

April 19, 2024

Via Emailed PDF

William Teass
609 H St NE, Suite 600
Washington DC 20002
Email: armstrong@sgacos.com

Re: 77-79 Bryant St NW – SSL 3127 155 and 156 – Two New Flats

Dear Mr. Teass:

This letter is to confirm the substance of the PDRM discussion held on October 23, 2023 with my staff regarding proposed new construction of two flats at 77-79 Bryant St NW. The discussion had specific references to Lot 155 and 156 on Square 3127, hereinafter referred to as the “Project”. The lots are zoned RF-1 and are not rectangular in shape.

Project Description

Your client intends to construct two new flats (two units each) on the two existing record lots, for a total of four dwellings. Each building would be a three story + cellar structure, as attached row buildings. Attached is the plan set, with proposed plans, sections, and elevations.

The following is a list of clarifications provided to various aspects of the project:

1. Minimum Lot Width / Area. Lot 156 (79 Bryant) is 36’ wide and contains 2,054 sf of lot area. Lot 155 (77 Bryant) is 32’ wide and contains 1,802 sf of lot area. As per 11 DCMR E-201.1, the minimum lot width is 18’ and the minimum lot area is 1,800 sf for a record lot; as both lots exceed the minimum lot width and area standards these are compliant with those standards.
2. Height / Number of Stories. The height of the proposed buildings is 35’, which is in conformance with 11 DCMR E-303.1. The height is measured from the front existing grade to the high point of the roof. The proposed cellar level ceiling is 3.9’ above grade, therefore it is not considered a story. The proposed number of stories is three (3), which is in conformance with 11 DCMR E-303.1.
3. Front Setback. The proposed buildings’ front facades are set to provide 10’ setback, which is within the range of existing front setbacks of all residential buildings on the same side of Bryant Street; therefore, it is in conformance with 11 DCMR E-206.2.
4. Rear Yard. The proposed rear yards, as measured from the rear of the buildings to the rear property lines, measures 38.57’ and is thus in conformance with 11 DCMR E-207.1 which states the minimum rear yard in the subject RF-1 zone is 20’.

5. Side Yard. Lot 155 (77 Bryant) is an attached row building, and Lot 156 (79 Bryant) is a semi-detached building with a five (5) foot wide side yard to the west; therefore, both buildings are in conformance with 11 DCMR E-208.2 and E-208.3.
6. Court or Court Niches. As per 11 DCMR E-209.1, no dimensional requirements are required for courts of a flat dwelling.
7. Lot Occupancy. Both lot 155 (77 Bryant) and lot 156 (79 Bryant) are designed each to have a two-unit or flat dwelling. Lot 155 (77 Bryant) would have a 48% lot occupancy, and lot 156 (79 Bryant) would have a 42% lot occupancy, which is conformance with 11 DCMR E-210.1. which limits the maximum lot occupancy for flats to 60%.
8. Pervious Surface. Lot 155 (77 Bryant) contains 1,802 sf of lot area, and has a minimum pervious surface requirement of 10% as per 11 DCMR E-211.1. Lot 156 (79 Bryant) contains 2,054 sf of lot area and has a minimum pervious surface requirement of 20% under 11 DCMR E-211.1. Pervious surface will be provided in the parking area at the rear of the lot to meet the requirements.
9. Parking. The proposed Project will be served by at least one (1) parking space for lot 155 (77 Bryant), and one (1) parking space for lot 156 (79 Bryant), which meets the minimum parking requirements under 11 DCMR C-701.5 which requires 1 space per 2 dwelling units [five parking spaces total are proposed]. An easement shall be required to provide vehicle access the parking spaces on both lots.
10. Parapet / Penthouses. The proposed parapet and rooftop structure (roof deck) is less than four (4) feet above the roof highest point. Guardrails around the rooftop structure (roof deck) shall be set back from the parapet / edge of the roof by a 1:1 setback, which meets the requirements of 11 DCMR C-1504.1. No penthouses are proposed, thus the project in compliance with the regulations set forth in 11 DCMR C-1502.
11. Areaways. Each building of proposed Project will include a window well at the front (south elevation) that is open to the sky above. An additional window well is located at the side yard (west elevation) of Lot 156, 79 Bryant, and in eastern court of Lot 155, 77 Bryant. As I have previously indicated, window wells (no pedestrian access and no more than 4' in width) are permitted, and do not affect the building height.

Accordingly, when you file the plans for a building permit, the Office of Zoning Administration will approve drawings that are consistent with the information noted above. Please let me know if you have any further questions.

Sincerely,

Kathleen A. Beeton

Kathleen A. Beeton, AICP
Zoning Administrator

Attachment: Plan set, Plat, and feasibility study dated 11-28-23

Reviewer: Dan Calhoun

File: Det Let re 77-79 Bryant St NW to Teass 4-18-24

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.

