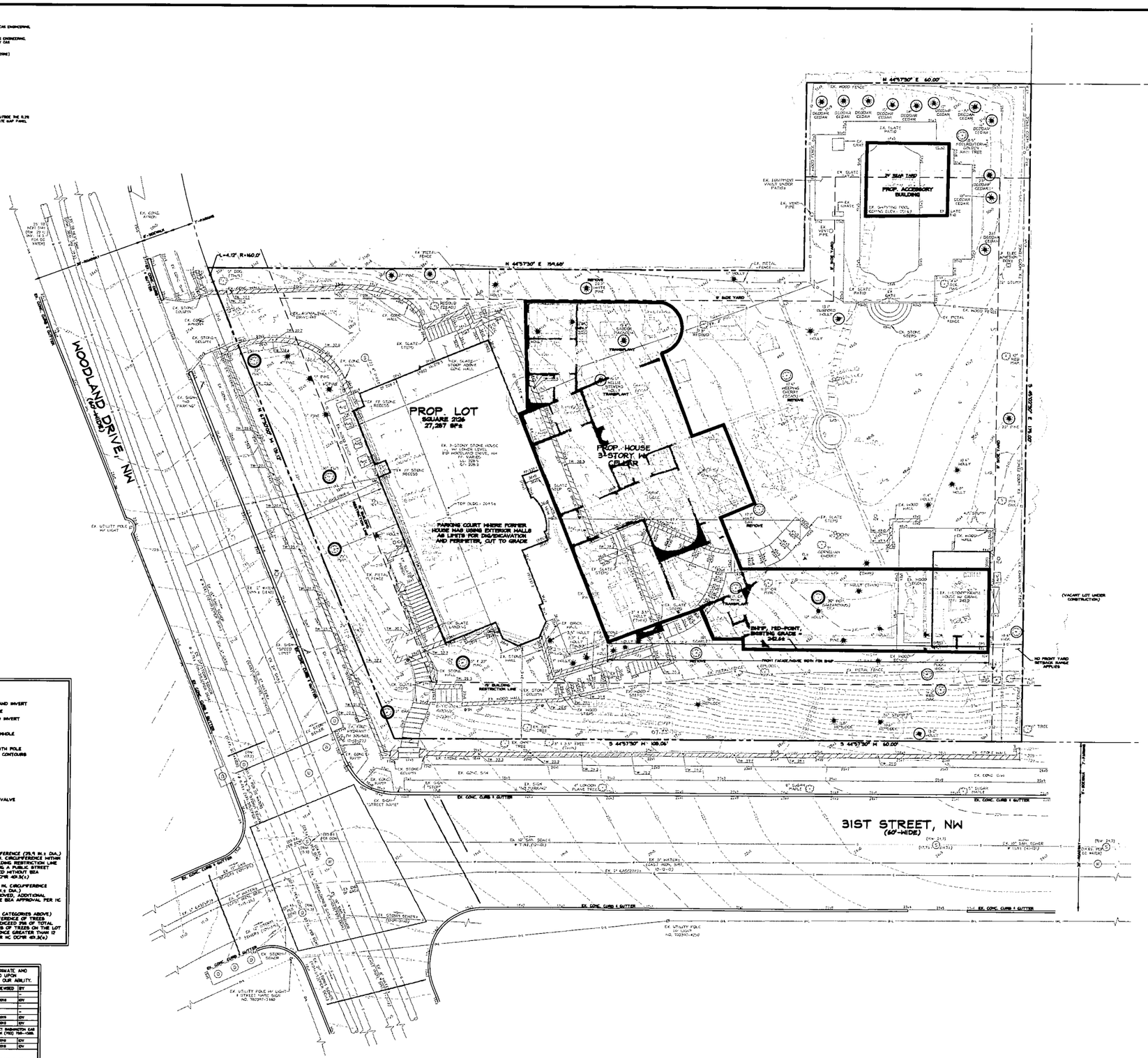
1) 0.5FT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED FEBRUARY, 2014.

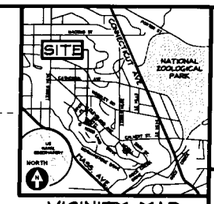
2) BOUNDARY REVISIONS WERE BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED FEBRUARY, 2014, AND A SURVEY-TO-MARK PERFORMED BY CAS ENGINEERING, DATED FEBRUARY, 2014.

3) ZONING: R-4 (TREE AND SLOPE PROTECTION REVISIONAL MAPPING ZONE)
MINIMUM LOT AREA = 5,000 SQUARE FEET
MINIMUM LOT WIDTH = 1,200 SQUARE FEET
MAXIMUM BUILDING HEIGHT = 40 FEET / 3 STORIES
FRONT B.R.L. = 15 FEET (PER DC SUPPLEMENTARY RULE)
MINIMUM REAR YARD = 20 FEET
MINIMUM SIDE YARD = 8 FEET
MAXIMUM LOT OCCUPANCY = 60%
MINIMUM PERVIOUS SURFACE COVERAGE = 35%
PARKING: 1 SPACE PER DWELLING UNIT, PER 11 DCMR E-409
PRE-HISTORICAL RESTRICTIONS PER 11 DCMR E-1400

4) TOTAL LOT AREA:
LOT 0001 = 18,733 SQUARE FEET (0.38+ ACRES)
LOT 0015 = 14,555 SQUARE FEET (0.341 ACRES)

5) PROJECT IS WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEMA FLOOD INSURANCE RATE MAP PANEL 11, CONSIDERING.





VICINITY MAP
ADC MAP 5629, GRID A-3
SCALE: 1" = 2000'

LEGEND

EXISTING FEATURES

- PROPERTY LINE
- EX. SANITARY MANHOLE AND INVERT
- EX. SANITARY SEWER LINE
- EX. STORM MANHOLE AND INVERT
- EX. STORM SEWER LINE
- EX. WATER LINE WITH MANHOLE
- EX. GAS LINE
- EX. OVERHEAD UTILITY WITH POLE
- EX. TWO- AND TEN-FOOT CONTOURS
- EX. FIRE HYDRANT
- EX. SPOT ELEVATION
- EX. WOOD FENCE
- EX. CHAIN LINK FENCE
- EX. METAL FENCE
- EX. IRRIGATION CONTROL VALVE
- EX. SPRINKLER HEAD
- EX. GROUND LIGHT
- EX. SIGN
- EX. PIPED DOWNSPOUT
- EX. SPILLED DOWNSPOUT
- EX. MAIL
- EX. TREE (>75 IN. CIRCUMFERENCE (29.5 IN.± DIA.) OR (74 IN. AND 256 IN. CIRCUMFERENCE) WITHIN 25-FEET OF ANY BUILDING RESTRICTION LINE OR LOT LINE ABUTTING A PUBLIC STREET. NONE CAN BE REMOVED WITHOUT BZA APPROVAL PER 11C DCMR 409.3(c))
- EX. TREE (75 IN. AND 256 IN. CIRCUMFERENCE (29.5 IN.± AND 101.9 IN.± DIA.) UP TO 2 FEET BE REMOVED, ADDITIONAL REMOVALS MUST HAVE BZA APPROVAL PER 11C DCMR 409.3(a))
- EX. TREE (NOT IN ONE OF CATEGORIES ABOVE) NOTE: TOTAL CIRCUMFERENCE OF TREES REMOVED MUST NOT EXCEED 256 OF TOTAL CIRCUMFERENCE MEASURED OF TREES ON THE LOT HAVING A CIRCUMFERENCE GREATER THAN 12 IN. (3.8 IN.± DIA.) PER 11C DCMR 409.3(b))

UTILITY INFORMATION

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UTILITY	REQUEST DATE	BY	INFO RECEIVED	PLAN REVIEW	BY
AT&T	01/11/2014	MTL	-	-	-
COMCAST	01/11/2014	MTL	01/21/2014	02/13/2014	GIV
MCI/WORLDCOM	01/11/2014	MTL	-	-	-
PEPCO	01/11/2014	MTL	-	-	-
VERIZON	01/11/2014	MTL	02/05/2014	02/13/2014	GIV
WASA, SAS	01/11/2014	MTL	01/21/2014	02/13/2014	GIV
SITE IS WITHIN 100-FT OF A WASHINGTON GAS FACILITY. NEED TO CONTACT WASHINGTON GAS DAMAGE PREVENTION DEPARTMENT AT LEAST 48 HOURS BEFORE ANY WORK (703) 750-1306.					
DC SEWER	01/11/2014	MTL	01/21/2014	02/13/2014	GIV
DC WATER	01/11/2014	MTL	01/21/2014	02/13/2014	GIV

MISS UTILITY

FOR LOCATING OF UNDERGROUND UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR 1-202-398-1819. "MISS UTILITY" WILL NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES LOCATED WITHIN THEIR DISTRICT. ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE "MISS UTILITY" SYSTEM, WILL NOTIFY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL AUTHORITIES REGARDING IT.

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AFSANEH MASHAYEKHAI BEDNARCZYK
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WASHINGTON, DC 20008
202-364-1644 OFFICE
202-750-9117 MOBILE

ARCHITECT
BARNES VANZE ARCHITECTS, INC.
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info@bvarchitects.com

LOTS 0001 & 0015
SQUARE 2126
MASS. AVE HEIGHTS

3101 WOODLAND DRIVE, NW & 2700 31ST STREET, NW

N.W. WASHINGTON, DISTRICT OF COLUMBIA

INIT. SHEET ISSUED	02.13.2014
UPDATED SHEET	03.03.2014

REVISION	DATE

CAS PROJECT	01-138-DC
DATE	03/2014
DRAWN BY	GV
CHECKED BY	EGL
APPROVAL	EGL
SCALE	1"=10'

NORTH

SHEET TITLE

EXISTING CONDITIONS PLAN

CIV100