

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

March 31, 2016

Job A. Woodill  
1221 North Pierce Street, Apt 312  
Arlington, VA 22209



RE: Construction of Single Family Dwelling at 3270 Prospect St NW

Dear Mr. Woodill:

This is to confirm the substance of our discussion on December 16<sup>th</sup>, 2015 concerning the proposed construction of a Single Family Detached Dwelling, at the lot known as 3270 Prospect St NW in the subject R-3 zone. The discussion had specific reference to the vacant lot located in Square 1206 at lot 0832, hereinafter referred to as the “Project”.

You propose to construct a Single Family Dwelling, fully detached, on this site. Per 11 DCMR §§ 401.3 the lot must have a minimum of 4,000 SqFt in lot area, and a minimum lot width of 40’. With a width of 42.7’ and an area of 1,441 SqFt, this lot meets the minimum lot width requirement, but does not meet the minimum lot area requirement. You must seek relief from the Board of Zoning Adjustment [BZA] for the lot area requirement, for a detached single family residence, in an R-3 Zone, as no dwelling was ever palced on this lot. Although you must seek this relief, you have illustrated that the building could be built as a “row dwelling”, which requires only a 2,000 SqFt lot, which is a much smaller deviation from the requirement for a detached building. You have explained that you have negotiated to grant an easement to the Eton Condominium, so as to not impact their traditional use of the subject property, which results in the provision of side yards and having the detached dwelling configuration.

The proposed Project, consists of two stories above grade, sitting on a cellar level, this is permissible, provided the total Building Height is less than forty feet (40) per 11 DCMR §§ 400.1 and §§400.15 – 400.22. Due to your lowest level having a ceiling height that is less than that of the adjacent grade, the lowest level is compliant with the definition of Cellar, as per 11 DCMR §§ 199. The proposed window wells, which are exclusively for egress purposes and do not project more than five (5)’ perpendicular from the face of the building do not affect the classification of the lowest level as a cellar. Lastly, per 11 DCMR §§ 400.3, your proposed cupola is exempt from height requirements or calculations.

The new building footprint, will cover 47% of the lot, thus not conforming to 11 DCMR §§ 403.2, wherein a maximum of 40% lot occupancy is allowed. You must seek BZA relief for the additional 7% of lot coverage.

You propose to provide an 8' nominal rear yard, which equals 7.80' when averaged to account for irregularities, but per 11 DCMR §§ 404.1, the minimum Rear Yard setback is 20'. You must seek relief from the BZA for this reduction in rear yard. However, you have shared a site plan, which illustrates the distance from the existing Eton buildings and the proposed improvements, and although you are unable to provide the required rear yard, given the distance, orientation of the abutting rear buildings, you are proposing a "tiered" design.

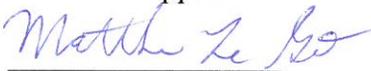
You propose to provide 8' side yards. Utilizing the building height calculation, as prescribed in 11 DCMR §§ 400.18 (a), both side yards proposed are compliant with the width rules for height, as prescribed in 11 DCMR §§ 405.

You propose no parking spaces, which does not meet the requirements under 11 DCMR §§2101.1, wherein you must provide one parking space for every dwelling unit. You must seek BZA relief for reduction in the parking requirements.

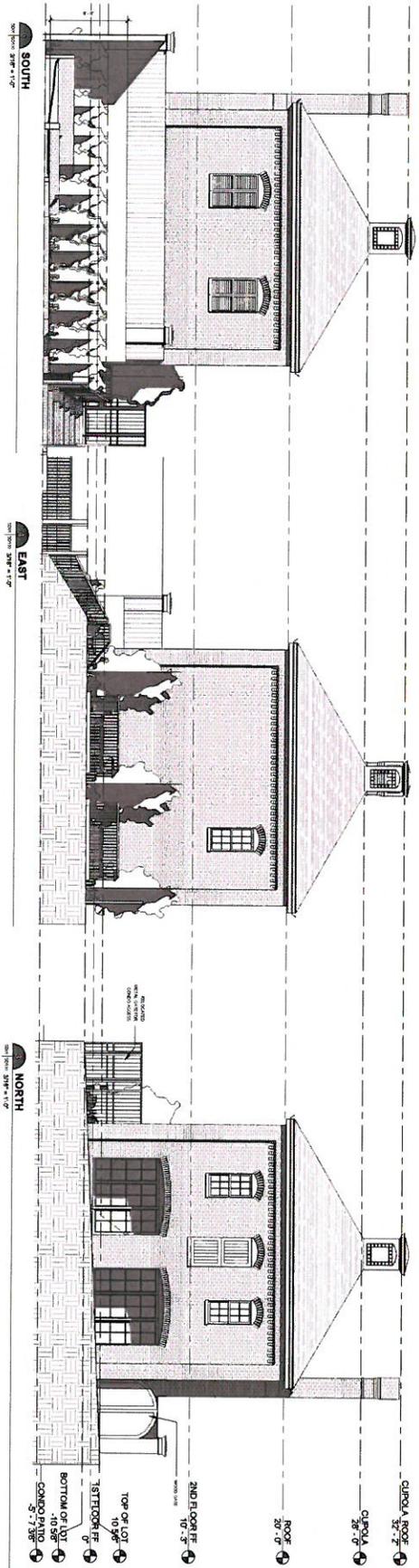
You propose to provide a minimum of 20% pervious surface, to comply with DCMR §§412.3, by providing pervious areas, as illustrated on the attached Plat. Your proposed Pervious Surface of 20% meets that requirement under DCMR §§412.3.

You must apply for a subdivision, to convert this lot from a tax lot to record lot, and submit a DC Surveyors Plat at time of permit submission, which is stamped "Subdivision Applied For".

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above, if you obtain necessary BZA approvals and Commission on Fine Arts approvals.

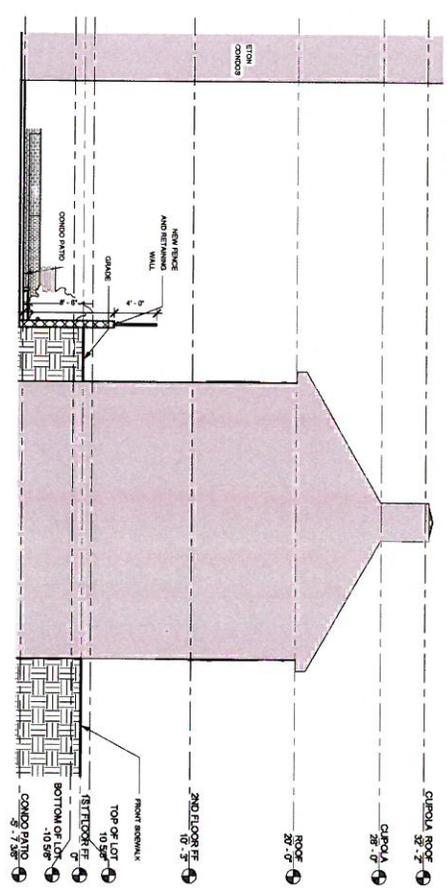
Sincerely,   
Matthew Le Grant  
Zoning Administrator

Attachments: Plan set dated 12-15-15  
Plat

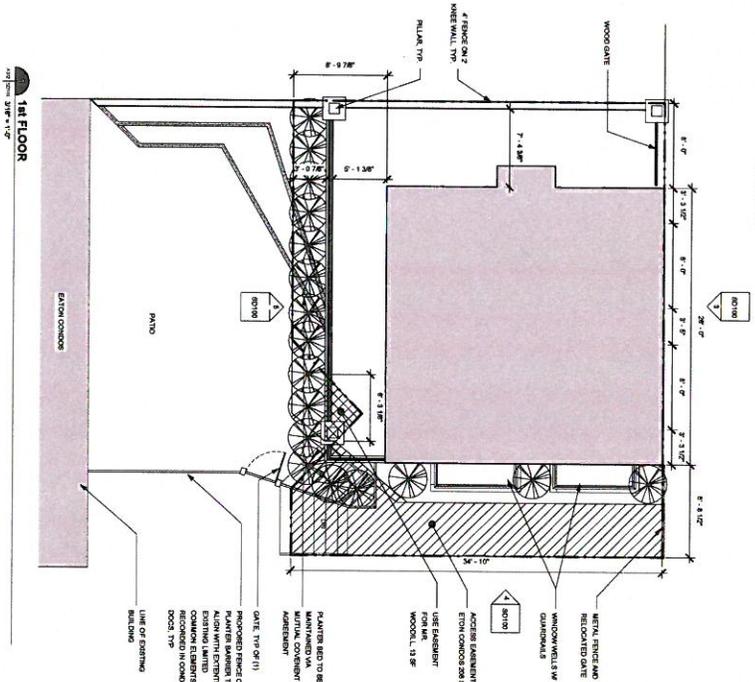


JOB WOODILL  
CARRIAGE HOUSE

DESIGNED BY  
 R. MICHAEL CROSS  
 DESIGN GROUP



SECTION A  
SCALE: 3/8" = 1'-0"



1st FLOOR  
SCALE: 3/8" = 1'-0"

JOB	PR	DATE	REVISION
	SD100	15 DEC 2015	
FULL-SIZE	HALE-SIZE	DATE	DATE
	3/8" = 1'-0"		

SCHEMATIC DESIGN

NO.	REVISION	SCHEDULE	DATE

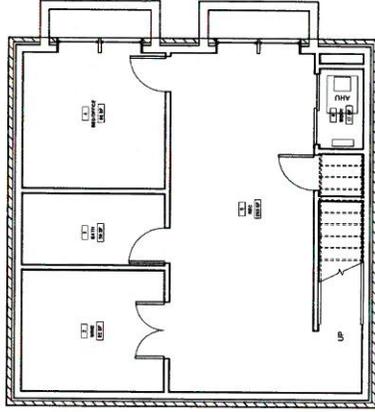
DRAWN: ELB  
 CHECKED: RMC  
 15 DEC 2015

FLOOR PLANS

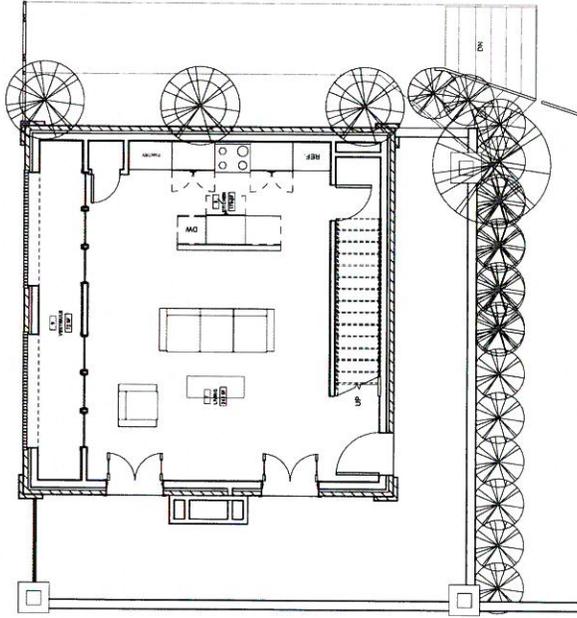
**A100**

FULL-SIZE: 1/4" = 1'-0"  
 HALF-SIZE: 1/8" = 1'-0"

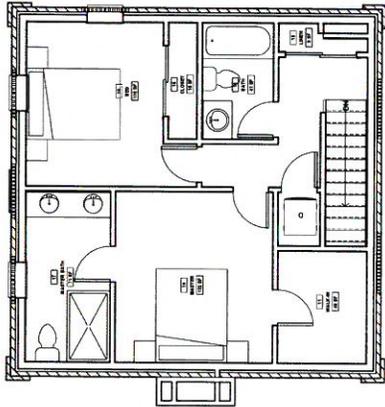
JOB PR



00 CELLAR - CONSTRUCTION  
1/4" = 1'-0"



1st FLOOR - CONSTRUCTION  
1/4" = 1'-0"



2nd FLOOR - CONSTRUCTION  
1/4" = 1'-0"

DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., September 24, 2015

Plat for Building Permit of: SQUARE 1206 LOT 832

Scale: 1 inch = 10 feet Recorded in Book A & T Page 3679 - I

Receipt No. 15-08084

Furnished to: ROBERT M. CROSS

\_\_\_\_\_  
Surveyor, D.C.

By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: \_\_\_\_\_

\_\_\_\_\_  
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

PROSPECT STREET, N.W.

