

September 1, 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: 6704 Oregon Avenue, NW - Lot 0833, Square 2359, Chevy Chase - Zoning Confirmation**

Dear Mr. Landsman,

This letter confirms the substance the PDRM you had with my staff on April 12, 2023. As presented during the meeting, the site currently is a single Assessment and Taxation lot, improved with a single-family detached home with driveway and associated appurtenances. The subject property is in the R-1-A Zone.

The project proposes to construct an addition to the front of the existing single-family detached dwelling and associated appurtenances. A concept plan showing addition size and location is attached to this confirmation. As was discussed, I confirm the project's compliance with respect to the zoning criteria under 11 DCMR as follows.

**Applicable Zoning Criteria Analysis**

<u>Criteria</u>	<u>DCMR</u>	<u>Reference</u>	<u>Allow./Req.</u>	<u>Lot 833</u>
Lot Frontage		11 DCMR C-303	75 feet	0.0 feet*
* See remarks/confirmation below under "Subdivision" heading.				
Lot Dim. (area and width)		11 DCMR D-302.1	7,500 sf	8,936 sf
Subdivision		75 feet	106.21 feet	
		11 DCMR, Chapter 3		

It is understood that Lot 833 is an existing Assessment and Taxation lot to remain, created in December 1987 by A&T Plat 3732-A and developed under DC Building Permit No. B325814, issued in November 1987, in conjunction with adjacent properties, development activities included construction detached single-family dwellings on four (4) lots in total, including the subject property, due to the presence of the Highway Plan on this property. Reference Building Permit and Declaration of Covenants (Multiple Buildings) attached to this letter. **I confirm that Lot 833 is buildable without subdivision or recordation due to the prior permit and covenant mentioned above.**

Building Ht.	11 DCMR D-303.1	40 feet <40 feet	
		3 stories with cellar	3 stories with cellar

Lot Occ.	11 DCMR D-304.1	40%	29.0%
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At grade patios, walls, driveways, pools, etc. do not count. House, covered patios/porches, elevated (>4' above grade) patios/terraces, etc. count.

Front Setback	11 DCMR D-305	Oregon 167.0-400.6 ft. 348.0 ft.
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A front yard setback shall be provided within the range of existing front setbacks of all residential buildings within the R-1-A zone, on the same side of the street in the block where the building is proposed. **An exhibit/survey confirming the setback range has been provided and attached to this confirmation to demonstrate and confirm the front yard setback range.**

Rear Yard	11 DCMR D-306	25 ft.	37.7 ft. (ex.)
Side Yard	11 DCMR D-307	8 ft.	8.3 ft. (ex.)
Pervious Surface	11 DCMR D-808	>=50%	50%

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.

**Tree Protection**

The tree protection regulations of Subtitle C, Chapter 4 do not apply to this property in the R-1-A Zone.

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: A&T Lot Map; Site Plan; 1987 Building Permit; Land Covenant

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 6704 Oregon St NW to Landsman 9-11-23