

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



March 30, 2015

Job A. Woodill, Principal
Landmark Construction Development LLC
2200 Wilson Blvd. Suite 102-380
Arlington, VA 22201

RE: Subdivision of Lot and Construction of 3 Flats (total of six (6) units) at 16 Grant Circle NW

Dear Mr. Woodill:

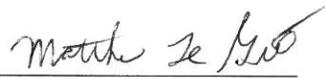
This is to confirm the substance of our discussion on December 12th, 2014, concerning the proposed subdivision of the lot and construction of three Flats, containing two-family dwellings, known as 16 Grant Circle NW. The discussion had specific reference to lot and building located in Square 3244 at lot 0801, hereinafter referred to as the "Project".

You propose to raze the existing Single Family Dwelling and subdivide the lot into three (3) individual lots and construct three (3) Flats contained in three (3) row buildings, which will be a total of six (6) dwelling units (see attached Plat and Survey with proposed coverage/footprint and axon views of proposed massing). The following is a list of clarifications provided to various aspect of the building project:

1. You propose to Subdivide lot0801, thus creating three (3) individual lots with the gross area of 1,981 SF, 1,876 SF, and 2,042 SF respectively.
2. The proposed Project, consists of three stories above grade, sitting on a 24" high crawl space, this is permissible, provided the total Building Height is less than forty feet per 11 DCMR §§400.1 and §§400.15 – 400.22.
3. The new building footprint, on each lot, will cover less than 60% of the individual lots, specifically; 46%, 46%, & 50%, thus conforming to 11 DCMR §§403.2.
4. Pursuant to 11 DCMR §§401.3 (Density requirements for a building), with three (3) lots consisting of the minimum 1,800 sf or more, you may construct three (3) flats, contained in three (3) separate row buildings, each separate building containing two (2) units each, for a total of six (6) units on the three lots. With less than 10 dwelling units, the Project is not subject to Inclusionary Zoning, and is therefore exempt from 11 DCMR §§2600.
5. You propose construction of rooftop decks and stairs above each Row Home. Per 11 DCMR §§400.7 and 11 DCMR §§411, you may construct the s penthouse and roof deck in compliance with Section 411.

6. You propose to provide three (3) parking spaces (see attached Plat), one for each lot, which meets the one (1) parking spots required under 11 DCMR §§2101.1, for a Two Family Flat in an R-4 zone. Per 11 DCMR §§2101.1, those parking spaces must be located on the same lot as the building it serves, that requirement is met in this instance, as the spaces will reside on the same tax lot, but not the same record lot. The parking spaces proposed, shall further have a recorded easement agreement at time of subdivision application.
7. You propose to provide a minimum of 10% pervious surface for the two smaller lots and 20% pervious surface for the larger lot, to comply with DCMR §§412.4, by providing green areas, as illustrated on the attached Plat.
8. No part of the project as proposed is subject to the alley lot provisions of 11 DCMR §§2507, as the lot(s), all have frontage on New Hampshire Ave NW.
9. The street-facing portions of the project, bordering on New Hampshire Ave NW, are to be considered Front Yard area, thus not required to be set back from the property line and may be built to the building restriction line.
10. If you choose to provide porches in public space consistent with those found on the existing row houses in this area, it would be permissible, but those porches would require additional approval from DDOT.
11. Per 11 DCMR §§405.3 and §§405.6, you need not provide a side-yard on the Grant Circle side, and thus are exempt from any requirement as such.
12. The portions of the project adjacent to Lot(s) 33 and 34, perpendicular to Grant Circle NW and New Hampshire Ave NW, are to be treated as side yards. The side yards proposed are compliant with the minimum 8' and/or meet the additional width rules for height, as prescribed in 11 DCMR §§405.
13. The area that is open to Grant Cir NW bounded by the indentation of the proposed exterior walls shall be considered a Court Niche and not a Court as defined by 11 DCMR §§199 and therefore not subject to the requirements of 11 DCMR §§406.1. Furthermore, the Court Niche as proposed conforms to 11 DCMR §§406.2 & §§406.3.
14. The proposed width conforms to the requirements per 11 DCMR §§401.3 and §§401.6, wherein; the lot shall be a minimum of 18' wide, and street frontage equal to at least 40% of the required minimum width of lot, but not less than 14 ft. (See attached Plat and Calculations).
15. You propose to provide 12' clear access from the public alley, to the parking spaces in the rear. This access meets the requirements Per 11 DCMR §§2117.4, and no larger access is required. The parking access proposed, shall further have a recorded easement agreement at time of subdivision application, so as to guarantee free and ready access to the parking spaces proposed.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above. Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachments- Plat - 3 proposed lots
-Bldg massing and lot layouts