



MEMORANDUM

2010 FEB -1 PM 3: 51

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, ^{JS} Deputy Director

DATE: February 1, 2010

SUBJECT: Zoning Commission Case No. 09-15: **Final Report** for a Consolidated Planned Unit Development and Zoning Map Amendment for 1412 Chapin Street N.W.

I. APPLICATION

G.K.D. 1412 Chapin Street, LLC and Dantes Partners, LLC (hereinafter, "Applicant") is requesting approval of a consolidated Planned Unit Development (PUD) and related map amendment to rezone a site from R-5-B to C-2-B to accommodate a residential building with 44 affordable units at 1412 Chapin Street N.W. (Square 2661, Lot 152). The Zoning Commission ("Commission") discussed the application at its regular public meeting on November 9, 2009 and set down the proposal for a public hearing.

II. RECOMMENDATION

The Office of Planning (OP) **recommends approval** of the proposed PUD and related map amendment. The proposed 44 unit residential building would be an entirely affordable housing development. Aside from providing required Inclusionary Zoning (IZ) units, the building would be reserved for households earning no more than 60% of the Area Median Income (AMI) for a term of 30 years. The proposal also incorporates green features, transportation demand management measures, and a mentoring program, among other components. The proposed PUD and related map amendment would not be inconsistent with the Comprehensive Plan ("Comp Plan") Future Land Use Map and the proposal advances certain Comp Plan objectives.

III. SITE AND AREA DESCRIPTION

The subject property is located on the south side of Chapin Street, between 14th and 15th Streets NW. The Property is rectangular in shape, with 60' of frontage along Chapin Street and a depth of 150', and measures 9,000 square feet. The Property slopes downward to the east and south. It is currently unimproved and is zoned R-5-B. The previous building on the site, the "Berkshire," occupied more than 90% of the lot and was five-stories high. The Berkshire was destroyed by fire in late 1996. The Property borders a C-2-B zone to the east and 20' wide public alleys abut the Property to the east and south.

Concerning neighboring properties, to the north of the subject site across Chapin Street are five-story apartment buildings containing 46 units (1415 Chapin Street) and 29 units (1417 Chapin Street). To the immediate west of the Property is a vacant four-story apartment building containing 16 units (1416 Chapin Street) which appears now to be under renovation. Residential uses continue west along Chapin Street with a mix of garden apartment buildings and row dwellings, many of which have been subdivided for multifamily use. To the south of the Property, across the alley, is a now vacant lot (1417 Belmont Street). A PUD was approved in 2004 for 1451 Belmont Street (closer to 15th Street) to accommodate 104 residential units (ZC Case No. 03-04). To the east of the Property is a vacant lot zoned C-2-B which received PUD zoning approval in 2006 (ZC Case No. 06-24).¹ Plans call for the construction of a mixed use building that would measure 90' in height, 6.0 FAR, and approximately 240,000 square feet. The building will include 225 dwelling units and ground floor retail.

¹ The project was recently granted a two-year time extension. See ZC Order No. 06-24B (June 8, 2009). This site formerly was occupied by the Nehemiah Shopping Center.

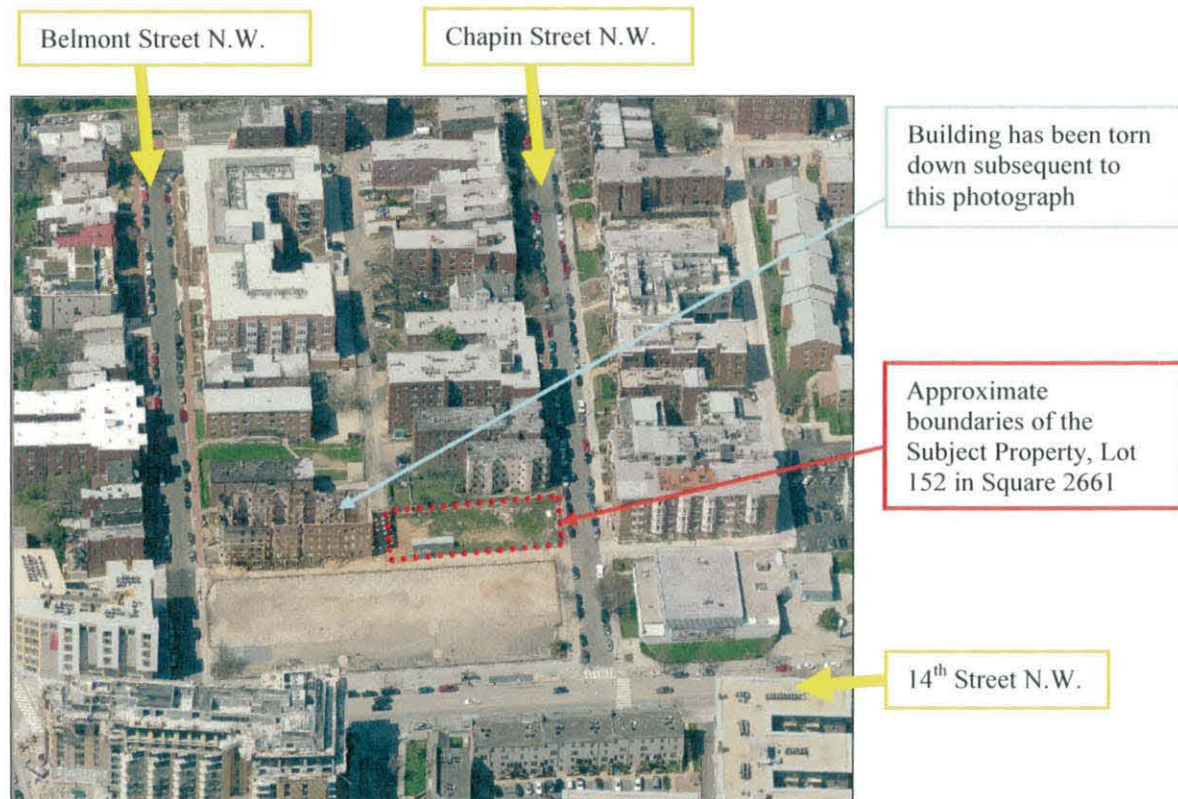
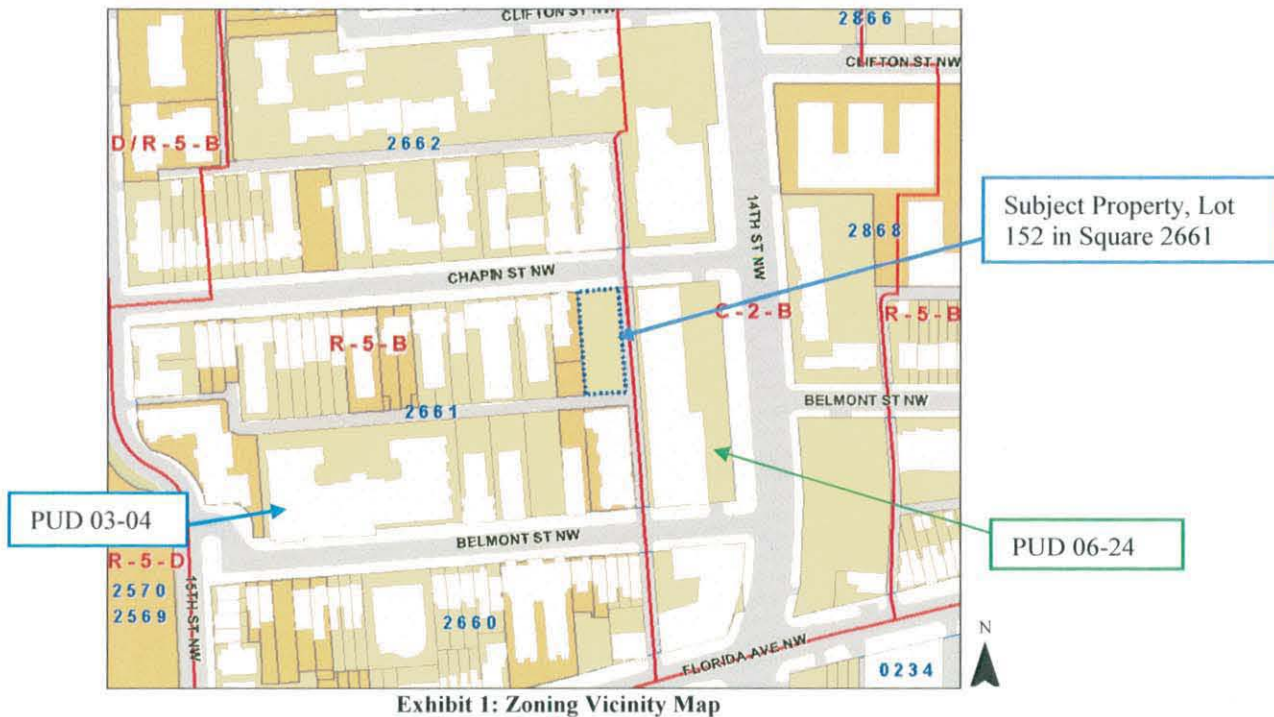


ZONING COMMISSION
District of Columbia

CASE NO. 09-15

EXHIBIT NO. 27

The Chapin Street right-of-way is 65' wide. Vehicle traffic only moves eastbound with the exception of a short stretch near 14th Street. There is restricted on-street parking on both the north and south sides of Chapin Street. The subject site is approximately six blocks from both the U Street and the Columbia Heights Metro stations and is served by several Metrobus lines along 14th Street.



IV. PROJECT DESCRIPTION

The application proposes to construct a five-story residential building containing 44 units. The unit composition would be nine studio, 26 one-bedroom, and nine two-bedroom units. They would range in size from 478 square feet to 899 square feet. The building would rise 57' high and contain approximately 48,258 square feet of gross floor area for an FAR of 5.36. The ground floor of the building would occupy 100% of the lot, with the upper floors slimming to approximately 86.6% lot occupancy as floors two through five are arranged around an interior courtyard.

All of the units would be set aside for affordable housing. More specifically, the IZ regulations require that 8% of the Property's residential gross floor area be set aside for moderate-income households (§§ 2603.1 & 2603.4). Additional detail concerning the IZ units was provided in the January 22, 2010 Supplemental Statement. The Applicant calculates that 2,504 square feet must be reserved for IZ units. As a result, the Applicant proposes a mix of four IZ units that would include two studios, one one-bedroom, and one two-bedroom unit, totaling 2,625 square feet. These units would be set aside for IZ for the life of the project, dispersed throughout the building, and priced at no more than 60% of AMI. The remainder of the units (40) would be reserved for households earning no more than 60% of AMI, which the Applicant calculates as households currently earning about \$61,000. These units would remain affordable for 30 years. The table below captures the proposed unit mix:

Unit Type	IZ Units	30-Year Term Affordable Units	Total
Studio	2	7	9
One-bedroom	1	25	26
Two-bedroom	1	8	9
Total	4	40	44

Primary pedestrian access to the building would be from Chapin Street into a lobby on the north side of the building. Partly below grade vehicle parking would be accessed from the rear of the building via the 20' wide alleys (see Supplement Statement Traffic Circulation Diagram T-1). The garage would have 15 standard vehicle parking spaces, one handicap parking space, one space dedicated to service/deliveries located adjacent to an elevator bank, and 34 indoor bicycle parking spaces. Following the setdown of the application, the Applicant modified the building's projection above the alley on the building's east side. As seen in the Supplemental Statement submission [page A4.2], a portion of the building's projection closest to Chapin Street was removed to allow a minimum 15' of vertical clearance along the alley. In general, the second through fifth floors would have projections of no more than 4' into public space on the north, east, and south side of the building to provide additional living space.

The Applicant has also altered the façade materials used in response to Commission concerns. Changes include the elimination of vinyl siding and the use of paneling with grey and copper tones rather than blue. The design now features an expanded use of beige brick and buff stone veneers. Red brick veneer would also be emphasized and would be accented by beige brick and stone veneer bands. The coloring and design elements are intended to better complement the color palate and styling of the approved PUD on the former Nehemiah shopping center site as well as older neighboring buildings. Additionally, the Applicant has also enlivened the appearance of the building's at-risk west wall by including glass block panels and increased material variation.

Further details of the proposal include a community room for residents located on the building's west side. The roof of the community room would function as an open-aired terrace and form the base of the courtyard. On the roof above the fifth floor, which would be accessible by an elevator and two stairways, there would

be a terrace containing a trellis and plantings. Rooftop enclosures for the elevator and stairways would measure 14' in height. Mechanical equipment less than 4' in height would be located at the south end of the roof. Some units would also have balconies.

V. ZONING

The site is zoned R-5-B. Directly to the east of the lot is a C-2-B zone. The Applicant is requesting a PUD related map amendment to C-2-B. The following table is a comparison of the R-5-B, C-2-B, and C-2-B/PUD standards, and the proposed development:

Requirement	R-5-B (Matter of right)	C-2-B (Matter of right)	C-2-B/PUD	Proposal	Deviation
Height (max.)	50'	65'	90'	57'	No relief needed
FAR (max.)	1.8 (MOR) 2.16 (IZ)	3.5 residential 1.5 non-residential	6.0 (total) 2.0 (non-residential)	5.36 (all residential)	No relief needed
Side yard (min.)	N/A	N/A	N/A	0'	No relief needed
Loading (min.)	None	None (for 44 units)	None (for 44 units)	1 delivery space @ 12.5' wide by 19' deep	No relief needed
Parking (min.)	1 for each 2 dwelling units	1 for each 3 dwelling units	1 for each 3 dwelling units	16	No relief needed
Lot Area (min.)	N/A	N/A	15,000 sq. ft.	9,000 sq. ft.	Relief requested: 6,000 sq. ft., or 40%, deficient
Lot Occupancy (max. residential)	60%	80%	80%	100% at ground floor; 86.6% floors 2-5	Relief requested
Rear yard (min.)	15'	15'	15'	<15'	Relief requested

VI. FLEXIBILITY

The following relief is required from the Zoning Regulations:

Map Amendment

The application requests a PUD related map amendment from R-5-B to C-2-B principally to accommodate an FAR of 5.36. The additional density represents approximately 28,800 square feet more than what is now permitted by right (including the IZ bonus) on the site. OP has no objection to the map amendment, which would not be inconsistent with the Comp Plan Future Land Use Map, would facilitate the creation of affordable housing units, and would provide an appropriately scaled residential transition on a vacant site from the approved mixed-use PUD along 14th Street to the older residential buildings to the west.

Lot Area Requirement

The Property has a total square footage of 9,000 square feet. Section 2401.1 states that the minimum area required for PUDs in the C-2-B District, which is the requested zone pursuant to the PUD related map amendment, is 15,000 square feet. Section 2401.2 allows the Commission to waive up to fifty percent (50%) of the requirement provided that:

- (a) *The Commission shall find after the public hearing that the development is of exceptional merit and in the best interest of the city or country; and*
- (b)(1) *If the development is to be located outside of the Central Employment Area, at least eighty percent (80%) of the gross floor area of the development shall be used exclusively for dwelling units and uses accessory thereto...*

The lot area of the Property is 60% of the required amount, meaning it is 6,000 square feet below the minimum threshold. The Property is outside of the Central Employment Area and the proposed development would be exclusively residential dwelling units and accessory uses. Based on the information provided in the application and the comments of other agencies, OP believes that the project would have an overall positive impact on the neighborhood and the District. The project would provide affordable housing, animate a vacant site, and would be located proximate to public transportation, among other features.

Lot Occupancy Requirement

Section 772 limits residential lot occupancy to 80% in C-2-B zones. On the ground floor, however, the proposed building would occupy 100% of the lot. The ground floor would contain apartments, a lobby, and a community room space for residents. Floors 2 through 5 would have an 87% lot occupancy as the building forms a "U" shape around an interior courtyard space. The application states that conforming to the 80% lot occupancy limit would lead to a reduction in the number of affordable units and parking spaces provided. In addition, the site previously contained a building occupying more than 90% of the lot. Existing residential buildings north of the Property, across Chapin Street, also appear to exceed the 80% lot occupancy limit. OP has no objection to the relief request from the maximum lot occupancy, which would facilitate that provision of affordable housing and would not be incompatible with neighboring buildings.

Rear Yard Requirement

The proposed design fails to provide a 15' rear yard as required under § 774.1. The Property abuts a 20' wide alley to the south. Section 2405.5 permits the Zoning Commission the "option to approve yards or courts greater or lesser than the normal requirements, depending upon the exact circumstances of the particular project." The application estimates that complying with the rear yard setback would result in a loss of ten units and at least 4 parking spaces in the building. OP has no objection to the relief request from the minimum rear yard.

Rooftop Structures

Relief is required from the number of rooftop structures, as the regulations generally limit rooftop structures to one enclosure per building. In addition to an elevator enclosure, the roof plan (A2.5) shows stair enclosures on the north and south side of the courtyard. The Applicant states that the multiple stairways are needed to comply with the building code. As such, strict compliance with the roof enclosure requirement would likely interfere with the proposed rooftop terrace and impede the proposed building design. OP has no objection to the relief request.

VII. PUD EVALUATION STANDARDS

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. Section 2400.1 states that a PUD is "designed to encourage high quality developments that provide public benefits." In order to maximize the use of the site consistent with the zoning regulations, and be compatible with the surrounding community, the application requests that the proposal be reviewed as a consolidated PUD. This will allow the use of the flexibility stated in § 2400.2:

The overall goal is to permit flexibility of development and other incentives, such as increased building height and density; provided, that the project offers a commendable number of quality public benefits and that it protects and advances the public health, safety, welfare, and convenience.

The application requests a PUD and related map amendment of the Property, with the primary consequence being the approximately 3.2 FAR gained above the permitted amount by right in an R-5-B zone (including the IZ bonus). Public benefits proposed in the application are discussed below.

The PUD standards further provide that the “impact of the project on the surrounding area and upon the operations of city services and facilities shall not be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project” (§ 2403.3). Based on the information provided and agency comments, OP believes that the project would favorably impact on the neighborhood and the District.

VIII. PUBLIC BENEFITS AND AMENITIES

Sections 2403.5 – 2403.13 of the Zoning Regulations discuss the definition and evaluation of public benefits and amenities. In its review of a PUD application, § 2403.8 states that “the Commission shall judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.” To assist in the evaluation, the Applicant is required to describe amenities and benefits, and to “show how the public benefits offered are superior in quality and quantity to the typical development of the type proposed...” (§ 2403.12).

The application has offered the following benefits and amenities as an offset to the additional development gained through the application process. In this case, the development obtained through this PUD amounts to approximately 28,800 square feet more than what is now permitted by right on the site (including the IZ bonus).

Affordable Housing

The application proposes an entirely affordable residential building. The bulk of the building (40 non-IZ units) would be reserved for households earning no more than 60% of AMI for a duration of 30 years. The proposal would provide an amount of affordable housing that far exceeds what the regulations would require for a matter of right development on this site. As a result, the project would provide more affordable housing opportunities in the neighborhood and for District residents. In addition, pursuant to the IZ regulations, 8% of the building’s residential gross floor area would also be devoted to moderate income affordable housing for households earning no more than 60% of AMI. The proposal would provide four IZ units that would be distributed throughout the building and proportionate to the overall unit mix. To finance the project, the Applicant would seek private financing and Nine Percent Low Income Housing Credits (LIHTC). The District government is not anticipated as being a funding source.

Urban Design

OP is supportive of the land use, architecture, and design of the proposed building. The density, massing, and height would provide an appropriate transition from the 90’ high, 6.0 FAR, building approved for the lot to the east to the less intensive residential buildings to the west. The proposed building would approximate the density and height of the previous building on the site (the Berkshire), as well as existing residential buildings to the north across Chapin Street. The project would revive a currently unimproved site that is within close proximity to two Metro stations and several Metrobus lines. Proposed façade elements, including the grey and copper toned paneling and red and beige brick, would provide an appropriate transition from the 14th Street corridor. The revised design for the building’s west wall would also enliven the appearance of the building’s west side. The wall would incorporate glass block and red brick with stone veneer accents, among other features. Additionally, changes to the building’s projection above the alley to the east would provide a minimum of 15’ vertical clearance, thereby minimizing any intrusion into the functioning of the alley.

Transportation Features

The Applicant has proposed several transportation management measures. Each unit would receive a one-time, complimentary \$50.00 SmartTrip fare card for Metro use upon initial move-in. A one-time membership fee subsidy in D.C. SmartBike or a one-time membership fee subsidy for participation in Zipcar would also be afforded to each unit upon initial move-in. The project would also supply 34 indoor bicycle parking spaces.

Employment and Training Opportunities

The Applicant would partner with Mentoring Works2, Inc. "MW2", a community based non-profit organization that operates mentoring programs with at-risk, inner-city youth. The application indicates that the partnership would allow youth participating in MW2's programs to observe the PUD process from the design through the construction phase. Additionally, the Applicant will execute a First Source Employment Agreement with the Department of Employment Services (DOES) and enter into an agreement with the D.C. Department of Small and Local Business Development office to promote and encourage the hiring of District of Columbia residents.

Environmental Benefits

The application proposes to construct the building in accordance with the 2008 Enterprise Green Criteria.² As part of the Supplemental Submission, the Applicant has provided an executed checklist of the environmental features that would be included. The application indicates that project features would include "a lushly landscaped roof garden, high emissive roofing (reducing height island effect), privately metered electrical services, individually-controlled heating and air conditioning units, non-vinyl and non-carpet floor coverings for improved indoor air quality"

IX. COMPREHENSIVE PLAN LAND USE MAPS

The Future Land Use Map recommends the subject site, as well as the majority of the Square, for medium density residential (see Exhibit 3 below). The medium density residential designation describes areas "where mid-rise (4-7 stories) apartment buildings are the predominant use." The R-5-B and R-5-C zones are generally consistent with the Medium Density designation, although other districts may apply. To the immediate east of the subject property, adjacent to the 14th Street Corridor, the Future Land Use Map designates the area as mixed Medium Density Commercial/Medium Density Residential. Medium Density Commercial Zones are generally C-2-B, C-2-C, C-3-A, and C-3-B, although other districts may apply.

² According to its website, the "Green Communities criteria was developed collaboratively by Enterprise and a number of leading national organizations and experts for the purpose of providing a clear, cost-effective framework for all kinds of affordable housing: new construction and rehabilitation in multifamily as well as single family buildings. The Green Communities criteria are aligned with the LEED (Leadership in Energy and Environmental Design) Green Building Rating System®. The US Green Building Council, through LEED, strongly supports the Green Communities initiative. In addition, the Green Communities criteria reflect and are compatible with leading state and local green building programs." See <http://www.greencommunitiesonline.org/tools/criteria/>.

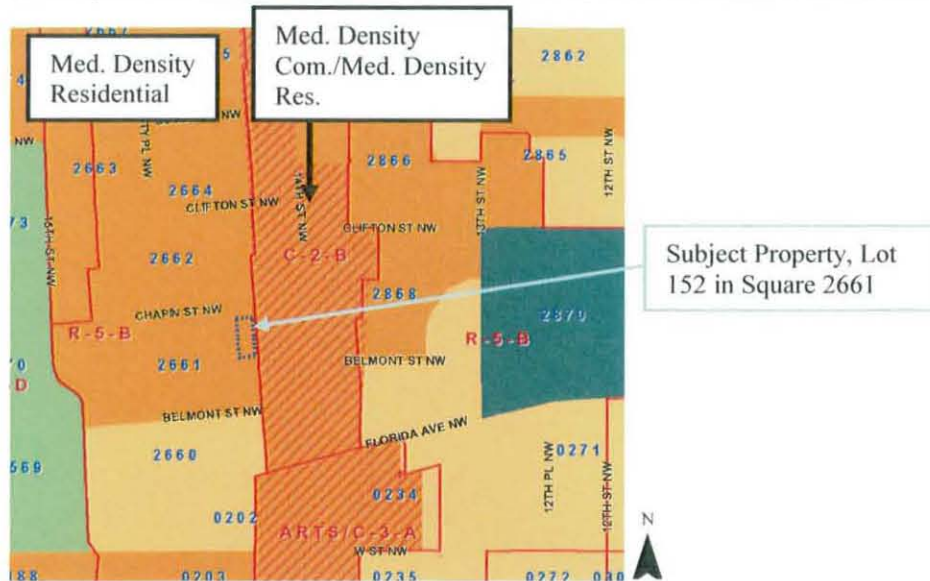


Exhibit 3: Comprehensive Plan Future Land Use Map

The Generalized Policy Map recommends the site as a neighborhood conservation area, where the guiding philosophy is to “conserve and enhance established neighborhoods.” Further, the “diversity of land uses and building types in these areas should be maintained and new development and alterations should be compatible with the existing scale and architectural character of each area.”

In general, the Comp Plan Land Use Maps are intended to provide generalized guides for development and conservation decisions. The Future Land Use Map, for instance, should “be interpreted broadly.” The proposed PUD and related map amendment would not be inconsistent with the Comp Plan Maps.

The Comp Plan also provides the following land use policy guidance:

Policy LU-1.4.1: Infill Development

Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.

Policy 1.4.3: Zoning of Infill Sites

Ensure that the zoning of vacant infill sites is compatible with the prevailing development pattern in surrounding neighborhoods. This is particularly important in single family and row house neighborhoods that are currently zoned for multi-family development.

Policy H-1.1.3: Balanced Growth

Strongly encourage the development of new housing on surplus, vacant and underutilized land in all parts of the city. Ensure that a sufficient supply of land is planned and zoned to enable the city to meet its long-term housing needs, including the need for low- and moderate-density single family homes as well as the need for higher density housing.

Policy H-1-.1.5: Housing Quality

Require the design of affordable housing to meet the same high-quality architectural standards required of market-rate housing. Regardless of its affordability level, new or renovated housing should be indistinguishable from market rate housing in its exterior appearance and should address the need for open

space and recreational amenities, and respect the design integrity of adjacent properties and the surrounding neighborhood.

Policy H-1.2.1: Affordable Housing Production as a Civic Priority

Establish the production of housing for low and moderate income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout the city.

Policy H-1.2.2: Production Targets

Consistent with the Comprehensive Housing Strategy, work toward a goal that one-third of the new housing built in the city over the next 20 years should be affordable to persons earning 80 percent or less of the areawide median income (AMI). Newly produced affordable units should be targeted towards low-income households...

Policy H-1.2.5: Workforce Housing

In addition to programs targeting persons of very low and extremely low incomes, develop and implement programs that meet the housing needs of teachers, fire fighters, police officers, nurses, city workers, and others in the public service professions with wages insufficient to afford market-rate housing in the city.

Policy H-1.2.7: Density Bonuses for Affordable Housing

Provide zoning incentives to developers proposing to build low- and moderate-income housing. Affordable housing shall be considered a public benefit for the purpose of granting density bonuses when new development is proposed ...

Policy E-3.2.1: Support for Green Building

Encourage the use of green building methods in new construction and rehabilitation projects, and develop green building methods for operation and maintenance activities.

Policy MC-1.1.3: Infill and Rehabilitation

Encourage redevelopment of vacant lots and the rehabilitation of abandoned structures within the community, particularly along Georgia Avenue, Florida Avenue, 11th Street, and North Capitol Street, and in the Shaw, Bloomingdale, and Eckington communities. Infill development should be compatible in scale and character with adjacent uses.

Policy MC-1.1.7: Protection of Affordable Housing

Strive to retain the character of Mid-City as a mixed income community by protecting the area's existing stock of affordable housing units and promoting the construction of new affordable units.

MC-2.2 14th Street Corridor/Columbia Heights

... South of Columbia Heights, medium-density mixed use development is proposed on many blocks extending south from Irving Street to U Street. Redevelopment over the next ten years will reshape the corridor from auto-oriented commercial uses, including several "strip" shopping centers and warehouses, to an attractive urban residential street. Special efforts should be made to refurbish and preserve subsidized housing along the corridor, and to establish appropriate transitions in scale and density between the corridor and the less dense residential areas on the west and east....

X. AGENCY REFERRALS

OP has received comments from Fire and Emergency Medical Services Department (FEMS) and DC Water and Sewer Agency (WASA) concerning the proposal (see attached). Both agencies generally expressed no

objection to the proposal, subject to satisfaction of applicable permitting standards. DDOT anticipates filing a report under separate cover.

XI. COMMUNITY COMMENTS

An ANC 1B letter, dated December 18, 2009, reflects a unanimous vote in support of the proposal. Mentoring Works 2, Inc. also submitted a letter in support of the project.

XII. RECOMMENDATION

OP recommends approval of the development and map amendment. The proposed PUD and related map amendment are not inconsistent with the elements of the Comprehensive Plan. The proposal would also create affordable housing opportunities for District residents.

JS/pg
Case Manager, Paul Goldstein



Memorandum

TO: Paul W. Goldstein, Development Review Specialist
District of Columbia Office of Planning

FROM: Jessica Demoise, Civil Engineer
Planning & Design Branch
DC Water and Sewer Authority

SUBJECT: Zoning Commission Case# 09-15
1412 Chapin Street, NW

DATE: January 12, 2010

The DC Water and Sewer Authority (DC WASA) reviewed the zoning application for this project as transmitted by the DC Office of Planning dated December 30, 2009. DC WASA comments are addressed as follows:

Water Requirements: The site abuts an 8-inch water main in Chapin Street, NW, built in 1913. The applicant will be required to submit the fire flow test results in the 8-inch water main in Chapin Street while running a fire flow from the fire hydrant (H01233) in Chapin Street, east of 15th Street, and taking the static and residual pressure measurements from the fire hydrant (H01234) in Chapin Street. If the fire flow test results indicate that the water mains in the street are hydraulically inadequate to serve this site, DC WASA will advise the applicant regarding the improvements needed in the water system to relieve the deficiency.

Sanitary Waste Requirements: This site is part of combined sewer system. The capacity of both the existing 12-inch combined sewer in the southern alley (installed 1885) and the existing 12-inch combined sewer in Chapin Street, NW (installed 1889) are adequate to handle the expected sanitary flows from the proposed development.

Storm Water Requirements: This site is part of combined sewer system. The capacity of both the existing 12-inch combined sewer in the southern alley (installed 1885) and the existing 12-inch combined sewer in Chapin Street, NW (installed 1889) are adequate to handle the expected storm flows from the proposed development. It should be noted that this project will have to adhere to the DC Department of Environment requirements for storm water management and for sediment and erosion control. DC WASA will review the project plans that the applicant submits for a public space permit to verify that the storm water discharge to DC WASA sewers has been appropriately computed and that there is adequate capacity in the sewers.

Combined Sewer Precautions: This property will discharge to the city's combined sewer system. As such, this property is subject to sewer surcharge, and backflow prevention should be provided on the sewer lateral connecting this property to the public sewer system.

Ground Water During Construction: Any ground water, surface runoff, or dewatering discharge to the combined sewer system will require a Temporary Discharge Authorization (TDA) Permit from DC WASA (for discharges to the separate storm sewer system, follow DDOE WQD requirements). In addition to a completed and signed application form (available online at http://www.dcwasa.com/business/permits/groundwater_temporary_discharge.cfm), the application submittal shall include an analysis of the ground water, a copy of any applicable engineering plans or documents (e.g., geotechnical report or dewatering plan) and a site map showing the proposed discharge location. This application shall be mailed or delivered to Elaine Wilson, Pretreatment Coordinator at:

DC Water and Sewer Authority
Department of Wastewater Treatment, CMF 2nd Floor
5000 Overlook Ave., SW
Washington DC 20032
Telephone: 202-787-4177

Assessment: If additional trees are later incorporated in the design, clearance must be provided (minimum 5-foot distance) or utilities must be relocated as may be determined necessary by DC WASA for the protection of water and sewer utilities. DC WASA will review the project plans that the applicant submits for a public space permit. DC WASA will issue a water and sewer availability certificate and recommend the issuance of a building permit if the final project plans meet DC WASA requirements.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT
WASHINGTON, D.C. 20001



MEMORANDUM

TO: Paul Goldstein
Development Review Specialist
D.C. Office of Planning

FROM: Bruce D. Faust. *BD*
A/Deputy Fire Chief/D.C. Fire Marshal
D.C. Fire and EMS Department

DATE: December 2, 2009

SUBJECT: Zoning Commission Case No. 09-15: Consolidated Planned Development and
Zoning Map Amendments for 1412 Chapin St. N.W.

The District of Columbia Fire and Emergency Medical Services Department, Office of the Fire Marshal has reviewed the above application.

We have no objection based on written documentation and plans submitted by the applicant as evidence that the 4 foot projection into the public space into the alley on the east and south (rear alley way) will not cause an overhead obstruction and will allow sufficient clearance for fire department vehicle access.

In addition, we request that all phases of the proposed construction be in compliance with the DCMR 12H Fire Code Supplement and the ICC International Fire Code (2006).

If you have any question concerning this review, please contact Captain Chris Roggerson at 727-1600.