

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



April 25, 2014

Lawrence E. Thal, AIA
Sunlight Design
2160 Coyote Loop
Wilson, WY 83014

RE: PDRM of March 13, 2014 re 1783 Florida Ave. NW.

Dear Mr. Thal:

This letter serves as a follow up to our meeting on March 13, 2014, regarding the zoning and design proposal for 1783 Florida Ave. NW. The existing conditions are a vacant lot accessed from Florida Avenue and from the adjacent public alley. The zoning is C-2-A. This zone permits matter-of-right low density development, including office employment centers, shopping centers, medium-bulk mixed use centers, and housing. The lot size is 1,474 sqft, according to the existing lot plat.

Zoning Requirments

The subject C-2-A zone allows a maximum lot occupancy of 60% for residential use, a maximum FAR of 2.5 for residential use and 1.5 FAR for other permitted uses, and a maximum height of fifty (50) feet, but there is no limitation as to the number of stories. The minimum required rear yard is a fifteen (15) feet setback.

Permitted

60% residential lot occupancy	884 sf.
1.5 Maximum non-residential FAR	2,211 sf.
2.5 Maximum FAR	3,684 sf.

Layout #1

I have reviewed three variations of a design for this property. Layout #1 was reviewed at our meeting with the property owners and architect on March 13, 2014. In response to comments from that meeting, two variations of Layout #1 were created. My review of these concept designs, Layout #2 and Layout #3, indicates that both are in compliance with the C-2-A zoning for the property. My findings are as follows:

Layout #2

The attached drawings labeled “4 Story Layout #2” Dated 3-31-2014 (6 sheets) indicate the lower two stories of non-residential uses and the upper two levels being two distinct residential units.

These plans comply with the zoning as follows:

Residential Lot occupancy	881 sf.
Non-residential FAR	2,043 sf.
Total FAR	3,678 sf.

One parking place has been provided to meet the requirement of one parking space per two residential units.

Layout #3

The attached drawings labeled “4 Story Layout #3” Dated 4-2-2014 (6 sheets) indicate the ground level story of non-residential use and the upper 3 levels being 2 residential units.

These plans comply with the zoning as follows:

Residential Lot occupancy	883 sf.
Non-residential FAR	1,063 sf.
Total FAR	3,474 sf.

One parking place has been provided to meet the requirement of one parking space per two residential units.

Shared floor areas

Circulation including the rear hall and stairs on the lower non-residential levels is considered shared space with the upper residential levels, and the FAR apportioned accordingly. Floor areas occupied by mechanical chases on residential floors serving the non-residential uses are allocated to the non-residential uses on the residential levels. A mechanical chase has been indicated on the north west corner of layout #3. It is anticipated that alternate or additional chases could be employed as building system design evolves.

Other Factors

The balconies in both of these designs are not counted toward floor area for FAR or lot occupancy calculations as they are either not permanently covered, are roofs of lower levels or do not protrude more than six feet from the exterior wall.

An optional cellar may be added to the proposed designs. This cellar would not be counted as part of the gross floor area so long as it meets the definition of cellar which is “that portion of a story, the ceiling of which is less than four feet (4 ft.) above the adjacent finished grade.”

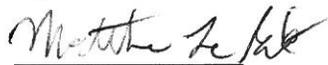
The fifteen foot rear setback has been provided in both design variations.

The building height is shown to be 48'-11" which is under the maximum height limitation of 50'. Roof that extends upwards above roof height at the south of the prow of the building is considered an architectural embellishment and is not exceeding maximum building height.

Sidewalk right of way area may be used for awnings or other overhead protections, seating and plantings in the frontage right of way area, subject to DDOT Public Space Management Administration review and approval.

Plans that are submitted for a building permit application will be reviewed by my office, and if they conform to one of the above described options, my office will approve the project for zoning conformance. Please let me know if you have any further questions.

Sincerely,



Matthew Le Grant
Zoning Administrator

Attachments: Layout #2 Plan Set; Floor area calculations
Layout #3 Plan Set; Floor area calculations