

Sima Tessema
1413 K St NW #707
Washington, DC 20005

RE: Expansion and Conversion Structure at 851 Yuma St SE.

Sir:

This is to confirm the substance of our discussion on Friday January 20th, 2023, concerning the proposed expansion and conversion of the structures on the lot known as 851 Yuma St SE. The discussion had specific reference to lot and buildings located in Square 6157 at lot 0833, hereinafter referred to as the “Project”.

You propose to subdivide the existing lot and construct a new structure on the new lot (see attached Site Plan with proposed lots and building footprint). The following is a list of clarifications provided to various aspect of the project in the RA-1 Zone:

1. This Lot is intended for future development of an Apartment house. Per 11 DCMR C §303.4, the new lot would be required to have a street frontage of not less than 30 feet.
2. The existing building is located on a slope and is anticipated to have area in the cellar that contributes toward GFA and therefore FAR as it is greater than 5’ from existing grade to the finished floor above the lowest level per 11 DCMR B § 304.5.
3. This Lot subdivision would create two lots. The existing building on the reduced lot would be required to provide Inclusionary Zoning and receive relief to use the bonus from the IZ unit via Special Exception relief under 11 DCMR F§ 5206.1.
4. If an Apartment House is constructed on this new lot, it would be required to be approved via Special Exception per 11 DCMR U § 421.1.
5. The height of the Project would be required to conform with 11 DCMR F § 303.1 which allows up to 40’.
6. If there is a below ground structure, the finished floor above the lowest level would be required to be less than 5’ above existing grade to be considered a cellar and would not be included in the GFA per 11 DCMR B § 304.5.

7. The FAR of the project would be limited to 0.9 per 11 DCMR F § 302.1. If IZ is required or added, the FAR would be increased to 1.08 per 11 DCMR F § 302.2. The proposed lot is anticipated to be 5461 SF. Therefore, with IZ the max FAR would be 5897 SF.
8. If IZ is opted into, use of the additional FAR would be subject to Special Exception relief under 11 DCMR F § 5206.1
9. The new footprint may cover 40% of the proposed lot per conforming to 11 DCMR F § 304.1. The building footprint would include any front porch roofs and rear balconies per the definition of Building and Building Area under 11 DCMR B § 100.2. The proposed lot is anticipated to be 5461 SF. Therefore, the max lot occupancy would be 2184 SF.
10. The Project is required a 20' rear yard which is conforming per 11 DCMR F § 305.
11. The Project would be a detached structure and anticipated to have more than (2) dwelling units. Therefore, it would be required (2) side yards at 8' minimum per 11 DCMR F § 306.2 (a)
12. If there is a court, it would be subject to 11 DCMR F § 707.
13. Any penthouse proposed would be subject to 11 DCMR C § 1500.
14. Any penthouse would be required to be restricted to be only mechanical space and ancillary space only 20% of the building roof area per 11 DCMR C § 1501.1 (a).
15. The Project would be subject to the vehicle parking requirements of 11 DCMR C § 701.5. Due to the layout of the new lot, this parking may be obtained via offsite parking per 11 DCMR C §701.8 (b) or through the use of an easement with the adjacent lot to allow access to the Public Alley.
16. This project would be within .5 miles of a metro station or within .25 miles of an accepted bus route, and therefore the parking requirement may be reduced by 50% per 11 DCMR C § 702.1(a).
17. If the Project proposes more than 8 Dwelling units, it would be required to provide Long Term Bicycle Parking Spots per 11 DCMR C § 802. Short term parking spaces are required under 11 DCMR C § 802 as the Project proposes 10 or more units.
18. The Project will be required to comply with the Green Area Ratio requirements outline under 11 DCMR F § 307 which requires a ratio of 0.4 for this project.

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

Sincerely,



Mamadou Ndaw
Zoning Administrator (Interim)
Zoning Administration