

December 8, 2022

2Plys, LLC
Attn: Adam Crain, AIA
43414 Mountcastle Drive
South Riding, VA 20152
Email: adam@2plys.com

**RE: Proposed renovation/partial demo of 8-Unit Apartment House
3801 MaComb St NW - Square 1817 0822 - 21-Z-PDRM-00196**

Dear Adam Crain,

As per the PDRM meeting that was held on October 13, 2022 with my staff, this confirms that the proposed concept for the property in the R-1-B zone meets all of the applicable requirements of the Zoning Regulations.

The “Project” is a renovation of an existing eight (8) unit apartment house building with no change to the footprint. The existing building is, and will remain, three (3) stories over a cellar. The existing apartment building will have its roof at 3rd floor level removed, and the existing first floor footprint continued vertically to third floor. A new flat roof will be provided within the zone’s maximum height limit. The existing footprint is 1,854 sq ft or 11% of the current lot occupancy.

In summary I have determined that the proposed Project is permitted as a matter of right, as per the following:

- **The Project meets the Use requirements in the R-1-B Zone:** The existing project has a Certificate of Occupancy for 8 units, and is an existing non-conforming use.
- **The demolition of roofs & upper levels will not trigger a raze nor a requirement for BZA review:** The proposed demolition work will not be considered a ‘raze’ of the existing eight unit apartment house, as sufficient exterior wall area and the footprint are to remain, and the addition of upper levels will match footprint of lower levels. **However, any increase in the gross floor area [GFA] will require review and approval by the Board of Adjustment [BZA] to expand a non-conforming use under Section C-204.1.**

The Project consists of two separate parts:

Part 1: Renovation/Alteration of existing Structure.

The Project complies with the general zoning requirements in the R-1-B:

Gross Floor Area

Any increase in the gross floor area [GFA] will require review and approval by the Board of Adjustment [BZA] to expand a non-conforming use under Section C-204.1.

Height and Stories

Pursuant to Subtitle D-303.1, The altered 3rd floor will be 40'- 0" max measured from the BHMP. The existing structure does not exceed 3 Stories. Accordingly, the proposed height of the Project satisfies the requirement as it will not exceed 40'-0" or 3 Stories. Existing height will be maintained if over 40'.

Lot Occupancy

Pursuant to Subtitle D-304.1 the footprint of the building is limited to 40% Lot Occupancy. No change to the current 11% lot occupancy.

Front Yard

No change to footprint of building is proposed, thus no change to front yard.

Rear Yard

Pursuant to Subtitle D-306.1 the minimum rear yard is 25 feet. No change to footprint of building is proposed in Phase 1.

Side Yard

Pursuant to Subtitle D-206.2: Two 8-foot side yards must be provided for detached buildings. The right side will be minimum 8'-0". No change to footprint of building is proposed, thus no change to side yard.

Parking

Per table C-701.5, 1 vehicle parking space is required for every 2 dwellings for the R zones, and therefore, for 8 units, this would require a minimum of 4 spaces. A minimum of 4 spaces will be provided for the existing 8-unit apartment house.

Per C-802.1: Long term bicycle parking is required at 1 space per 3 units. For 8 units, this would require 3 long term spaces. A minimum of 3 long term bicycle spaces will be provided within the building.

Part 2: Subdivision of lot, providing 2 additional single family lots.

Separate from Part 1, if your client wants a Subdivision, as shown in the attached drawing, the following would apply:

- The existing lot will be subdivided to into three conforming lots.
- The existing structure's footprint will become a lot occupancy of 40% of the newly created [and smaller] lot that it occupies, with a maximum of 40% so as to remain compliant.
- All three new lots will confirm to the R-1-B requirements of 5,000 sq ft minimum and 50 foot widths.
- One single family home will be proposed on each of the 2 new lots, which will meet all R-1-B requirements.

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.

Attachment: PDRM Plan Set

Reviewer: Ramon Washington

File: Det Let re 3801 Macomb St NW to Crain 12-8-22