

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

March 9, 2015

Ms. Gail Montplaisir
Taurus Development Group
1341 H Street, NE #201
Washington, DC 20002-4406



Mr. Norman Smith, AIA, LEED AP,
1341 H Street, NE #201
Washington, DC 20002-4406

RE: 1481 Florida Avenue, NW; Preliminary Design Review Meeting

Dear Ms. Montplaisir and Mr. Smith:

It was a pleasure to meet with both of you on August 7th, 2014 regarding the proposed project located at 1481 Florida Avenue NW. At the meeting, you submitted conceptual drawings to me, dated 08/07/14, regarding the proposed project design. We also had a follow-up meeting to the original PDRM meeting on October 22nd, 2014.

We reviewed the architectural plans, sections and zoning information to determine the project requirements. The following issues were reviewed, discussed and confirmed as noted below, as being acceptable and in conformance with the requirements of DCMR 11 and the requirements of the subject R-5-B zoning district:

1. The subject property and has an existing two-family dwelling in the R-5-B zone. The lot is irregularly shaped like a triangle with a long, narrow strip extending to the north and an area, currently not built in, to the south east and abutting the Cozy Meridian Condominium building at the corner of Florida Avenue, W street and 15th Street.
2. The project proposes to add an addition to the existing building, consisting of approximately 650 GSF on three above grade levels, approximately 650 sf on a lower level that would be considered a cellar and approximately 500 gsf on a partial 4th level
3. The issues discussed and your responses included:
 - a. Connection of existing structure to addition: The addition will have a separate stair from the stair in the existing structure but will connect to the existing structure to the west of the existing structure's bay. The two building areas must have a means of connection to be treated as one building, and this would be via an outdoor balcony that connects one level each in the addition and the existing building or otherwise through a connection between the two portions of the structure. However, the connection must be located at or above the grade level story, and may not be in the cellar level.

- b. Parking: No parking is currently provided for the existing building and no additional parking will be required. Additional parking must be provided if the addition triggers a requirement for 4 or more parking spaces. Although the addition does not meet the test of being less than 50% GFA of the existing structure, the parking requirement is not triggered since the additional parking required for a maximum of 4 units in the R-5-B zone is 1 space per two units for a total of 2 additional units which is less than the 4 unit trigger.
 - c. Open Court in the front; The open court that is created in the front of the addition and is bounded by the addition's walls and the existing bay is a result of HPO's desire to have the addition connect to the existing building to the west of/behind the existing bay. The court is considered to be an irregular court into which a circle will be inscribed to determine the minimum width dimension, and is shown for each level in the attached plans.
 - d. Rear Yard: The rear yard as drawn and calculated is acceptable, using the entire rear yard area as noted on the drawings and the portions of the building which directly front or abut that area to develop a rear yard calculation for an irregularly shaped lot.
 - e. The lower level of the addition would be considered as a cellar if the ceiling is less than four feet above the adjacent grade, and therefore would not be charged as FAR.
 - f. The building height measuring point (BHMP) at the front, Florida Avenue side, is 50' from the midpoint of the building. The midpoint is defined as the middle of the line drawn parallel to the Florida Avenue property line and extending from the northeast property line to the southwest property line intersection with the adjacent building
 - g. The rear height of the building will be measured at the midpoint of a line drawn parallel to the rear property line and which extends from the northwest corner of the existing structure to the southeast corner of the addition at the point at which the addition intersects that property line. At the midpoint of that line, a second line is then drawn perpendicular to the first line and where that second line intersects the building, the building setback must be the 15' minimum from the property line based on the height of the building where the line intersects it.
 - h. The window wells at the rear will not count as or be considered to be a lower grade level. The window wells may contain a stair.
 - i. Outside balconies will count toward percentage lot occupancy.
 - j. Side yards are not required in the R-5-B zone. However, an existing side yard that is non-conforming may not be reduced in width, but a conforming side yard may be eliminated.
 - k. There are at-risk windows on the side of the Cozy Meridian building that may be closed up by the proposed addition. If the Owner wishes to, it may create a small court niche, approximately 3' wide and 1' deep to allow these windows to have continued access to light and air as long as the niche is closed at the roof level and will also count toward percentage lot occupancy.
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Accordingly, when you file the drawings for a building permit for the addition, I will approve drawings that are consistent with the information noted above. Please feel free to contact me if you have any further questions.

Sincerely, Matthew Le Grant
Matthew Le Grant
Zoning Administrator

Attachment- Plan Set dated 2-27-15

File: Det Let re 1481 Florida Ave NW to Smith 3-9-15
