

September 19, 2023

**Via Emailed PDF**

David C. Landsman, PE, Prof. LS  
 CAS Engineering-DC, LLC  
 Email: [david@cas-dc.com](mailto:david@cas-dc.com)

**Re: 3232-3238 R Street, NW and 3233 Reservoir Road, NW - Lots 86, 96 and 1015, Square 1280, Georgetown**

Dear Mr. Landsman,

This letter will confirm the substance of the PDRM with my staff on August 17, 2023. As presented during the meeting, the site currently is comprised of one (1) Assessment and Taxation (A&T) and two (2) record lots. Lot 96 (3232 R Street, NW) is improved with a single-family detached dwelling. Lot 1015 (3238 R Street, NW) is improved with a detached single-family dwelling and various accessory buildings (garage, workshop/laundry and cottage). Lot 86 (3233 Reservoir Road, NW) is vacant. The subject property is split zoned with Lots 96 and the majority of Lot 1015 in the R-1B/GT Zone, and Lot 86 and a small portion of Lot 1015 in the R-3/GT Zone (Georgetown Residential House Zone). The project proposes to re-subdivide the property to adjust internal/dividing lot lines and allow for certain improvements while maintaining the three (3) separate lots.

The 3232 R Street, NW lot will be developed by razing the existing dwelling or renovating and constructing an addition to the existing building. This will necessitate shifting the rear/south lot line towards the south. The 3238 R Street, NW lot will be developed by various renovations and additions to the three accessory buildings and retention of the existing single-family detached dwelling. The 3233 Reservoir Road, NW lot will be developed with a new single-family into four (4) Assessment and Taxation (A&T) lots each to be developed with a single-family detached dwelling with drop off area in-front of the dwelling. The existing curb cuts/access points will remain as exist.

As discussed, 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.-A	Prov.-B	Prov.-C
Zone Boundary Line Crossing a Lot (11 DCMR A-207)					
It is noted that the Zone division crosses Lot 1015. It is understood that when a zone boundary crosses a lot line, that the more restrictive zone shall govern unless the provisions of 11 DCMR A-207.1 are pursued.					
Lot Frontage	11 DCMR C-303	37.5 feet (R-1B/GT) 30 feet (R-3/GT)	48.0 ft.	136.14 ft.	111.08 ft.
Lot Dim.	11 DCMR D-1202.1 (area and width)	5,000 sf (R-1B/GT) 50 feet (R-1B/GT) 4,000 sf (R-3/GT) 40 feet (R-3/GT)	6,172 sf 51.4 ft.	33,072 sf 136.1 ft.	19,521 sf 120.2 ft.
Building Height	11 DCMR D-1203.1	35 feet	<35 feet	Existing	<35 feet

		3 stories	3 stories with cellar	To Remain	3 stories inc. basement
Lot Occ.	11 DCMR D-1204.3	40%	<40% 28.9% shown	<40% 15.1% shown	<40% 16.3% shown

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 Setback Range	11 DCMR D-1205	See notes below	39.8 ft.	40.1 ft. (existing)	34.4 ft.
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For the R-1B/GT Zone as it applies to Lot 96 and the new home proposed at 3232 R Street, NW, a front setback shall be provided within the range of existing front setbacks of all residential buildings within an R-1B/GT 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 the existing setback to 3238 R Street, NW (Lot 1015, Square 1280; 40.1 feet+/-, per survey). The furthest forward part of the house front façade must be located closer to R Street, NW than this range. The near limit of the front setback range is measured to the existing setback to 3210 R, NW (Lot 88, Square 1280; 16.0 feet+/-, per DC Surveyor's Office Records). Documentation of front yard setback range will be required during permit submittals/reviews to support the above range determination.

For the R-3/GT Zone as it applies to Lot 86 and the new home proposed at 3233 Reservoir Road, NW, a front setback consistent with at least one (1) of the immediately adjacent properties on either side shall be provided. The existing setback for 3231 Reservoir Road, NW (Lot 71, Square 1280; 34.4 feet+/- on east side of building closest to Reservoir Road, NW per survey) shall be matched so that the new home at 3233 Reservoir Road, NW is consistent with this adjacent property and in compliance with 11 DCMR D-1205. Documentation of front yard setback for 3231 Reservoir Road, NW will be required during permit submittals/reviews to support the above determination.

Rear Yard	11 DCMR D-1206	25 ft. (R-1B/GT) 20 ft. (R-3/GT)	25.0 ft.	109.8 ft. 57.2 ft.
Side Yard	11 DCMR D-1307	8 ft. ea. (R-1B/GT) 5 ft. ea. (R-3/GT)	8 ft. min.	28.5 ft. min. 8.7 ft. min.
Pervious Surface	11 DCMR D-1308	50% min. (R-1B/GT) 20% min. (R-3/GT)	>50%	>50% >20%

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.

#### Driveway (11 DCMR C-711)

The driveway within the first 20 feet of the property from the street line may only be 10 feet wide since it provides access to a single-dwelling unit. There are areas in the front yard denoted as turnaround and drop-off area intended for deliveries and drop offs for the new home proposed at 3233 Reservoir Road, NW, as the property will necessitate frequent deliveries and visitors. These areas are not permitted or intended for vehicle parking, but are permitted as a necessary turnaround and drop off point for vehicles at the property.

### Accessory Building Provisions

#### Accessory Building Location (11 DCMR D-1209.2)

Accessory Building, except for a shed, shall be located a maximum of five (5 ft.) from the rear property line or a line perpendicular to the façade of the principal building. The proposed pergola is located within five (5) feet of the rear property line proposed for 3233 Reservoir Road, NW property.

#### Accessory Building Height (11 DCMR D-1209.3 & 1209.4)

22 feet, 2 stories for an accessory building within five feet (5 ft.) of a public or private vehicular alley in the R-1B/GT and R-3/GT Zones. Located further than five feet (5 ft.) from a public or private vehicular alley in the R-1B/GT and R-3/GT Zones shall be subject to the area provisions of 11 DCMR D-5006 and be permitted to an area of up to 30% of the required rear yard. The required rear yard is measured 25-foot outward from the rear of the existing house on Lot 1015 extended to the side property lines.

For 3238 R Street, NW, I have reviewed the required rear yard (3,402 square feet as shown) and confirm that 30% of the required rear yard area, or 1,020 square feet, is the maximum accessory building area for this lot. This area is the aggregate of all accessory buildings on the property and there is no limit to the count/number of accessory buildings on a property in the Zoning Regulations. The existing accessory buildings on Lot 1015 exceed this area in aggregate and will not be permitted to be expanded in area without Special Exception approval. Vertical additions to the buildings are permitted pursuant to 11 DCMR C-202 (noted below), contingent on the existing accessory building coverage on Lot 1015 not increasing as a result of the vertical additions. It is understood that the existing accessory building in the southwest corner of the lot will be renovated including conditioning/enclosure of an existing screened/enclosed porch. As this renovation does not impact lot coverage/occupancy or accessory building area, it is permitted pursuant to 11 DCMR C-202 (noted below).

For 3233 Reservoir Road, NW, I have reviewed the required rear yard (2,739 square feet as shown) and confirm that 30% of the required rear yard area, or 821 square feet, is the maximum accessory building area for this lot.

#### Nonconforming Structures (11 DCMR C-202)

It is understood that the existing accessory structures on Lot 1015 are nonconforming with regards to the accessory building maximum area and location requirements. These structures may remain and may be renovated/alterd (i.e. enclosing/conditioning of the existing screened porch). They may also be enlarged or have an addition constructed as long as the addition or enlargement conforms to the development standards and doesn't increase or expand any existing nonconforming aspect of the structure pursuant to 11 DCMR C-202.2. Further, to extend vertically over the accessory buildings that are in excess of the maximum accessory building area requirements, it must be proven that the buildings were constructed legally in this location by providing a Building Permit or proof of the structure existing prior to 1958 during permit applications.

I have reviewed the vertical additions proposed and confirm that they are permitted under 11 DCMR C-202 as it does not increase or expand the existing nonconforming aspect of the structure, as long as evidence of legal construction or existence prior to 1958 is provided with permit applications.

**I have reviewed the concept plan as proposed and concur that the development of the three separate lots with (3) single-family detached dwellings and various accessory buildings 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, 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 –Existing Survey dated 8/2023  
Concept Plan dated 8/2023

Zoning Technician: Kwasi Cook

**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 3232-3238 R St and 3233 Reservoir Rd NW to Landsman 9-19-23