



KC Price <kc@kcdcstudios.com>

452 Newton Place, NW

LeGrant, Matt (DCRA) <matthew.legrant@dc.gov>  
To: KC Price <kc@kcdcstudios.com>

Mon, Apr 6, 2015 at 5:32 PM

KC Price-

After reviewing your email and attachments asking for minor flexibility under 11 DCMR 407.1 for a lot that is 2,660 SqFt which is 40 SqFt less than the normal standard of 2,700 SqFt necessary for a three unit apartment building, based on the 900 square feet per dwelling unit standard, I will grant the request as this would constitute a 1.5% deviation of the lot size requirement, which is within the flexibility that can be granted. Based on the information you provided I agree that this is unlikely to adversely affect adjacent properties, and all other zoning requirements will be met by the proposed plans.

Please let me know if you have any further questions.

Best Regards,

**Matthew Le Grant**

Zoning Administrator

Dept of Consumer and Regulatory Affairs

Government of the District of Columbia

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DCRA/OFFICE OF THE ZONING  
ADMINISTRATOR/COMPLIES  
WITH THE REQUIREMENTS OF  
DC ZONING REGULATIONS (11 DCMR)

8/3/15

~~These drawings have been reviewed for code compliance with the applicable provisions of the construction codes and are approved. This approval is subject to field inspection.~~

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 13712  
EXHIBIT NO. 58A

Structural

Framing

8-3-15