

September 12, 2023

**Via Emailed PDF**

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

**Re: 3321-3323 Q Street, NW - Lots 0252 & 0807, Square 1278**

Dear Mr. Landsman,

This letter will confirm the substance the PDRM that was held with my staff on February 24, 2023. As presented during the meeting, the site currently is two separate lots, one an Assessment and Taxation [A&T] Lot and the other a Record Lot, each improved with a single-family home and an accessory building behind 3323 Q. The subject property is in the R-20 Zone.

The project proposes to develop the property either by re-subdividing the lots to allocate more area and the accessory building to the 3321 Q lot, or by combining the two properties and buildings into a single-home/lot. A pool would be constructed behind both of the homes for the 3321 Q property.

As was 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                | Combined Lot       |
|------------------------------|------------------|---------------------|-------------------------|------------------------|--------------------|
| Lot Frontage                 | 11 DCMR C-303    | 14 feet 19.53 feet  | 31.20 feet              | 50.73 feet             |                    |
| Lot Dim.<br>(area and width) | 11 DCMR D-1202.1 | 3,000 sf<br>30 feet | 4,610 sf<br>19.53 feet* | 3,000 sf<br>31.20 feet | 7,610sf<br>50.73ft |

See notation below for subdivision regarding sub-standard lot width.

**Subdivision 11 DCMR, Chapter 3**

For the Two Lot Concept, it is understood that Proposed Lot A will have substandard record lot width, the same width as the current Lot 0252. This non-conforming lot may be modified as proposed to increase the area, while not increasing the non-conforming lot width, but must comply with all other applicable Zoning Regulations.

For the Single Lot Concept, it is understood that an addition will be constructed to connect the two homes into a single dwelling unit and eliminate the space between the two existing homes. A

permit application for this work must be filed prior to subdivision recordation for the combined lot concept.

|              |                  |                                     |                                      |                                      |                                      |
|--------------|------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| Building Ht. | 11 DCMR D-1203.1 | 35 feet<br>3 stories<br>with cellar | <35 feet<br>3 stories<br>with cellar | <35 feet<br>3 stories<br>with cellar | <35 feet<br>3 stories<br>with cellar |
| Lot Occ.     | 11 DCMR D-1204.1 | 40%                                 | 39.8%                                | 27.5%                                | <30%                                 |

At grade patios, walls, driveways, pools, etc. do not count. House, covered patios/porches, elevated (>4' above grade) patios/terraces, etc. count.

|                  |                |         |         |         |         |
|------------------|----------------|---------|---------|---------|---------|
| Rear Yard        | 11 DCMR D-1206 | 20 ft.  | 78 ft.  | 69 ft.  | 69 ft.  |
| Side Yard        | 11 DCMR D-1207 | 5 ft.   | 0.0 ft. | 0.0 ft. | 0.0 ft. |
|                  | If provided    | 3.0 ft. | 5.0 ft. | 3.0 ft. |         |
| Pervious Surface | 11 DCMR D-1208 | >20%    | >20%    | >20%    | >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.

Accessory Apartment Provisions

The project contemplates features of an ‘wetbar’ potentially within the accessory building. It is understood that this building will not meet the criteria of 11 DCMR U-253.8 as an accessory dwelling unit and that a covenant so not to be used as a dwelling unit may be required if renovations to this structure are proposed.

Rear Yard Improvements

For the two lot concept, it is understood that a swimming pool (at-grade) will be constructed in the rear yard and will overlap lot lines within an easement area for 3321 Q. As long as the applicable Zoning Regulations for pervious surface requirement are met, this condition is permissible and approvable by my office. Separate permits for each lot may be required at the discretion of the Department of Buildings. Zoning does not regulate pools as structures when at grade and does not prohibit pools from crossing lot lines.

Accordingly, when subdivision and described building permits are filed for, my office will approve the subdivision and 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:                    Site Plan – Single Lot Concept  
    Site Plan – Two Lot Concept

Zoning Technician:            Brittany Bullock

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 3321 Q St NW to Landsman 9-12-23