

September 1, 2023

**Via Emailed PDF**

Liah Mebratu  
 One Design Services  
 11306 Lenoir Court  
 Fredericksburg, Virginia 22407  
 Email: [liahmkm@gmail.com](mailto:liahmkm@gmail.com)

**Re: PDRM – 1644 Trinidad Ave NE – Square 4055 Lot 0051 & 0052**

Dear Liah Mebratu:

This letter confirms the substance the PDRM you had with Greg Garland of my staff on July 18, 2023. As presented during the meeting, the site currently has two lots, one vacant and one with an existing semi- detached house with 2 stories + cellar. The subject properties are in the RF-1 Zone, and borders an improved alley to the rear of the lots. The project proposes to subdivide the existing two lots into a three separate record lots, raze the existing semi-detached building, and then construct three new buildings as Flats, one on each lot, each with three (3) stories + cellar. The buildings will have flat roofs with roof decks, accessed by a roof hatch.

**Applicable Zoning Criteria Analysis**

Criteria	DCMR Reference	Allowable	Provided		
Lot Dim.	11 DCMR E-202.1	1800sf	Lot A: 1801sf	Lot B: 1801sf	Lot C: 1804sf
	(area and width)	18ft	30ft	23.3ft	18ft
Bldg. Height	11 DCMR E-203.2	35ft	Lot A: 35ft	Lot B: 35ft	Lot C: 35ft
			3 stories+Cellar	3 stories+Cellar	3 stories+Cellar

Building Height Measuring Point (BHMP) is on the Front side of the house facing Trinidad Ave NW mid-point of the façade closest to the street.

Lot Occup.	11 DCMR E-210.1	60%	Lot A: 60%	Lot B: 60%	Lot C: 60%
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At grade patios, walls, driveways, pools, etc. do not count. House, covered patios/porches, elevated (>4' above grade) count.

Front yard	11 DCMR E-206.1
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A front setback shall be provided that is within the range of existing front setbacks of all structures on the same side of the street in the block where the building is proposed. The new proposed building will be within range of existing front set back of neighboring 1646 Trinidad Ave NE.

Rear yard	11 DCMR E-207.1	20ft	Lot A: 72.8ft	Lot B: 72.8ft	Lot C: 41.7ft
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Parking 11 DCMR C-701.5 1 Space per Flat – 1 space on each lot at the rear of the lot accessed by the rear alley

I have reviewed the attached plan set and concur that the development of three new Flats on the subdivided lots, as proposed, meet the requirements of 11 DCMR, specifically the sections of 11-E DCMR noted above.

Accordingly, when building permits are filed for, my office will approve 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, Matthew Le Grant  
Matthew Le Grant  
Zoning Administrator

Attachments: Plan set dated April 2023

Zoning Technician: Gregory 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 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.

File: Det Let re 1644 Trinidad St NE to Mebratu 9-1-23