

# Exhibit B



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

May 18, 2018

David C. Landsman, PE, Prof. LS  
CAS Engineering-DC, LLC  
1001 Connecticut Avenue, NW, Suite 401  
Washington, DC 20036

Re: 3113 Albemarle Street, NW  
Lot 0022, Square 2041, Forest Hills  
Zoning Confirmation

Dear Mr. Landsman,

This letter will confirm the substance of the discussion with my staff for the PDRM on May 1, 2018. As presented during the meeting, the site currently is comprised of a vacant record lot in Square 2041. The subject property is in the R-8 Zone (Forest Hills / Tree and Slope Protection Overlay). The project proposes to subdivide the property and construct three new, single-family detached dwellings on the property with pools, terraces, walks, and access off of an existing shared driveway. As discussed, I confirm the project's compliance with respect to the zoning criteria under 11 DCMR as follows:

**Applicable Zoning Criteria Analysis**

Criteria	DCMR Reference	Allow./Req.	Prov.-Lot A	Prov.-Lot B	Prov.-Lot C
Lot Frontage	11DCMR D-303	56.25 feet	109.0 feet	>97.8 feet	108.4 feet
Lot Dim.	11DCMR D-502.1 (area and width)	7,500 sf 75 feet	9,087 sf 109.0 feet	8,091 sf 139.1 feet	7,656 sf 108.4 feet
Building Height	11 DCMR D-503.1	40 feet 3 stories	<40 feet 3 stories with cellar	<40 feet 3 stories with cellar	<40 feet 3 stories with cellar
Lot Occ.	11 DCMR D-504.1	30%	25.6%	27.6%	22.2%
		At grade patios, walls, driveways, pools, etc. do not count. House, covered patios/porches, elevated (>4' above grade) patios/terraces, etc. count.			
Front Yard	11 DCMR D-505	(see below)	0 ft.	15.0 ft.	4.0 ft.

**Setback:**

As discussed, I have previously confirmed that there is currently no front setback range on Appleton Street, NW, as only one house currently fronts on Appleton Street, NW within this block. Assuming Lot C is constructed prior to the building on Lot B, I re-confirm that there is no front yard setback for Lot C. Once the building on Lot C is constructed a range will be established for Lot B between the house on Lot C and the existing house at 3120 Appleton Street, NW. Lot A fronts on 32<sup>nd</sup> Street, NW. No houses currently front or exist along 32<sup>nd</sup> Street, NW in this block, therefore there is no front setback for Lot A.

Criteria	DCMR Reference	Allow./Req.	Prov.-Lot A	Prov.-Lot B	Prov.-Lot C
Rear Yard	11 DCMR D-506	25 ft.	25.7 ft. (Avg)	52.7 ft.	26.6 ft.
Side Yard	11 DCMR D-507	8 ft. ea. 24 ft. agg.	10 ft. min. 24 ft. agg.	8.5 ft. ea. 24 ft. agg.	8 ft. ea. 24 ft. agg.
Pervious Surface	11 DCMR D-508	50% min.	50.8%	52.5%	52.1%
Pervious surface includes pervious pavement, lawn areas, and decks over grade that do not preclude the infiltration of water into the soil below, and green roofs.					

Tree Protection requirements under 11 DCMR D-509.1 do not apply to this Square 2041. Professional certification of work on slopes or highly erodible land requirement under 11 DCMR D-509.2 applies and must be demonstrated with building permit submittals.

Accessory Apartment Provisions:

The project contemplates features of an accessory apartment within the main building in the cellar. Pursuant to 11 DCMR U-253.7, an accessory apartment in the main building must meet the following criteria:

Main building minimum gross floor area = 2,000 sq. ft. (11 DCMR U-253.7(a))

Accessory building may not occupy more than 35% of the gross floor area of the house (11 DCMR U-253.7(b))

If an additional entrance to the house is created it shall not be located on a wall of the house that faces a street if accessing the accessory apartment (11 DCMR U-253.7(c)).

Please let me know if you have any further questions.

Sincerely,



Matthew Le Grant  
Zoning Administrator

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

Attachments –

Subdivision Sketch dated 4/2018

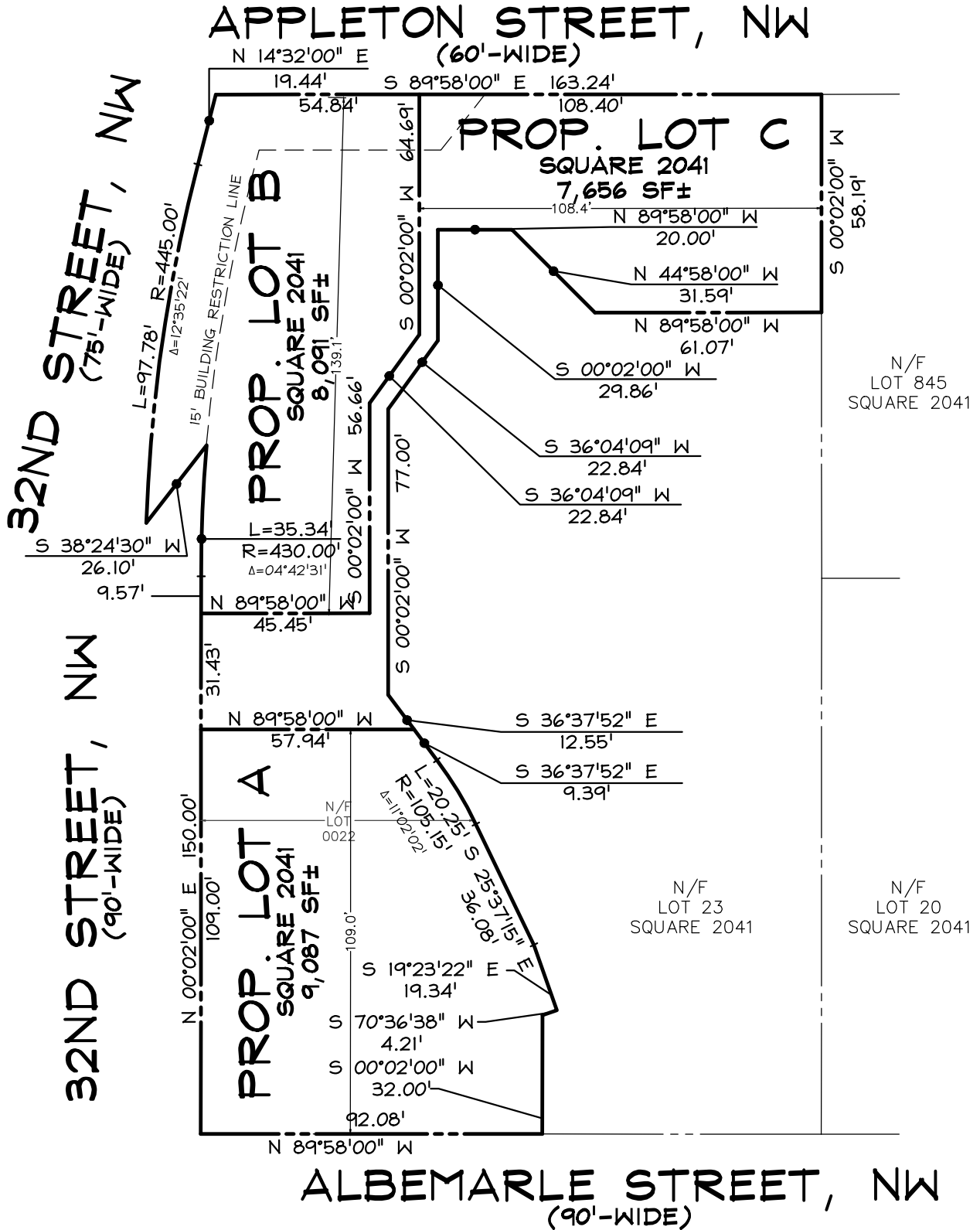
Concept Plans dated 4/20/18

Zoning Technician: Ramon Washington

File: Det Let re 3113 Albemarle Street, NW to Landsman on 5-18-2018

Proposed 3-Lot Subdivision  
N/F Lot 0022, Square 2041

Prepared for:  
Soapstone Valley Ventures, LLC





**GENERAL NOTES**

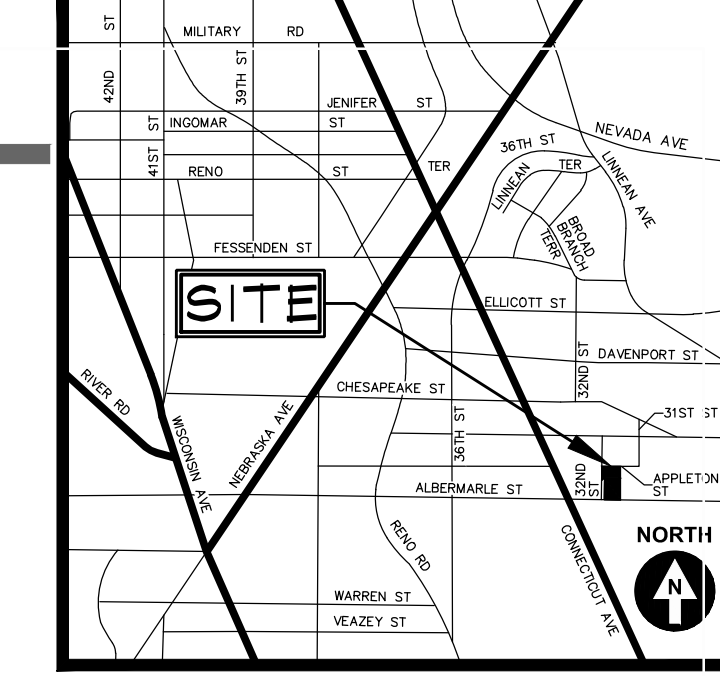
SEE BUILDING PERMIT SITE, DC WATER, GRADING, AND STORMWATER MANAGEMENT RELATED NOTES ON SHEETS CIV001 AND CIV022.

**LEGEND**

REFER TO SHEET CIV001 FOR THE LEGEND.

MATCHLINE  
MATCHLINE

MATCHLINE  
MATCHLINE



**VICINITY MAP**  
ADC MAP 5407, GRID K-9  
SCALE: 1" = 2000'

**UTILITY INFORMATION**

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

**MISS UTILITY**  
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-252-7777, OR LOG ON TO WWW.MISSUTILITY.NET/TC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.

TOP, INVERT, PROFILE, AND SPOT ELEVATIONS HAVE BEEN SHORTENED TO DROP THE LEADING HUNDRED DENOTATION FOR SIMPLICITY.

A SEPARATE DDOT TREE REMOVAL PERMIT IS REQUIRED FOR PUBLIC SPACE TREES AND FOR TREES GREATER THAN 44" CBH (14" DBH).

PUBLIC SPACE RESTORATION TO BE DONE AS NECESSARY PER DDOT PERMIT OR APPLICABLE DETAILS.

FOR MORE INFORMATION, SEE ADDITIONAL PROFILES, NOTES, COMPUTATIONS, AND DETAILS ON CIV200-SERIES SHEETS.

CONTRACTOR TO COORDINATE ABANDONMENT OF ALL EXISTING UTILITIES AS NECESSARY.

GAS CONNECTIONS AND METERS TO BE INSTALLED BY WASHINGTON GAS, SUBJECT TO FIELD MODIFICATION.

CONTRACTOR TO PROTECT TREES (BRANCHES, TRUNK, ROOTS) ON NEIGHBORING LOTS THAT OVERLAP THE L.O.D. COORDINATE WITH DDOT UFA WARD 3 ARBORIST AS APPLICABLE. CONTRACTOR TO USE A TRENCHLESS SILT FENCE METHOD WITHIN THE CANOPY OF ANY TREE TO BE PRESERVED (INCLUDING PROTECTING TREES ON ADJACENT PROPERTIES). COORDINATE WITH DDOT WARD 3 ARBORIST AS APPLICABLE. THE DDOT WARD 3 LEAD ARBORIST IS EVAN ANDERSON, [evan.anderson@dc.gov](mailto:evan.anderson@dc.gov).

REFER TO COMPACTION PROTECTION NOTES FOR ADDITIONAL INFORMATION ON PROTECTING THE SUB-GRADE AND ITS INFILTRATION CAPABILITY/CAPACITY DURING CONSTRUCTION.

DC WATER WET UTILITY MATERIAL SCHEDULE:  
WATER CONNECTIONS (2" AND SMALLER): TYPE K COPPER;  
WATER CONNECTIONS (3" AND LARGER): DUCTILE IRON W/ MECH. JOINTS; SANITARY/STORM SEWER CONNECTIONS: SCHEDULE 40 PVC



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CIVIL • SURVEYING • LAND PLANNING

**CLIENT**  
SOAPSTONE VALLEY SURVEYS, LLC  
ATTN: ROBERT GOTTFREY  
(301) 937-1400 PHONE  
[paulen1400@aol.com](mailto:paulen1400@aol.com)

**ARCHITECT**  
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1655 33RD STREET, NW  
WASHINGTON, DC 20007  
(202) 333-2738 PHONE  
(202) 333-5372 FAX  
[christian@christianzapatka.com](mailto:christian@christianzapatka.com)

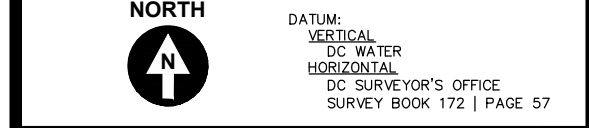
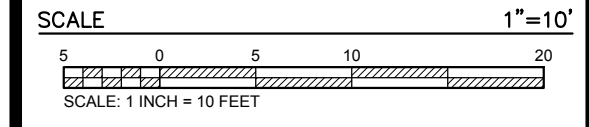
PROP. LOTS A, B, & C  
(N/F LOT 0022)  
AND LOT 23  
SQUARE 2041  
FOREST HILLS

**3101 ALBEMARLE STREET, NW**

N.W. WASHINGTON,  
DISTRICT OF COLUMBIA

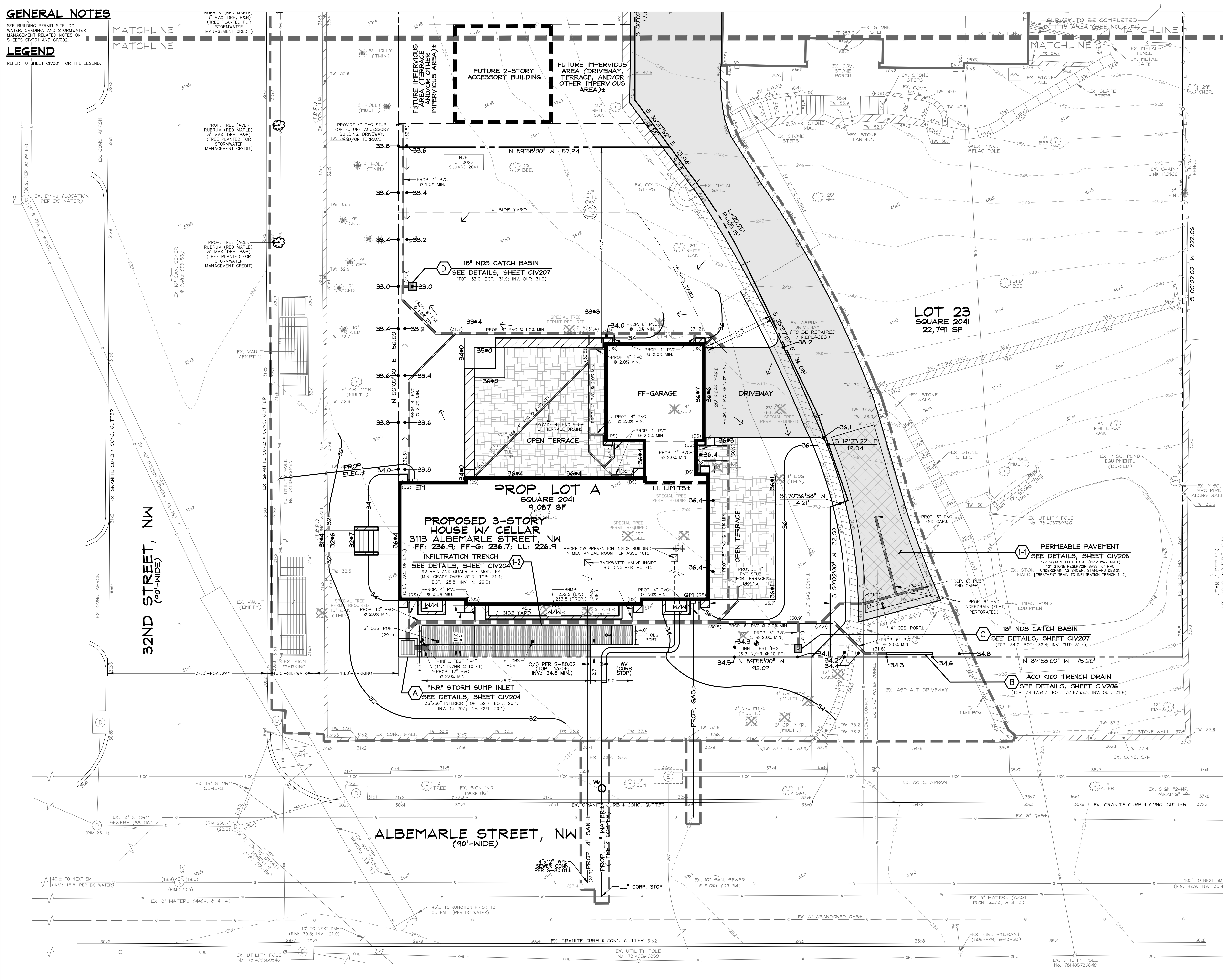
BASE SHEET ISSUED: 02.08.2017

REVISION	DATE
CAS PROJECT	10-296D
DATE	04/2018
DRAWN BY	MSL
CHECKED BY	DCL
APPROVAL	DCL



**SHEET TITLE**  
BUILDING PERMIT SITE,  
DC WATER, GRADING,  
AND STORMWATER  
MANAGEMENT PLAN  
(SOUTH PORTION OF SITE)

**CIV200**



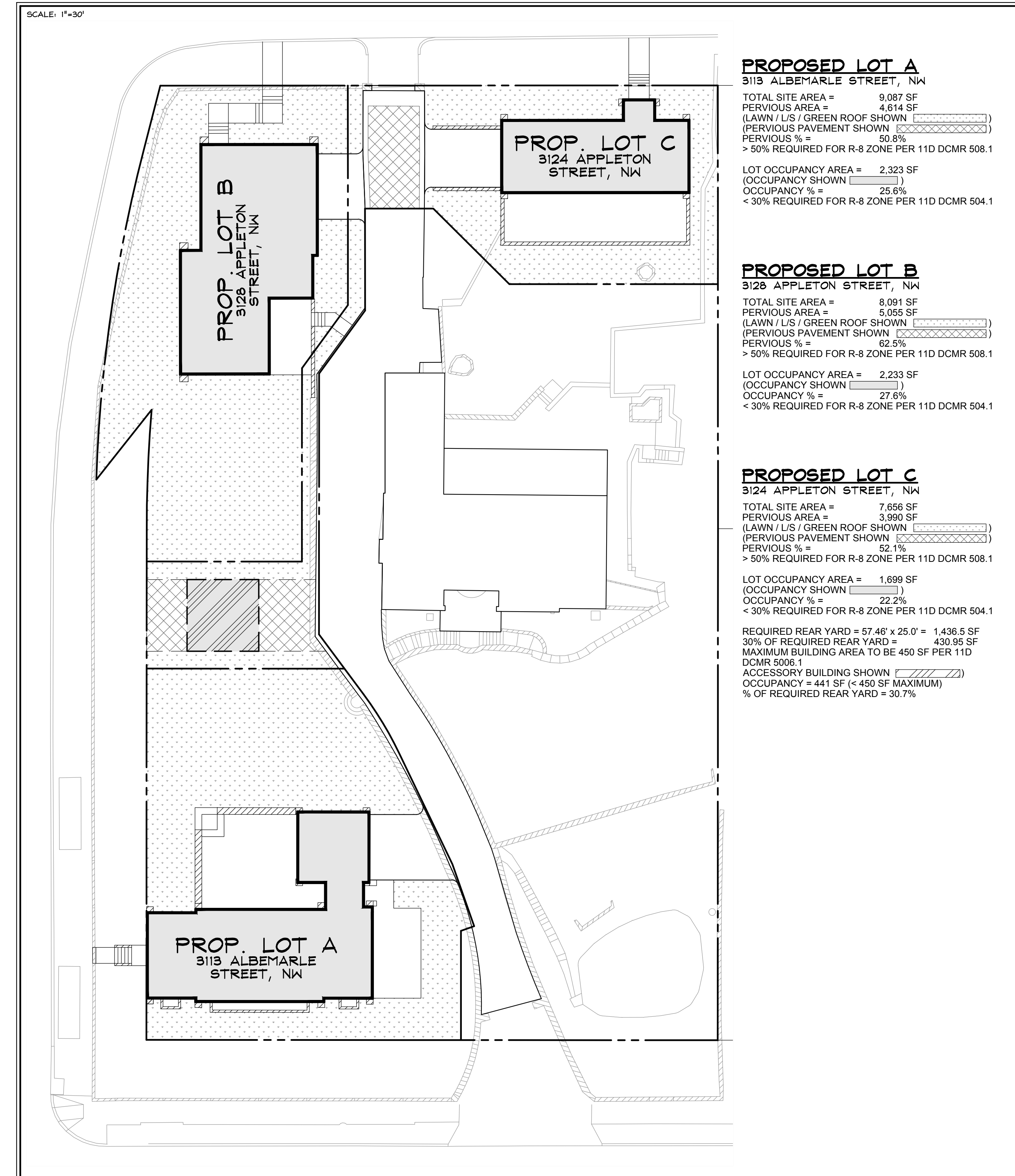




**STORMWATER MANAGEMENT STRUCTURE SCHEDULE**

NUMBER(S)	TYPE / SPECIFICATION	TOP ELEV.	INV. IN	INV. OUT	BOTTOM
H-1 PRIVATE	PERMEABLE PAVEMENT, PERVIOUS PAVERS - STANDARD DESIGN 392 SQUARE FEET, DRIVEWAY AREA (ALBEMARLE STREET, NW SIDE) SEE DETAILS, SHEET CIV205	VARIABLES	N/A	33.3	N/A
H-2 PRIVATE	INFILTRATION TRENCH (88 RAINTANK QUADRUPLE MODULE UNITS) SEE DETAILS, SHEETS CIV203 AND CIV204	31.4	29.0	N/A	25.8
H-1 PRIVATE	PERMEABLE PAVEMENT, PERVIOUS PAVERS - STANDARD DESIGN 2,130 SQUARE FEET, DRIVEWAY AREA (APPLETON STREET, NW SIDE) SEE DETAILS, SHEET CIV205	VARIABLES	N/A	41.1	N/A
H-2 PRIVATE	INFILTRATION TRENCH (60 RAINTANK QUADRUPLE MODULE UNITS) SEE DETAILS, SHEETS CIV203 AND CIV204	42.8	40.6	N/A	37.2
H-1 PRIVATE	INFILTRATION TRENCH (15 RAINTANK DOUBLE MODULE UNITS) SEE DETAILS, SHEETS CIV203 AND CIV205	N/A	N/A	N/A	N/A
H-2 PRIVATE	TREE PRESERVATION 2 TREE(S), SEE NOTES SHEET CIV206	N/A	N/A	N/A	N/A
H-1 PUBLIC SPACE	TREE PLANTING 10 TREE(S), SEE NOTES SHEET CIV403	N/A	N/A	N/A	N/A
A PRIVATE	CSSI GROUP, INC. 36"x36" STORM SEWER SUMP INLET WITH LIGHT-DUTY, NON-TRAFFIC BEARING LID FOR YARD AREA SEE DETAIL, SHEET CIV204	32.7	29.1	29.1	26.1
B PRIVATE	ACO K100 TRENCH DRAIN WITH HEAVY-DUTY, TRAFFIC BEARING GRATE FOR DRIVEWAY AREA SEE DETAIL, SHEET CIV207	34.8/34.3	N/A	31.8	33.9/33.3
C PRIVATE	NDS 18"x18" CATCH BASIN WITH LIGHT-DUTY GRATE FOR YARD AREA SEE DETAIL, SHEET CIV207	34.0	N/A	31.4	32.4
D PRIVATE	NDS 18"x18" CATCH BASIN WITH LIGHT-DUTY GRATE FOR YARD AREA SEE DETAIL, SHEET CIV207	33.0	N/A	31.9	31.9
E PRIVATE	CSSI GROUP, INC. 36"x36" STORM SEWER SUMP INLET WITH LIGHT-DUTY, NON-TRAFFIC BEARING LID FOR YARD AREA SEE DETAIL, SHEET CIV204	43.5	40.7	40.7	37.7
F PRIVATE	ACO K300 TRENCH DRAIN WITH HEAVY-DUTY, TRAFFIC BEARING GRATE FOR DRIVEWAY AREA SEE DETAIL, SHEET CIV207	43.0	N/A	41.4	41.4
G PRIVATE	ACO K100 TRENCH DRAIN WITH HEAVY-DUTY, TRAFFIC BEARING GRATE FOR DRIVEWAY AREA SEE DETAIL, SHEET CIV207	42.1	N/A	39.6	41.2/41.1
H PRIVATE	NDS 24"x24" CATCH BASIN WITH LIGHT-DUTY GRATE FOR YARD AREA SEE DETAIL, SHEET CIV207	52.3	N/A	49.6	50.8
J PRIVATE	CSSI GROUP, INC. 36"x36" STORM SEWER SUMP INLET WITH LIGHT-DUTY, NON-TRAFFIC BEARING LID FOR YARD AREA SEE DETAIL, SHEET CIV205	34.4	32.9	32.9	29.9

**PERVIOUS AREA AND LOT OCCUPANCY CALCULATIONS FOR COMPLIANCE WITH 11 DCMR (R-3 ZONE)**



**STATEMENT BY PERSON RESPONSIBLE FOR MAINTENANCE**

THE UNDERSIGNED AGREES TO MAINTAIN AND OPERATE THE STORMWATER BEST MANAGEMENT PRACTICES (BMPs), STORMWATER INFRASTRUCTURE, AND LAND COVERS IN SUCH A MANNER AS TO COMPLY WITH THE PROVISIONS OF CHAPTER 5 OF TITLE 21 OF THE DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS (DCMR).

RESPONSIBILITY FOR MAINTENANCE AND OPERATION MAY BE TRANSFERRED TO ANOTHER ENTITY UPON WRITTEN NOTICE TO THE WATERSHED PROTECTION DIVISION OF THE DISTRICT DEPARTMENT OF THE ENVIRONMENT FROM THE UNDERSIGNED AND THE ENTITY ASSUMING RESPONSIBILITY. THIS NOTICE MUST CERTIFY THAT THE TRANSFER OF RESPONSIBILITY FOR MAINTENANCE AND OPERATION IS IN COMPLIANCE WITH 21 DCMR CHAPTER 5.

SIGNATURE OF THE PERSON RESPONSIBLE FOR MAINTENANCE \_\_\_\_\_

NAME AND TITLE \_\_\_\_\_  
FOR: SOAPSTONE VALLEY VENTURES, LLC  
10740 BALTIMORE AVENUE  
BELTSVILLE, MARYLAND 20705  
ADDRESS \_\_\_\_\_

DATE \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

**STATEMENT BY THE PROFESSIONAL ENGINEER IN THE DISTRICT OF COLUMBIA**

THIS IS TO CERTIFY THAT THE ENGINEERING FEATURES OF ALL STORMWATER BEST MANAGEMENT PRACTICES (BMPs), STORMWATER INFRASTRUCTURE, AND LAND COVERS (COLLECTIVELY THE "FACILITY") HAVE BEEN DESIGNED/EXAMINED BY ME AND FOUND TO BE IN CONFORMITY WITH MODERN ENGINEERING PRINCIPLES APPLICABLE TO THE TREATMENT AND DISPOSAL OF STORMWATER POLLUTANTS. I FURTHER CERTIFY THAT THE FACILITY HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATION REQUIRED UNDER CHAPTER 5 OF TITLE 21 OF THE DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS. IT IS ALSO STATED THAT THE UNDERSIGNED HAS FURNISHED THE APPLICANT WITH A SET OF INSTRUCTIONS FOR THE MAINTENANCE AND OPERATION OF THE SITE'S FACILITY.

SIGNATURE OF THE PROFESSIONAL ENGINEER \_\_\_\_\_

DAVID C. LANDSMAN, PE PER00954  
NAME D.C. REG. NO.

CAS ENGINEERING-DC, LLC  
1001 CONNECTICUT AVENUE, NW, SUITE 401  
WASHINGTON, DC 20036  
ADDRESS \_\_\_\_\_

(202) 393-7200 PHONE  
(301) 607-8045 FAX  
DATE PHONE NUMBER

**AS BUILT CERTIFICATION BY PROFESSIONAL ENGINEER**

WITHIN 21 (TWENTY-ONE) DAYS AFTER COMPLETION OF CONSTRUCTION OF THE STORMWATER DISCHARGE FACILITY, PLEASE SEND THIS PAGE TO THE WATERSHED PROTECTION DIVISION OF THE DISTRICT DEPARTMENT OF THE ENVIRONMENT.

- STORMWATER DISCHARGE FACILITY INFORMATION:  
SOURCE NAME: \_\_\_\_\_  
SOURCE LOCATION: \_\_\_\_\_  
CITY: \_\_\_\_\_  
DCRA PERMIT NO.: \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_
- AS BUILT CERTIFICATION:  
I HEREBY CERTIFY THAT ALL STORMWATER BEST MANAGEMENT PRACTICES (BMPs), STORMWATER INFRASTRUCTURE, AND LAND COVERS HAVE BEEN BUILT SUBSTANTIALLY IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THAT ANY DEVIATIONS NOTED BELOW WILL NOT PREVENT THE SYSTEM FROM FUNCTIONING IN COMPLIANCE WITH THE REQUIREMENTS CHAPTER 5 OF TITLE 21 OF THE DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS WHEN PROPERLY MAINTAINED AND OPERATED. THESE DETERMINATIONS HAVE BEEN BASED UPON ON-SITE OBSERVATION OF CONSTRUCTION, SCHEDULED AND CONDUCTED BY ME OR BY A PROJECT REPRESENTATIVE UNDER MY DIRECT SUPERVISION. I HAVE ENCLOSED ONE SET OF AS-BUILT ENGINEERING DRAWINGS.

SIGNATURE OF ENGINEER \_\_\_\_\_ NAME \_\_\_\_\_ D.C. REG. NO. \_\_\_\_\_

COMPANY NAME \_\_\_\_\_

COMPANY ADDRESS \_\_\_\_\_

DATE \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

SUBSTANTIAL DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS (ATTACH ADDITIONAL SHEETS IF REQUIRED).  
\_\_\_\_\_  
\_\_\_\_\_

**CAS ENGINEERING-DC, LLC**  
Experience you can build on.

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CLIENT  
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(301) 937-1400 PHONE  
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(202) 333-2718 PHONE  
(202) 333-5372 FAX  
christian@christianzapatka.com

PROP. LOTS A, B, & C  
(N/F LOT 0022)  
AND LOT 23  
SQUARE 2041  
FOREST HILLS

3101  
ALBEMARLE  
STREET, NW

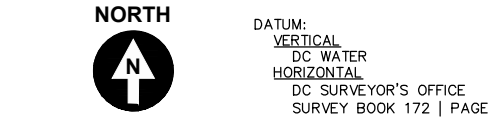
N.W. WASHINGTON,  
DISTRICT OF COLUMBIA

BASE SHEET ISSUED 02.08.2017

REVISION DATE

CAS PROJECT 10-296D  
DATE 04/2018  
DRAWN BY MSL  
CHECKED BY DCL  
APPROVAL DCL  
SCALE AS SHOWN

5 0 5 10 20  
SCALE: 1 INCH = 10 FEET



SHEET TITLE  
**BUILDING PERMIT SITE AND STORMWATER MANAGEMENT DETAILS**

CIV202