

March 21, 2023

David C. Landsman, PE, Prof. LS CAS Engineering-DC, LLC 4836 MacArthur Boulevard, NW 2<sup>nd</sup> 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
	•			44.50 feet min. pied by a single dwelling unit, idth, 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.

<b>Building Height</b>	11 DCMR D-503.1	40 feet	<40 feet	<40 feet
		3 stories	3 stories	3 stories
			with cellar	with cellar



Lot Occ. 11 DCMR D-504.1 30% 29.99% max. 29.99% max.

At grade patios, walls, driveways, pools, etc. do not count. House, covered patios/porches, elevated (>4' above grade) patios/terraces, etc. count. It is understood that terrace and pool areas shown in the rear of the proposed homes will be attached to the house and elevated (>4' above grade) and that these will count towards the lot occupancy area calculation.

Front 11 DCMR D-505 15.0-50.6 ft. 15.0 ft. min. 15.0 ft. min.

Setback

A front yard setback shall be provided within the range of existing front setbacks of all residential buildings within the R-8 through R-10 zones, on the same side of the street in the block where the building is proposed. An exhibit/survey confirming the setback range will be required as part of permit submittals to demonstrate and confirm the front yard setback range.

Rear Yard 11 DCMR D-506 25 ft. 137.5 ft. min. 145.9 ft. min.

Side Yard 11 DCMR D-507 8 ft. 8 ft. min. 10.7 ft. min.

24 ft. aggregate 24 ft. aggregate 24 ft. aggregate

Pervious Surface 11 DCMR D-508 50% min. >50% >50%

Pervious surface includes pervious pavement, lawn areas, decks over grade that do not preclude the infiltration of water into the soil below, and green roofs.

# Tree Protection 11 DCMR D-509

The tree protection regulations of Subtitle C, Chapter 4 do not apply to this property as Square 2255 is not listed under 11 DCMR D-509.1.

### **Accessory Building Provisions**

Accessory Building Height (11 DCMR D-5002):

22 feet, 2 stories, measured from the finished grade at the middle of the side of the accessory building facing the main building to the highest point on the accessory building roof.

### Accessory Building Maximum Building Area (11 DCMR D-5006):

30% of the required rear yard maximum. The required rear yard is measured 25 feet outward from the rear of the proposed house, extended to the side property lines. This area is the aggregate of all accessory buildings on the property and there is no limit to the count/number of accessory buildings on a property in the Zoning Regulations.

### Accessory Building Rear Yard (11 DCMR D-5004):

Accessory buildings cannot be located within a required rear yard pursuant to 11 DCMR D-5004.1(a).

#### Tree Protection

The tree protection regulations of Subtitle C, Chapter 4 do not apply to this property/square in the R-8 Zone.



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.