

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



September 25, 2014

Job A. Woodill, Principal
Landmark Construction Development LLC
2200 Wilson Blvd. Suite 102-380
Arlington, VA 22201

RE: Expansion and Conversion of Dwelling at 524 and 526 Lamont St NW

Dear Mr. Woodill:

This is to confirm the substance of our discussion on August 20th, 2014 concerning the proposed addition to and renovation of the dwellings known as 524 and 526 Lamont Street NW. The discussion had specific reference to lot and building located in Square 3046 at lot 60, 63, 812 and 813, hereinafter referred to as the "Project".

You propose to expand the existing building footprint in the rear, as well as vertically, with the addition of an additional story and rooftop deck (see attached Plat and Survey with proposed coverage/footprint and axon views of proposed massing). The following is a list of clarifications provided to various aspect of the building project:

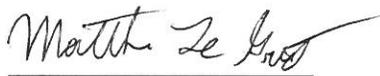
1. You propose to combine lots 60, 63, 812 and 813, thus creating a single lot with the gross area of 5,795 sqft.
2. The Project, currently consists of a cellar, and two stories above grade, thus allowing the addition of an additional floor, to create a three story building, provided the total height is less than forty feet per 11 DCMR §§ 400.1 and 400.15 – 400.22.
3. The new footprint will cover 58.3% (3,379 SF) of the lot (5,795 SF), which is less than 60% (3,477 sqft) maximum, thus conforming to 11 DCMR §§ 403.2.
4. Pursuant to 11 DCMR §§ 401.11 (Density requirements for a building), with a lot of 5,795 sqft you may convert the Project to up to, but not to exceed, 6 apartment units, based on the availability of 900 sqft of lot per unit . With less than 10 dwelling units, the building is not subject to Inclusionary Zoning, and therefore exempt from 11 DCMR §§ 2600.
5. You proposed to provide a Closed Court with has a width of 22'-6" and an area of 661 sqft which exceeds the minimum requirements of 13'-4" and 356 sqft, and thus is in compliance with 11 DCMR §§ 406.1.
6. The Project is to be considered a single structure because of the 3'-0" wide trellis connection above the main floor, as such a connection conforms to the definition of

Building established in 11 DCMR §§ 199.1. This trellis shall be comprised of joists with spacing of not greater than 24” on center.

7. You propose construction of rooftop decks and stairs above each unit. Per 11 DCMR §§400.7 and 11 DCMR §§411.1, you may construct the typical penthouse structure as well as a “pantry space”, which may include a preparation area and sink to serve as accessory area to the communal roof deck area of this apartment building.
8. You propose to provide five (5) parking spaces (see attached Plat), which exceeds the minimum of two (2) parking spots required under 11 DCMR §§2101.1 for a building with six (6) dwelling units in the subject R-4 zone.
9. You propose to provide a minimum of 20% pervious surface, to comply with 11 DCMR §§412.4, by providing landscaped areas, as illustrated on the attached Plat. Your proposed Pervious Surface of 1,336 sqft, exceeds the minimum required 1,159 sqft established under 11 DCMR §§412.4.
10. Lots to west of the Project are in the same zone and subject to Rear Yard Setback requirements which under today’s Zoning Regulations would prevent any Building from being built within 20’ of the western property line of this Project.
11. No zoning restrictions prevent you from establishing primary entry to some of the units off the public alleyway.
12. No part of the project as proposed is subject to 11 DCMR §2507, as the lot(s), once combined, will not be considered Alley Lots.
13. The rear portion of the eastern edge of the lot which abuts the alleyway is to be treated as a side yard and thus subject to 11 DCMR §§ 405 and furthermore is found to be compliant.

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
Matthew Le Grant
Zoning Administrator

Attachments: Plat with proposed coverage/footprint
Axon views of proposed massing