

September 18, 2023

Via Emailed PDF

David C. Landsman, PE, Prof. LS

CAS Engineering-DC, LLC

Email: david@cas-dc.com

Re: 2750 – 2762 Chain Bridge Road, NW - Lots 0841 – 0847, Square 1425, Kent

Dear Mr. Landsman,

This letter will confirm the substance of the PDRM with my staff on July 3, 2023. As presented during the meeting, the site currently is comprised of seven (7) vacant Assessment and Taxation (A&T) lots on Chain Bridge Road, NW, *and is subject to a DC Highway Plans*. The subject property is in the R-1A/CBUT or *Chain Bridge Road/University Terrace Residential House Zone*.

The project proposes to subdivide the property into four (4) Assessment and Taxation (A&T) lots through the Office of Tax and Revenue (OTR), each to be developed with a single-family detached dwelling. The new homes will be accessed via two separate shared driveways (existing) from Chain Bridge Road, NW.

As is discussed below, I confirm the project's compliance with respect to the zoning criteria under 11 DCMR as follows:

Applicable Zoning Criteria Analysis

Criteria	DCMR Reference	Allow./Req.	Prov.-4 Lot Scheme (Min./Max.)
Lot Frontage	11 DCMR C-303	37.5 feet	80.05 feet min., 241.43 feet max.
Lot Dim. (area and width)	11 DCMR D-1302.1	9,500 sf 75 feet	25,177 sf min., 49,148 sf max. 80.2 feet min., 214.3 feet max.

Highway Plan and Lot Division

The property is encumbered by the *Chain Bridge Road, NW Highway Plan* and will remain as Assessment and Taxation (A&T) lots with no record lot subdivision requirement. A Plat of Computation will be required as part of permit submittals, but once the lots are divided into Assessment and Taxation [A&T] lots, matching the attached Concept Plan, the lots will be recognized as buildable by my office.

Building Height	11 DCMR D-303.1	40 feet 3 stories with cellar	<40 feet 3 stories
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Lot Occ.	11 DCMR D-1304.3	30%	<30% shown
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At grade patios, walls, driveways, pools, etc. do not count. House, covered patios/porches, elevated (>4' above grade) patios/terraces, etc. count. Terraces and retaining wall elevated areas connected to the house (>4' above grade) count.

Front Yard	11 DCMR D-1305	3.3 feet – 373 feet, see notes below	
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Setback Range

A front setback shall be provided within the range of existing front setbacks of all residential buildings within an R-1A/CBUT zone, on the same side of the street in the block where the building is proposed. The far limit of the front setback range is measured as shown, from the front property line along Chain Bridge Road, NW to the existing setback to 2740 Chain Bridge Road, NW (Lot 0862, Square 1409; 373 feet+/-, per survey). The furthest forward part of the house front façade must be located closer to Chain Bridge Road, NW than this range. The near limit of the front setback range is measured to the existing setback to 2710 Chain Bridge Road, NW (Lot 0862, Square 1409; 3.3 feet+/-, per wall check). Documentation of front yard setback range will be required during permit submittals/reviews to support the above range determination.

Rear Yard	11 DCMR D-1306	25 ft.	25.0 ft. min.
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Side Yard	11 DCMR D-1307	8 ft. ea.	8 ft. min.
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Pervious Surface	11 DCMR D-1308	50% min.	50.0% min.
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Pervious surface includes pervious pavement, lawn areas, decks over grade that do not preclude the infiltration of water into the soil below, and green roofs.

Tree Protection	11 DCMR D-1309
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The tree protection regulations of Subtitle C, Chapter 4 apply to this property in the R-1A/CBUT as follows. A detailed review of an arborist report and calculations demonstrating compliance with 11 DCMR C-401 will be required as part of any permit submittals for new buildings or future additions to buildings, or creating of new impervious areas on these lots. Tree removal criteria applies separately to each lot and permit application.

C-401.1 Construction of a building, accessory building, or an addition to a building, creating any impervious surface area, subdividing any unimproved lot, or subdividing any improved lot so as to increase the number of principal structures thereupon, shall only be permitted as a matter of right subject to the following tree removal limitations:

- (a) The restrictions of this section against removing, cutting down, or fatally damaging trees apply only to trees having a circumference of twelve inches (12 in.) or greater at a height of four feet-six inches (4 ft. 6 in.) above ground;
- (b) The prohibitions of this section do not apply to the removal or cutting down of any dead or unhealthy tree or a tree that creates an unsafe condition. The need for removal of any tree shall be certified by a tree care professional certified by the International Society of Arboriculture;
- (c) No tree that has a circumference of seventy-five inches (75 in.) or more at a height of four feet-six inches (4 ft. 6 in.) above ground may be removed, cut down, or fatally damaged;
- (d) No more than three (3) trees that have a circumference of more than thirty-eight inches (38 in.) at a height of four feet-six inches (4 ft. 6 in.) above ground may be removed, cut down, or fatally damaged and none of these may be located within twenty-five feet (25 ft.) of any building restriction line or lot line abutting a public street; and
- (e) The total circumference inches of all trees removed or cut down on a lot may not exceed twenty-five percent (25%) of the total circumference inches of all trees on the lot having a circumference greater than twelve inches (12 in.); provided, that this section does not abrogate the right to remove or cut down up to three (3) trees as provided in paragraph (d) of this subsection; or any tree having a circumference of twelve inches (12 in.) or less at a height of four feet-six inches (4 ft. 6 in.) above ground.

Driveway (11 DCMR C-711)

The shared driveways will serve greater less than three (3) single dwelling units and must meet the requirements of 11 DCMR C-711.5.

I have reviewed the concept plan as proposed and concur that the development of the four (4) new single-family detached dwellings, one each, on the proposed re-divided A&T lots, as shown/ proposed meet the requirements of 11 DCMR, specifically the sections of 11-D DCMR noted above. Accordingly, when building permits are filed for, I 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 – Existing Lot Exhibit
Proposed A&T Lots
A&T Lot Overlay
Concept Plan

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 2750-2762 Chain Bridge Rd NW to Landsman 9-18-23