

December 16, 2022

Nima Yasourazareh
22929 Fredrick Rd,
Clarksburg MD 20871.
Email: Nima_Y@ds4.co

RE: PDRM for 2903 Georgia Ave NW - 23-Z-PDRM-00014

Dear Nima Yasourazareh,

This summarizes the PDRM meeting held with my staff on November 11, 2022, in regards to the applicable zoning regulations for your proposed new five unit residential apartment building. The subject property is zoned MU-4, and is currently occupied by a two story building that will be razed.

The proposed project would be the construction of a new five (5) dwelling unit multi-family residential attached building with five (5) stories, that would utilize voluntary Inclusionary Zoning [IZ] under Section C-1001.2(b) of the Zoning Regulations.

Summary Information

| | |
|---------------------|--|
| Land Area: | 1,152 sqft (3,456 sqft allowable for attached building under IZ) |
| Gross Floor Area: | 3,453 sqft = 3,456 sqft allowed |
| FAR: | 3.0 Maximum with IZ; 2.99 FAR proposed |
| Lot Occupancy: | 817 sqft/1,152 sqft = 71% provided (75 % Allowable under IZ) |
| GAR: | .3 minimum required; 360 sqft of pervious surface provided |
| Side Yard Setbacks: | N/A- Attached building |
| Rear Yard Setback: | 20' provided (15' minimum required) |
| Front Setback: | N/A |
| Building Height: | 50' proposed, 5 stories |
| Parking: | None required: 5 units do not require parking under C-701.5 [1 per 3 units after 4 units] |
| IZ Dwelling: | Minimum of one IZ unit required. |

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 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.

Attachments: PDRM Plan Set: Site Plan, Floor Plans, Elevations

Reviewer: Greg Garland

File: Det Let re 2903 Georgia Ave NW to Yasourazareh 12-16-22