

Zoning Comment Response Letter

Discipline	Reviewer	Remark	Date	Comment	Response
Zoning Review	Edwin Andino DOB@dc.gov	HFC	3/26/2025	1. Mandatory Meeting: Previous comments remain unaddressed. Applicant and Owner must reach out to setup a virtual meeting regarding the unaddressed comments. Please send an email with the applicant's and owner's availability to edwin.andino@dc.gov and I will follow-up with a Microsoft Teams meeting invitation. Permit application CANNOT move forward without completing the mandatory meeting. Previous comments provided again below: 2. Submit a comment response letter in the supporting documents folder to show how each comment was addressed. 3. Please note that the drawings show work across buildings that span two separate lots. Either the two lots must be combined, or all work must be removed from the adjacent lot from ALL DRAWINGS. 4. Per 11-DCMR Subtitle A § 301.3, a building permit for the proposed work cannot be issued until the Tax Lot(800-series) is converted to a Record Lot. You will need to apply for a subdivision from the Surveyor's Office for a conversion from an "Assessment & Taxation"(A&T) Lot to a "Lot of Record". Upload a receipt from the Surveyor's Office to the supporting documents folder as evidence that the lot conversion is in process before any subsequent reviews can proceed. 5. Per 11-DCMR Subtitle C § 302.3, No building or structure in any zone may be erected to cover more than one (1) record lot. Applicant must apply for a Subdivision from the Surveyor's Office to combine the two lots into one (1) Record Lot before a building permit can be approved. 6. Resubmit the plat on a "SITE-PER-SUB" PLAT from the Surveyor's Office showing all existing and proposed structures, any proposed parking spaces, and any other information necessary to determine compliance with the zoning regulations. 7. Please note that the Subdivision Application for a conversion from a TAX LOT to a record lot must be COMPLETED before any future wall check will be approved. Please continue to work on the subdivision application while the permit application continues to avoid any delay on any future required wall checks. 8. Per 11-DCMR Subtitle B § 308.2, identify and label the Building Height Measurement Point(BHMP) used to calculate the proposed building height on all elevations. Also, provide a note to indicate whether the BHMP is taken from the existing or finished grade. 9. Per 11-DCMR Subtitle A § 301.2(a)(4), provide a dimension for the OVERALL HEIGHT of the proposed ADDITION shown on sheets A2.1 and A2.2 to determine compliance with the height development standards of the R-3 Zone found in 11-DCMR Subtitle D § 203 10. Per 11-DCMR Subtitle A § 301.2(b)(3), provide proposed LOT OCCUPANCY CALCULATIONS on a PLAT from the DC Surveyor's Office, including calculations for the existing house, any existing/proposed addition, and all decks/landings/porches to determine compliance with the lot occupancy development standards of the R-3 Zone found in 11-DCMR Subtitle D § 210. 11. Per 11-DCMR Subtitle C §§ 701.10 and 701.14, the existing required parking space(s) SHALL NOT BE REDUCED below the minimum required and SHALL BE MAINTAINED as long as the Existing Use exists. Add notes to the proposed plan to demonstrate the existing parking shall remain 12. Provide clarification to demonstrate how the second floor bedroom above the garage is accessible. The plans as submitted do not appear to demonstrate how the second floor bedroom is accessed. 13. Additional comments may follow	1. Mandatory meeting has been held with the zoning reviewer, engineer and owner where the zoning reviewer's comments were discussed. See Responses Below. 2. See attached Comment Response Letter. 3. All work must from the adjacent Building/Lot has been removed from all of the DRAWINGS. 4. The Tax Lot 836 is already converted to a Record Lot. The application for a subdivision from the Surveyor's Office for a conversion from an "Assessment & Taxation"(A&T) Lot to a "Lot of Record" is complete for Lot 837. For Lot 837, review by the DC Surveyor's office is complete. Reviews from other DC departments (DOEE,etc.) is pending. We have uploaded the "lot of record" and correspondence with DC Surveyor's Office to the supporting documents folder as evidence that the lot conversion is being processed. 5. See response to Comment #3 above. No work is being shown on the adjacent lot and work is being limited to one (1) record lot. 6. The plat has been resubmitted on a "SITE-PER-SUB" PLAT from the Surveyor's Office. 7. See response to Comment #4 above. The TAX Lot is in the process of being completed to a Record Lot. We will comply with future wall check requirements on the Record Lot. 8. The Building Height Measurement Point (BHMP) used to calculate the proposed building height on all elevations has been shown. A note has been provided to indicate the BHMP is taken from the average finished grade. 9. The OVERALL HEIGHT of the proposed ADDITION is shown on sheets A2.1 and A2.2. The overall height complies with the height limitations in the development standards of the R-3 Zone as shown on Drawing Sheet A0.1. 10. The proposed LOT OCCUPANCY CALCULATIONS are shown on the PLAT from the DC Surveyor's Office. Those show calculations for the existing house, proposed addition, and all decks/landings/porches. The proposed lot occupancy complies with the lot occupancy development standards of the R-3 Zone as shown on Drawing Sheet A0.1. 11. The existing required parking space will not be reduced below the minimum required. Additional parking at the back with alley access was shown on Drawing C-205 SITE PLAN and the PLAT from the DC Surveyor's Office. 12. The second floor bedroom above the garage is not part of this project submission as it will be located in another recorded lot. Existing door at the second floor connecting the two buildings has been shown as to be removed and the opening to be infilled on drawings AD1.2 & A1.2. 13. Response is not required