

----- Forwarded message -----

From: **LeGrant, Matt (DCRA)** <[matthew.legrant@dc.gov](mailto:matthew.legrant@dc.gov)>

Date: Fri , Mar 27 , 2015 at 5:32 PM

Subject: RE: 452 Newton Place, NW

To: KC Price <[kc@kcdcstudios.com](mailto:kc@kcdcstudios.com)>

## KC Price-

After reviewing your email and attachments asking for minor flexibility

for the project 452 Newton Pl. NW

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. Proceed with 3 units project plan.

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

1100 4th St SW - Room 3100

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19712  
EXHIBIT NO.14

Washington, DC 20024

Phone: [202 442-4652](tel:2024424652)

Email: [matt.legrant@dc.gov](mailto:matt.legrant@dc.gov)

Web: <http://dcra.dc.gov/service/zoning-dcra>

**ProjectDox** is DCRA's new paperless, electronic plan submission/review program and is now required for 50,000+ square foot projects. Click [here](#) for more information.