

Will Teass

From: LeGrant, Matt (DCRA) <matthew.legrant@dc.gov>
Sent: Monday, September 8, 2014 5:27 PM
To: Will Teass
Subject: RE: 1401 Mass Ave SE: Zoning determination request

Will Teass-

Yes, based on the attached plat I can confirm that the existing building is deemed a row dwelling because, at least at one point, the building spans from one side property line to the other side property line.

Please let me know if you have any further questions.

Best Regards,

Matthew Le Grant

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From: Will Teass [<mailto:Will@tektonics.com>]
Sent: Monday, September 08, 2014 2:12 PM
To: LeGrant, Matt (DCRA)
Subject: 1401 Mass Ave SE: Zoning determination request

We are in the process of filing a BZA application for the above mentioned property (1401 Massachusetts Ave SE, Lot 11 of Square S-1059), and would like to seek your input on the following issue:

1. Rowhouse vs. semi-detached. The existing two story rectangular structure is on an irregularly shaped lot. We reviewed the project with the DCRA zoning desk and were told that if the structure were located on the property line, it would be considered a rowhouse. If the structure were not located on the property line, then it

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District of Columbia
CASE NO.18885
EXHIBIT NO.16

would be considered a semi-attached. Given that the southeast corner of the existing structure is approximately 0.08" from property line, do you consider the structure a rowhouse or a semi-attached structure?

I would be happy to set up a meeting to discuss these issues in person. Thank you in advance for your time.

Will Teass, AIA LEED AP

Please note our new suite number:

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