



**DEPARTMENT OF BUILDINGS
OFFICE OF THE ZONING ADMINISTRATOR**

April 15, 2024

VIA EMAILED PDF

John Linam Jr, AIA
John Linam Jr Architect + Associates
12020 Sunrise Valley Drive, Suite 100
Reston, VA 20191
Email: john@jljarch.com

RE: 2319 Minnesota Ave SE- Record Lot SSL 5578 0024- New 10 Unit Apt Bldg

Dear Mr. Linam:

This letter summarizes the Preliminary Design Review Meeting (24-Z-PDRM-00077) held with Kwasi Cook of my staff, on March 18, 2024.

Project Narrative

The project proposes a new ten (10) dwelling unit apartment building on an existing MU-4 zoned 2,500 Square Foot lot, where the existing 2.5 story dwelling will be razed. The lot is 25 feet wide and is 100 feet in depth, and is a corner lot with White Place SE to the east, and a public alley to the south.

The proposed building will be four stories plus a cellar and 50 feet in height, have a 34.3 foot rear yard, and contain 8,955 Square Feet of floor area with 7,383 Square Feet of chargeable Gross Floor Area [GFA]. This GFA amount is under the maximum 3.0 FAR limit [or 7,500 SqFt of GFA] for Inclusionary Zoning [IZ] in the subject zone. The proposed lot occupancy will be 72%, which is allowed for an IZ project, and the figure is under the 75% maximum lot occupancy under 11 DCMR G-210.1.

The ground floor will have two apartments with two-bedrooms each. The second, third and fourth floor will provide two units on each floor with three bedrooms each. Two egress stairs will serve the first, second, third and fourth floor. The cellar level will contain two three-bedroom apartments, each of which will have direct access/egress doors served by an areaway at the front and rear of the building. No elevator is proposed. One of the two internal staircases will extend to a 10.1 foot high penthouse for roof access for mechanical equipment and green roof maintenance.

The building front (Minnesota Ave) faces an existing steep grade. The front entry door will be accessed via a wood stoop. The rear entrance from the adjacent public alley will be at grade with an accessible route to the parking area which will contain two off-street parking spaces: One space will be an 8' x 16' compact parking space, and the other space will be an 11' x 16' van accessible parking space that includes a 5' wide access lane.

Issues Discussed

1. **Cellar FAR:** As the proposed building will span the full width of the site, the proposed building is not considered detached and the grade plane method [*not* the perimeter wall method] is used (11 DCMR B-304.5) to determine the amount of cellar floor area that contributes to FAR. After the PDRM meeting, you submitted revised drawing illustrating the use of the grade plane measurement method with the points for the front and the rear of the building, as shown on the attached drawing set. I have determined that the depiction of 178 SqFt of chargeable GFA at the cellar level for FAR is accurate.
2. **Areaway Dimensions:** As shown on the site and floor plans, at the stair configurations to serve the front building entry and the rear entries for the cellar dwelling units, are appropriately sized as Areaways at 5 feet and 3 feet wide respectively, to allow them to be considered the "Grade, Exceptions to" definition, as per 11 DCMR B-100.2.
3. **Bicycle Parking - Number and Configuration:** The four bicycle spaces for long term bike parking, as shown on the first floor plan, with the 4' square clear space accessing the two horizontal and two vertical parking spaces, are in compliance with 11 DCMR C-802.1 and C-805.
4. **Rooftop Penthouse Setbacks:** As per the attached roof plan, the height and setbacks for the proposed stairway penthouse and mechanical screening, are in compliance with 11 DCMR C-1504.

Accordingly, when you file the plans for a building permit with DOB, this office will approve the drawings that are consistent with the information noted above.

Please contact me if you have further questions.

Sincerely, *Elisa Vitale* for
Kathleen Beeton
Zoning Administrator

Reviewer: Kwasi Cook

Attachment: Revised Plan Set dated 3-24-24

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.