



**DEPARTMENT OF BUILDINGS
OFFICE OF ZONING ADMINISTRATION**

November 29, 2022

Via Emailed PDF

Martin Sullivan
Sullivan & Barros, LLP
1155 15th Street, NW, Suite 1003
Washington, DC 20005

Re: 1644 Avon Place, NW and Adjoining Tax Lots (Square 1282, Lots 900, 912, and 890)

Dear Mr. Sullivan:

This letter confirms the conversation that I had with you and Allison Prince on September 22, 2022 regarding the creation of a new record lot from the combination of existing tax lots 900, 912, and 890, in Square 1282. The Subject Property is located in both the R-19 and R-20 Zones and in the Georgetown Historic District. You have requested a determination with respect to combining an existing record lot with the surrounding tax lots in order to create a new record lot.

The Subject Property is currently made up of several tax lots: Lots 900, 912, and 890 in Square 1282. There are also two underlying record lots: Lots 257 and 258. Lot 257 primarily underlies the property to the west at 3051 Avon Lane, NW; although a portion extends to Avon Place and is a part of tax lot 912. Lot 258 underlies tax lot 912. The various tax lots and underlying record lots are labeled more clearly in the Maps in Exhibit A.

Your client proposes to combine Lots 900, 912, and 890 into one record lot, as shown in the red outline on page 1 of Exhibit A. The existing record lot underlying tax lot 912 only has 16 feet of frontage on Avon Place, to the east (Avon Lane, to the south, is an alley). Accordingly, the record lot has an existing nonconforming lot width and lot frontage, as a lot with a detached dwelling in the R-20 Zones requires 40 feet of lot width and 75% of that requirement as lot frontage. The proposal to combine the lots will increase the existing nonconforming record lot width and frontage along Avon Place from 16 feet to 32 feet.

You have asked for my confirmation that combining the lots as identified on page 1 in Exhibit A is an action which is compliant with the current Zoning Regulations and will not trigger any zoning violation, or the need for any BZA relief. I am hereby confirming that position. Because the proposed subdivision will not increase the existing lot width nonconformity (it will significantly increase the record lot width), the proposed subdivision meets the lot width and other requirements under the Zoning Regulations, and would be approved by my office.

Please feel free to contact me if you have any questions.

Sincerely, Matthew Le Grant
Matthew Le Grant
Zoning Administrator

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 Building 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 Building.

Attachment: Exhibit A - Map of Proposed Lot Consolidation