

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



August 19, 2014

Rochelle Joseph, Principal
RMJ Consultants
2952 Saint Helen Circle
Silver Spring, MD 20906

Re: 5601 Potomac Avenue NW – Lot 43, Square 1450

Dear Ms. Joseph,

This letter confirms that I have reviewed the proposed site plan and design schematic exhibits for the property referenced above, which are attached as Exhibit A. For reference, the project plans to raze the existing single family dwelling and re-build with reuse/donation of existing materials. The subject property is located in the R-1-B Zone District.

As per the documentation you presented, the current lot measures at 5,937 SF with street frontage on Potomac Avenue, NW and Macomb Street, NW. According to the DCMR Title 11, the Zoning Regulations, you may proceed with the construction permitting process as described below and anticipate approval. It is understood that the overall intent is to obtain building permit approval to construct a new single family dwelling after razing the existing structure.

The new house construction will consist of a single, primary structure and a single accessory structure; which together will occupy less than 40% of the lot area (per 11 DCMR 403.2). The project will contain a pervious surface area of at least 50% (per 11 DCMR 412.3). The accessory structure will not exceed 30% of the area of a required yard (per 11 DCMR 2500.3). The design will maintain at least eight (8) foot side yards (per 11 DCMR 405.9) and at least a twenty-five (25) foot rear yard (per 11 DCMR 404.1). The design will allow for one (1) parking space to be accessed from Macomb Street and located within the rear yard (per 11 DCMR 2101.1). The house structure will not exceed three (3) stories and 40 feet in height (per 11 DCMR 400.1) and the 'garden shed' accessory structure will not exceed one (1) story and 15 feet in height (per 11 DCMR 2500.4).

Accordingly, when the building permit application is submitted, I will approve the zoning review of the proposed new single family construction within the yard/setback requirements consistent with the dimensions shown on the design layout attached to this letter. The plans must also show conformance with all other applicable zoning standards. Please let me know if you have any further questions.

Sincerely, *Matthew Le Grant*
Matthew Le Grant
Zoning Administrator

Exhibit A– Site Plan; Design Layout

File: Det Let re 5601 Potomac Ave NW to Joseph 8-19-14

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