

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



September 24, 2015

Job A. Woodill, Principal
Landmark Construction Development LLC
1400 Key Blvd, Suite 100
Arlington, VA 22209

RE: Existing side-yard width of 12-unit apartment building at 525 Park Rd NW

Dear Mr. Woodill:

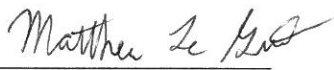
This is to confirm the portion of our discussion on September 9, 2015, pertaining to the setbacks and inclusionary zoning at the existing apartments at 525 Park Rd NW. The discussion had specific reference to lot and building located in Square 3037 at lot 0055, hereinafter referred to as the "Project".

The following are clarifications provided for the side-yard setback, and the inclusionary zoning of the building project:

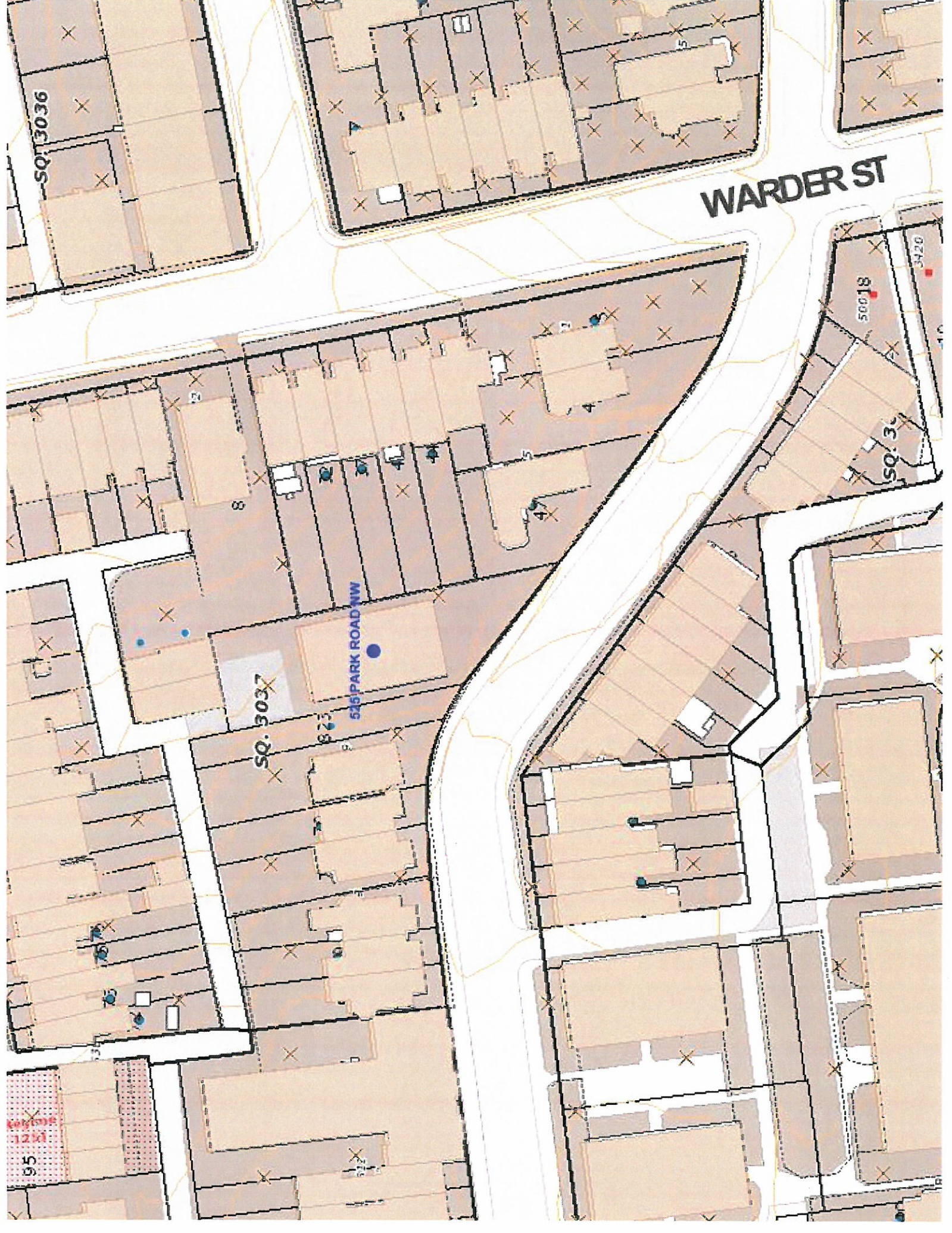
1. The proposed Project has a total Building Height of less than thirty five feet per 11 DCMR §§ 400.1 and §§400.15 – 400.22.
2. The street-facing portions of the project, bordering on Park Rd NW, are to be considered Front Yard areas, thus not required to be set back from the property line and may be built to the front property line.
3. The portions of the project bordering the adjacent east and west lots, perpendicular to Park Rd NW (Parallel to Warder ST NW), are to be treated as side yards. Both side yards are required to be 105" in width (with your proposed 35' building height), as prescribed in 11 DCMR §§ 405.6. The west side yard proposed is compliant with the width rules for height, as prescribed in 11 DCMR §§ 405. But due to the existing building configuration, only an 8' side yard is possible on the east side, thus creating a non-conforming condition. However, per 11 DCMR §§ 407.1, the Zoning Administrator can grant up to 10% "minor flexibility", which would allow for 9.6" of flexibility in this instance. Further, the lots adjacent to the east side yard face Warder Street, with their rear yards abutting the east yard at 525 Park Road, allowing for an even greater distance from the structures on those adjacent lots, as illustrated in the attached Plat. I hereby grant you 9" of flexibility, which will permit you to construct the proposed building with only an 8' side yard, on the east side, thus conforming to 11 DCMR §§ 405, through the flexibility prescribed in 11 DCMR §§ 407.1. I do not see any conflict with the purposes of the District, nor any adverse impacts occurring to adjacent properties.

4. Although this project involves 12 dwelling units, these units are being expanded in size but not in number, and the Project is not subject to Inclusionary Zoning since; as provided for in 11 DCMR 2602.1, the new addition does not increase the floor area by more than 50%, and the 12 units already exist, therefore the project is exempt from 11 DCMR §§ 2600.
5. Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above.

Please feel free to contact me if there are any questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachment: Map showing subject property



WARDER ST

525 PARK ROAD NW

SQ. 3037

SQ. 3036

50018

3420

SQ. 3038

1251

55