

November 6, 2024

VIA EMAILED PDF

Alexandra Wilson
Sullivan & Barros, LLP
1155 15th ST NW, #1003
Washington, DC 20005
awilson@sullivanbarros.com

**Re: 2340 Ainger PL SE (Square 5740, Lot 0349),
24-Z-PDRM-00157**

Dear Ms. Wilson,

This letter is to confirm the substance of the zoning Preliminary Design Review Meeting (“PDRM”) held on September 6, 2024, regarding property located at 2340 Ainger PL, SE (Square 5740, Lot 0349).

The property is zoned RA-1 and was the subject of a Board of Zoning Adjustment approval in BZA Case No. 20710 to raze an existing building and construct one new, detached, two-story, 13-unit apartment house and one new, detached, three-story with cellar, 8-unit apartment house in the RA-1 zone. The BZA approved a subsequent modification, BZA Case No. 20710A, to extend for an additional two years, Board of Zoning Adjustment Order Number 20710; and to modify the approved plans for Building A and to construct a cellar level and seven (7) additional dwelling units for a detached, two-story with cellar 20-unit apartment house in the RA-1 zone.

You are seeking confirmation that the orientation of the theoretical lots, as shown in the attached plat, including the location of the front, side, and rear yards, does not have to have any relation to the record lot orientation; meaning, the front yard of a theoretical lot does not have to face the front lot line. The proposed theoretical lots have two compliant side yards of at least 8 feet and one compliant rear yard of at least 20 feet, the proposal meets the side and rear yard requirements for theoretical lots and for the RA-1 zone.

Accordingly, if the project provides the two required 8-foot side yards, meets the Green Area Ratio (GAR) requirement, 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 feel free to contact me if you have any further questions or need additional information.

Sincerely,

Kathleen A. Beeton

Kathleen A. Beeton, AICP
Zoning Administrator

Zoning Technician: Kwasi Cook

Attachments: Plat for 2340 Ainger Pace, SE

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.

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., November 23, 2021

Plat for Building Permit of :

SQUARE 5740 LOT 349

Scale: 1 inch = 50 feet

Recorded in Book 202 Page 104

Receipt No. 22-01006

Drawn by: A.S.

Furnished to: MATTHEW DAVID LEE

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Bob Myers
For Surveyor, D.C.



I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green arearatio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

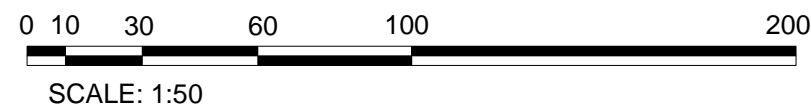
- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
 - 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
 - 3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
 - 4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
 - 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
- The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

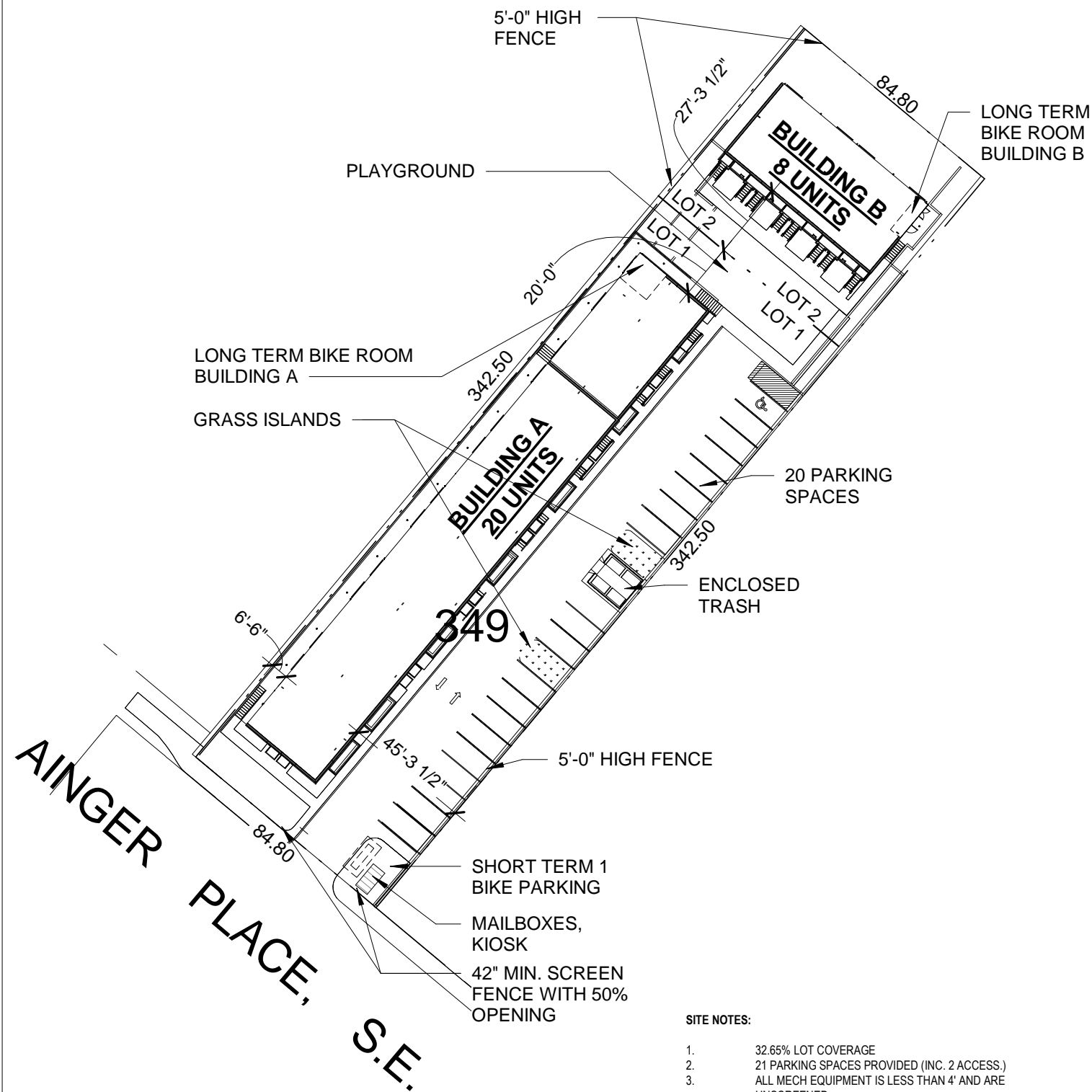
Signature: _____
Date: 05/22/2024

Printed Name: MATTHEW LEE Relationship to Lot Owner: ARCHITECT

If a registered design professional, provide license number 30445624 and include stamp below.



SQUARE 5740



- SITE NOTES:
1. 32.65% LOT COVERAGE
 2. 21 PARKING SPACES PROVIDED (INC. 2 ACCESS.)
 3. ALL MECH EQUIPMENT IS LESS THAN 4' AND ARE UNSCREENED