

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

December 14, 2011

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BY U.S. MAIL & Email

Bruce Levin, Executive Director
Keystar Spring Place LLC
2300 N Street, NW – 6th Floor
Washington, DC 20037

RECEIVED
D.C. OFFICE OF ZONING
2012 NOV 19 PM 12:46

Re: Lots 1 and 803 in Square 3186 and Lots 52 and 822 in Square 3185

Dear Mr. Levin:

We met for a Preliminary Design Review Meeting ("PDRM") concerning the above-referenced project in my office on November 14, 2011, with your architect, Don Tucker, and your land use counsel, George R. Keys, Jr. The purpose of the PDRM was to examine the Site Plan for Spring Place, Phase I & II, dated November 2011. The site comprises 51,217 square feet of land (1.28 acres) in two parcels bordered by Spring Place, N.W. on the east and divided by a public highway (Bull Place, N.W.) currently used for alley purposes. Bull Place, N.W. is 208.46 feet in length and dead-ends at the right-of-way of the Metropolitan Branch B&O Railroad. The subject property is located in the C-2-A Zone District. In addition to the Site Plan, we also reviewed the First Floor Plan, the Phase I and Phase II South Elevations and the Spring Place Elevation.

The development will consist of two five-story, rental apartment buildings – Phase I will contain 63 apartment units with a gross floor area of 54,137 square feet and Phase II will contain 79 apartment units with a gross floor area of 64,643. Phase I will have 11 parking spaces and Phase II will have 28 parking spaces. The buildings will be 49 feet in height. You anticipate that DDOT will construct a bicycle lane along the eastern side of Spring Place NW along a 4-foot wide right-of-way inside the subject property, effectively widening Spring Place, N.W. from its current 25-foot width to 29 feet. Phase I will be located on Lots 1 and 803 in Square 3186 and have a land area of 24,502 square feet. Phase II will be erected on Lots 52 and 822 in Square 3185 and have a land area of 26,718 square feet. The lot occupancy for Phase I will be 11,010 square feet, or 45%. The lot occupancy for Phase II will be 15,676 square feet, or 59%. You propose that the Phase II building will have cantilevered projections (of not more than 2 feet) above the ground floor into the required side yard.

Based upon my review of the materials presented at the PDRM and the Zoning Regulations, I would make the following observations:

1. **Building Height.** Under the *Height of Buildings Act of 1910*, § 6-601.05, D.C. Code (2001 ed.) (the "Height Act"), Spring Place, NW is classified as a business street based on the C-2-A

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CASE NO. 18503
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EXHIBIT NO. 6

zoning of the subject property which would theoretically permit a building of up to 130 feet in height. However, the C-2-A zoning limits the maximum height of a building within such a zone to 50 feet. With the proposed height of 49 feet, the project would comply with these height limitations.

2. Parking Spaces. Under § 2101.1 of the Zoning Regulations, an apartment building within the C-2-A Zoning District requires one parking space for every two apartment units. Therefore, Phase I must provide 32 parking spaces and Phase II 40 parking spaces. Since neither parcel reaches the level of required parking, the proposed development will require either special exception or variance relief from the D.C. Board of Zoning Adjustment [BZA] to reduce the required parking by 33 parking spaces.

3. Projections into the Side Yard. Projections of this sort (less than 2 feet) above the ground level are treated by this office as architectural embellishments and as such they are permitted provided that they do not contain interior space that could be deemed as adding to the gross floor area of the building.

4. Compliance with Zoning Regulations. Except as noted above and accepting the figures in the accompanying zoning analysis which you have submitted in connection with the PDRM, the development you have presented complies with the Zoning Regulations.

Please let me know if you have any questions on this matter.

Sincerely, Matthew Le Grant

Matthew Le Grant

Attachment – Zoning Summary

cc: George R. Keys, Jr. Esq.

File: Det Let re Spring Place - Squares 3185 and 3186 to Levin 12-14-11

Spring Place Zoning Analysis

1.0 Lot Area

Square 3186

Lot 1	12,504 SF
Lot 803	12,000 SF

Sub-total	24,504 SF
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Square 3185

Lot 822	16,123 SF
Lot 52	10,595 SF

Sub-total	26,718 SF
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Total	51,217 SF
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2.0 Zoning Requirements for C-2-A

- 2.1 Maximum Height:** 49 Ft allowed; 49 Ft proposed
Due to Act of 1910 which limits the height to the width of the street (25 Ft) plus 20 Ft. If the street is widened to 29 Ft (per DDOT), the Max Ht would be 49 Ft

2.2 FAR: Residential = 2.5

FAR Square 3186, Lots 1 & 803:

$2.5 \times 24,502 = 61,255$ SF Max Allowed
54,137 SF Proposed

FAR Square 3185, Lots 822 & 52:

$2.5 \times 26,718 = 66,795$ SF Max Allowed
64,643 SF Proposed

2.3 Maximum Lot Occupancy: 60% for Residential

Lot Occupancy Square 3186, Lots 1 & 803:

$24,504 \times .6 = 14,702$ SF Allowed
11,010 SF Proposed

Lot Occupancy Square 3185, Lots 822 & 52:

$26,718 \times .6 = 16,031$ SF Allowed
15,676 SF Proposed

- 2.4 Rear Yard Setback:** 15 Ft Min. Required; 15 Ft Min. Provided
- 2.5 Side Yard Setback:** None required but if provided, must be 3 Ft wide per Ft of height and 8 Ft Min. At 49 FT high, 16.33 FT required. 17.0 Ft Proposed
- 2.6 Parking: 1 space for every 2 units required.**
- Square 3186, Lots 1 & 8032: $63 / 2 = 32$ spaces required; 11 spaces proposed – variance for 21 spaces required.
- Square 3185, Lots 822 & 52: $79 / 2 = 40$ spaces required; 28 spaces proposed – variance for 12 spaces required.
- 2.7 Loading:** Apartments with more than 50 units require a loading berth 12 Ft x 55 Ft; a delivery space 20 Ft x 12 Ft; a loading platform 200 Sq Ft w/ 12 Ft min width, 2 buildings can share a loading berth if separated by an alley. See 203.4)
- 2.8 Inclusionary Zoning:** The project is exempt since MIZ regulations do not apply for DCHFA or DHCD funded projects. 60 affordable units are proposed.