

May 6, 2024

**VIA EMAILED PDF**

Charles Warren, AIA LEED AP  
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**Re: 24-Z-PDRM-00050, 5171 MacArthur Boulevard, NW Lot 0045, Square 1419**

Dear Mr. Warren,

This letter will confirm the substance of your meeting with my staff on February 15, 2024. As presented during the meeting, the site currently is a Record Lot improved with a single-family detached house with driveway and associated appurtenances. The lot is on the corner of Rockwood Parkway and Indian Lane, both of which have 15 foot Building Restriction Lines [BRL]. The subject property is in the R-1A Zone. The project proposes to raze the existing house, and develop the site with a new single-family detached dwelling, accessory building, patio, outdoor pool, and driveway.

This is to confirm the substance of our discussion on February 15, 2024, concerning the property at 5171 MacArthur Boulevard NW. The discussion had specific references to Lot 45 on Square 1419, hereinafter referred to as the "Project". The lot is zoned MU-3A as of the implementation of ZR16.

You propose to alter the existing structure which was used as a commercial office space to create a single-family row dwelling. No exterior additions are currently proposed. The following is a list of clarifications provided to various aspects of the project:

1. Use: As per 11 DCMR U 500.2, the MU-3A zone is considered Use Group D. The proposed structure will be single-family row building with one principal dwelling unit. This use is permitted as a matter of right in any R, RF, or RA zone and shall be permitted in the MU zone per 11 DCMR U 501.2 / U 201.1 (a)(3).
2. Height / Number of Stories. The existing and proposed height of the building is forty feet (40 ft) and three (3) stories. The height is limited to forty (40) feet, therefore the BHMP may be established as at the adjacent natural or finished grade, whichever is lower in elevation, at the middle front of the building and the building height shall be measured from the BHMP to the ceiling of the top story (11 DCMR B 307.2). The proposed Project measures building height from the BHMP of the existing grade to the ceiling of the attic and thus is in conformance with 11 DCMR G 203.2.
3. Penthouse. Penthouse habitable space shall only permitted on a roof of a single household dwelling or flat in any zone, or on the roof of an apartment house converted pursuant to 11 DCMR C 1501.1 if it is not located on an alley lot, is located entirely within the matter of right permitted height of the building, is a maximum of nine (9 ft) in height and one (1) story and contains only stair or elevator access to the roof plus a maximum of thirty (30 sq. ft.) of space ancillary to a rooftop deck or terrace. As no penthouse is currently proposed the Project is in compliance with 11 DCMR C 1501.1.

4. Floor Area Ratio. The site area is 2,895 sf and the proposed gross floor area is 2,895 GFA. The proposed floor area ratio (FAR) is 1.00 and is thus in conformance with 11 DCMR G 201.1 which states the maximum residential FAR for the abovementioned zone is 1.0 (2,895) and 1.2 (IZ) (3,474 sf) for projects participating in the Inclusionary Zoning program. The table below illustrates the area per floor, as well as the total gross floor area and FAR.

FAR Tabulations	Gross Floor Area	Units	FAR
Attic	0		
3 <sup>rd</sup> Floor	565		
2 <sup>nd</sup> Floor	1,093		
Ground Floor	1,236		1.0
Cellar	0		
<b>Total</b>	<b>2,894</b>		

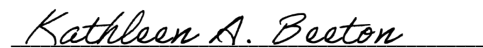
5. Lot Occupancy. The proposed Project occupies 1,375 sf (47.5%) of the lot (2,895 sf) and is thus in conformance with 11 DCMR G 210.1 which states that the maximum lot occupancy for residential use in the abovementioned zone is 60%.
6. Rear Yard. The proposed rear yard between the rear of a building or structure and the centerline of the alley measures 23.0' and is thus in conformance with 11 DCMR G 207.5 which requires a minimum rear yard of twenty feet (20 ft) and 11 DCMR G 207.8 which allows the depth of the required rear yard to be measured as follows: for that portion of the structure below a horizontal plane twenty feet (20 ft) above the mean finished grade at the middle of the rear of the structure from the centerline of the alley to the rear wall of the portion.
7. Side Yard. 11 DCMR G 208.2 states that in any of the MU-1 through MU-10 zones, no side yard is required for a building or structure other than a detached or semi-detached single household dwelling; As no side yard is proposed the Project is in compliance with 11 DCMR G 208.2
8. Green Area Ratio. The proposed Project shall be exempt from the requirements of GAR as the Building will not require a certificate of occupancy as it will be used as a single household row dwelling; thus the proposed Project is in compliance with DCMR 11 C 601.3 (a).
9. Vehicle Parking. The proposed Project will be served by a minimum of one parking space per principal dwelling. This is in conformance with DCMR 11 C 701.5 which states that the minimum number of vehicle parking spaces for a Residential, single dwelling unit is 1 per dwelling unit.

Based on the review of the attached plans and exhibits, the Project on the Property complies with the MU-3 Zone District requirements. As such, the Project may be permitted as a matter of right.

I have reviewed the concept plan as proposed and concur that the development of a new single-family detached dwelling on the subject property as shown/proposed meets the requirements of 11 DCMR, (specifically the sections of 11-D DCMR noted above). Accordingly, when building permits are filed for, my office will approve permits for this property that is consistent with the above presented zoning criteria and compliance information.

Please contact me if you have further questions.

Sincerely,

A handwritten signature in black ink that reads "Kathleen A. Beeton". The signature is written in a cursive style and is positioned above a thin horizontal line.

Kathleen A. Beeton, AICP

Zoning Administrator

Attachment: PDRM Study dated 2-15-24

Zoning Technician: Ernesto Warren

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.