

March 21, 2023

David C. Landsman, PE, Prof. LS
 CAS Engineering-DC, LLC
 4836 MacArthur Boulevard, NW
 2nd Floor
 Washington, DC 20007
 Via email david@cas-dc.com

Re: 2920 Brandywine Street, NW
 Lot 0840, Square 2255, Forest Hills
 Zoning Confirmation

Dear Mr. Landsman,

This letter will confirm the substance the PDRM with my staff on January 25, 2023. As presented during our meeting, the site currently is an Assessment and Taxation lot, improved with a single-family detached home with driveway and associated appurtenances. The subject property is in the R-8 Zone. The project proposes to develop the property by subdividing the property into two record lots and then either renovating the existing house and constructing one new single-family detached dwelling, or razing the house and constructing two new single-family detached dwellings and associated appurtenances. As discussed, I confirm the project’s compliance with respect to the zoning criteria under 11 DCMR as follows.

Applicable Zoning Criteria Analysis

Criteria	DCMR Reference	Allow./Req.	Provided – Retain Existing House	Provided – Raze Existing House
Lot Frontage	11 DCMR C-303	30.0 feet	44.50 feet min.	44.50 feet min.
	Pursuant to 11 DCMR C-303.3, as both of these lots are to be used and occupied by a single dwelling unit, the street frontage shall be equal to at least 40% of the required minimum width, and not less than 14 feet.			
Lot Dim.	11 DCMR D-502.1	7,500 sf	18,080 sf min.	20,718 sf min.
	(area and width)	75 feet	75.37 feet each	75.37 feet each
	Lot width is measured pursuant to 11 DCMR C-304.1, by establishing two points measured along each side lot line a distance of 30 feet from the intersection point of each side lot line and the street lot line, and measuring a straight line between these two points. I have reviewed the lot width dimensions on both of the concept plans provided and concur that these meet the regulations regarding lot width and comply with the Rules of Measurement for Lot Width under 11 DCMR C-304.			
Building Height	11 DCMR D-503.1	40 feet	<40 feet	<40 feet
		3 stories	3 stories	3 stories
			with cellar	with cellar

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

Sincerely, *mamadou ndaw*
Mamadou Ndaw
Zoning Administrator (Interim)

Attachments –
Existing Conditions Sketch
Concept '1' Raze Existing House
Concept '3' Retain Existing House

Zoning Technician: Gregory Garland

File: Det Let re 2920 Brandywine St NW to Landsman on 1-25-2023

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.