



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

November 21, 2022

John Linam, Jr.
Architect & Associates, PLLC
12020 Sunrise Valley Drive, Suite 100
Reston, Virginia 20191
Email: john@jljarch.com

Re: 1228 Brentwood Road NW – PDRM Determination

Dear Mr. Linam:

This is to confirm the substance of the recent PDRM discussion you had with Greg Garland concerning the proposed new construction of a three (3) story, six (6) dwelling unit condo building in the subject RA-1 zone. The new building will be three stories plus a cellar level, with a total gross building area of 5,546 SqFt (3,838 SqFt of gross floor area [GFA] above grade). The subject lot area is 4,322 SqFt.

The new building will be free standing (no party wall) and in compliance with zoning setback, floor area ratio, and setback requirements. One central staircase will serve the first floor and second floor units. The second floor units will be multi-story with an internal stair to the upper level of each unit with access to a private roof deck. The two cellar level units will be accessed via a shared exterior areaway staircase with individual entry doors. No elevator is proposed.

The site is accessed via walkway from the current sidewalk at Brentwood Road NW, and from the rear via a 15' wide public alley. Four (4) off-street parking spaces will be provided with access to the alley. The site also has a fairly significant grade change, approximately 10' of elevation change over a site depth of 100', from the street to the alley- a roughly 10% slope.

Upon review of the proposed plans, attached, it is determined that proposed 5' wide areaway (*see attached plan set Sheet A030*) for the cellar level units access staircase does not affect the determination of grade

For the purposes of the FAR determination, the grade point used to determine whether or not the lower level is a cellar, and not a basement, shall be located at the mid-point of the front of the building only (*see attached sheet A300*), and the level of the grade at the rear of the building is not a factor.

To prevent the rear portion of the cellar level from being counted as a basement and therefore contributing to FAR calculations, the first floor level may be stepped down (see A300) to maintain the level of the first floor within 5'-0" of the adjacent grade at the full perimeter of the building.

The internal staircase at the second to third level of unit 201 has an upper landing with an open to below space under the roof (*see attached sheet A103*). The open to below space, at the third floor level, does not count toward the total building FAR.

Under Section U-421.1 of the Zoning Regulations, this new multi-family building will require the prior review and approval of the Board of Zoning Adjustment [BZA].

Please let me know if you have any further questions.

Sincerely,

Matthew Le Grant

Matthew Le Grant
Zoning Administrator

Attachment: Plan Set dated 7-26-22

Reviewer: Greg Garland

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 Department of Buildings 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 the Department of Buildings.