



**DEPARTMENT OF BUILDINGS
OFFICE OF ZONING ADMINISTRATION**

November 21, 2022

Via Emailed PDF

Mr. Yasourazareh, c/o
DESIGN STUDIO4
Germantown MD 20874
20417 Alderleaf Terrace
Email: company@ds4.co

RE: 510 St Louis St SE - 22-Z-PDRM-00217

Dear Mr. Yasourazareh:

This is to confirm the substance of the PDRM discussion you had with Greg Garland on October 19, 2022, concerning the proposed building on the Subject Property (Square 5338/ lot 0005). The currently vacant, triangle-shaped property has total square footage of 2,723 square feet, and is located in a R-3 Zone.

It was determined that the proposed new single family house on this property can be constructed on the lot which has a total land area of less than 3,000 sqft. The house would have two stories, a flat roof, and an attached garage housing one off-street parking space.

The following development standards were discussed:

Land Area:	2,723 sqft (2,000 sqft minimum for attached bldg)
Lot Occupancy:	1,497 sqft/2,723 sqft = 54.97% proposed (60% Max)
Pervious Surface:	1,060 sqft = 38.9% provided (20% min required)
Side Yard Setback:	N/A. Considered an attached building (row house)
Rear Yard Setback:	20'-10" provided from closet point (20' min)
Front Setback:	N/A. No other building fronts St. Louis
Building Height:	29'-8" provided (40' allowable)

Attached are drawing of the preliminary design plan set.

Accordingly, when you file the plans for a building permit, my office will approve drawings that are consistent with the information noted above.

Please feel free to contact me if you have any questions.

Sincerely, *Matthew Le Grant*
Matthew Le Grant
Zoning Administrator

Attachments: 1- Site Plan
2- Proposed 1st Floor Plan
3- Proposed 2nd Floor Plan
4- Proposed Front Elevation
5- Zoning Map Excerpt

Reviewer: Greg 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 Department of Buildings 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 Buildings.