

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



July 13, 2015

Ms. Gail Montplaisir
Taurus Development Group
1341 H Street, NE #201
Washington, DC 20002-4406
Email: gail@taurusdev.com

Mr. Norman Smith, AIA, LEED AP,
1341 H Street, NE #201
Washington, DC 20002-4406
Email: nsmith@normansmitharchitecture.com

RE: 1468-72 Belmont Street, NW; Preliminary Design Review Meeting

Dear Ms. Montplaisir and Mr. Smith:

It was a pleasure to meet with both of you on April 8, 2015 regarding the proposed project located at 1468-1472 Belmont Street NW. At the meeting, you submitted conceptual drawings to me, dated 04/08/15, regarding the proposed project design. Based on our meeting, you have submitted a revised set of drawings, dated 05/13/15, which incorporate the revisions that we discussed.

We reviewed the architectural plans, schematic section and zoning information to determine the project requirements. The following issues were reviewed, discussed and confirmed as noted below, as being acceptable and in conformance with the requirements of DCMR 11 and the requirements of the subject R-5-B zoning district:

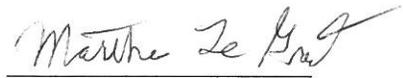
1. The subject property is vacant and is bordered by structures on the east and west sides. These structures have encroaching party walls. The proposed project consists of a 4 story, multi-family residential building incorporating 8 or a maximum of 9 units and a level of open, below grade parking and support/utility spaces. Based on the information you provided, and as illustrated in the revised 5/13/15 plans, the proposed design is a by-right project and does not require BZA relief.
2. The issues discussed and your responses included:
 - a. The proposed 8 parking spaces are in compliance with parking requirements.
 - b. The proposed 9 maximum residential units is less than the 10 unit threshold for Inclusionary Zoning compliance and therefore, IZ units are not required.
 - c. The lower level will be considered an open parking structure in those portions of the level that are used for parking and a cellar in those portions where the ceiling of the level is less than 4.0' above the adjacent finished grade. As currently designed and proposed, the lower level is not chargeable to FAR GSF calculations.

- d. The record lot size of 7,500 sf x the by-right FAR of 1.8 allows up to 13,500 Gross SqFt of building. The maximum lot occupancy percentage must not exceed 7,500 x .6 which allows up to 4,500 SqFt. At the meeting, I requested that you separate the FAR GSF calculation graphics by floor level. You have provided those on the revised set of drawings.
 - e. The proposed GSF FAR distribution as designed, with the upper levels overhanging the lower levels is acceptable and the calculation of FAR GSF at approximately 13,499 GSF, which is less than the maximum allowable of 13,500 GSF. The projecting balconies at level 4 are less than 6.0' in depth and are not chargeable to FAR GSF calculations.
 - f. The percentage of lot occupancy taken at the top-most level is 4,500 GSF which is the maximum allowed.
 - g. The columns and beams on the south elevation and similar items on the north elevation which do not enclose habitable or occupiable space are considered architectural ornamentation and are not chargeable to FAR GSF calculations.
 - h. The two-story space above the parking level as designed and proposed is acceptable and is not chargeable to FAR GSF.
 - i. The rear yard must be at least four inches per foot of height [measured at the middle of the rear of the structure] but not less than 15 feet, and the drawings appear to show the proposed rear yard exceeds this requirement.
 - j. The building height measuring point (BHMP) will be taken at the middle of the front of the building at existing grade and will be measured to the higher of either the parapet or the roof level as noted on the building section. As proposed at the meeting, the building is 47' 1 3/4" in height which is less than the 50 foot maximum, so it is in compliance. The revised drawings note a slightly higher building than we initially discussed, which I have reviewed in conjunction with this letter and find to still be in compliance.
 - k. During our meeting, I noted that the individual unit roof structure spaces were not in strict compliance with the interpretation of these spaces being used solely for stair access. I also noted that the space above the second stair could not be used for storage of green roof maintenance items. You have revised the design on this level, as shown in the 5/13/15 drawings, and I have reviewed it and find it to be compliant.
 - l. HVAC condenser units, if located on the main roof level, may extend a maximum of 4.0' above the parapet or roof level, without screening. You have shown the rooftop penthouse structure on the revised drawings, the following revisions which I have reviewed and find compliant:
 - i. that the condenser units will be located on the roof of the roof structure,
 - ii. all enclosing walls of the rooftop penthouse structure will be of equal height, with 12' 7 3/4" proposed, and extended to mask the condenser units,
 - iii. the top of the extended, enclosing roof structure walls are less than 18.5' maximum allowed height for a rooftop penthouse structure above the main roof level,
 - iv. the 1:1 setback is provided on the exterior north wall facing a public way and diagonally on the northeast corner of the roof structure as dimensioned on the roof structure plan and the building section, and will be at least equal to the penthouse structure height. The other walls facing east, west and south are not considered exterior walls and therefore, the 1:1 setback is not required but may be provided.
-

- m. During our meeting, I noted that the exterior northwest terrace are on the first/ground level would be considered chargeable to FAR GSF unless the east wall was largely deleted to open the space up. The revised drawings show this revision so the space is not chargeable to FAR GSF. I also noted that the northwest balconies above the northwest, at-grade terrace were not chargeable to FAR GSF.
- n. During our meeting, I noted that the exterior lobby terrace area northwest terrace was largely open to the air and therefore not chargeable to FAR GSF.

Accordingly, when you file the drawings for a building permit for the proposed building, I will approve drawings that are consistent with the information noted above and with the revised set of drawings that accompany this letter. Please feel free to contact me if you have any further questions.

Sincerely,


Matthew Le Grant
Zoning Administrator

Attachments: Plan Set dated 5-13-15