

April 10, 2024

VIA EMAILED PDF

113 Wayne Pl SE LLC
C/O Christopher Mak
113 Wayne Pl SE
Washington, DC 20032
Email: christopher.mak@levelupinvestment.com

RE: Construction of New Building (6 unit) on Lot With Existing Building (5 unit) at 113 Wayne Pl SE - Square 6117 /Lot 52 [Subject Property]

Dear Mr. Mak:

This letter summarizes the Preliminary Design Review Meeting (24-Z-PDRM-00083) held with Kwasi Cook of my staff, on April 4, 2024. At the meeting, you stated that you are submitting plans for zoning approval with the Board of Zoning Adjustments [BZA] and then to Department of Buildings [DOB] for the Subject Property, to construct a new building (6 unit) on a RA-1 zoned lot with an existing five dwelling unit building (5 units).

This letter confirms that an area variance is required under Title 11 Subtitle F Section 201.1 and a special exemption is required under Title 11 Subtitle X Section 900.3 and Subtitle U Section 421.1. An area variance is required for the proposed design to accommodate an increase of Floor Area Ratio over the .9 FAR limit for RA-1. A special exemption is required for the approval for a 'New Residential Development' for adding new dwelling units.

Based on the proposed designs submitted for review, the proposed new building would be categorized as a separate, detached building and the cellar/basement gross floor area would be subject to the Perimeter-Wall calculation method as outlined in Title 11, Subtitle B, Section 304.4. The calculation of the total gross floor area and the floor area ratio and the additional floor area ratio required as an area variance is calculated as follows:

Proposed Building Dimensions	Perimeter Wall Method Dimensions	
Length	53.54	
Width	31.70	
Basement/Cellar	1004.00	
Ground Floor	1697.16	
Floor 2	1697.16	
Total FAR - Proposed Building	<u>4398.32</u>	
Existing Building Dimensions		
Length	58.00	
Width	24.91	
Basement/Cellar	722.28	
Ground Floor	1444.56	
Floor 2	1444.56	
Total FAR - Existing Building	<u>3611.40</u>	
Total FAR - Total Proposed + Existing	<u><u>8009.72</u></u>	A
Lot		
Ground Area	7974.00	B
FAR Needed	1.00	=(A/B)
FAR Allowed	0.9	
Excess FAR – Variance	0.10	

Please note that this review did not analyze the other applicable RA-1 Zoning development standards that apply to the lot, including, but not limited to, parking, lot occupancy, pervious surface, inclusionary zoning, and yard setbacks.

Accordingly, **if the required relief that is noted above is approved by the BZA**, and all other applicable zoning requirements are met, then when you file the plans for a building permit with DOB, this office will approve the drawings that are consistent with the information noted above. Please contact me if you have further questions.

Sincerely, *Kathleen A. Beeton*
Kathleen A. Beeton, AICP
Zoning Administrator

Reviewer: Kwasi Cook

Attachment: Plan Set dated 2-21-24
Plat dated 1-3-24
Perimeter Wall Calculations Diagram

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 DOB 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 DOB.

File: Det Let re 113 Wayne Pl SE to Mak – 4-10-24