

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



May 23, 2014

Jeff Jenner
Bonstra Haresign Architects
1710 Connecticut Avenue, NW
Suite 400
Washington, DC 20009

RE: 3033-3035 15th Street, NW – Zoning PDRM

Dear Mr. Jenner:

It was a pleasure to meet with you on March 10, 2014 regarding the proposed project located at 3033-35 15th Street, NW (Square 2672, Lots 0871 and 0872). In summation, conceptual plans were submitted regarding the proposed project design. Both lots are currently occupied by a single family, detached, 2-story house (both scheduled to be razed for this project).

As a result of discussions and areas of concern regarding the plans presented, new plans are included (dated 4/8/2014) that address the issues, and provided further clarification/notes as requested. At the meeting, architectural plans were reviewed, along with the zoning data sheet. The following elements were identified, based on the 4/8/2014 plans, as conforming as a matter of right in the subject R-5-B zoning district:

- Construction of (20) residential units in the R-5-B zone.
- Subject to Inclusionary Zoning and the set aside requirement under Section 2603.1
- Required parking (10 spaces) to be provided in the cellar level.
- Minimum required rear yard setback is 40'-0", and 87'-10" is proposed.
- No side yard setbacks are required or provided.
- Building height as noted on the section drawing measured from BHMP to the highest point of the flat roof
- F.A.R. and lot occupancy as noted on Zoning Summary Sheet. 2.16 F.A.R. max in the district with IZ.
- Lower level cellar is not included in the FAR calculation for the building allowable.
- Raised Courtyard is excluded from lot coverage since it is less than 3'-11" from finished grade. See first floor plan.
- Raised Courtyard is an Open Court and exceeds the 12'-0" minimum width requirement.
- Interior spaces on roof are penthouse, and are an accessory to their exterior roof deck spaces - interior space constitutes approximately 20% NSF of the roof deck GSF area. See Penthouse Drawing.

Bonstra Haresign Architects

3033-3035 15th Street, NW

Page 2

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

Sincerely,



Matthew Le Grant
Zoning Administrator

Attachments- Zoning Summary
Plan Set dated 4-8-14

File: Det Let re 3033 15th St NW to Jenner 5-23-14