

See below for Mr. LeGrant's confirmation of the rear yard setback being measured from the centerline of Chapin Street.

ANA BAKER AIA, LEED AP

SENIOR PROJECT ARCHITECT

CUNNINGHAM | QUILL ARCHITECTS PLLC

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From: LeGrant, Matt (DCRA) <matthew.legrant@dc.gov>
Sent: Monday, March 25, 2019 2:55 PM
To: Kadlecek, Cary <CKadlecek@goulstonstorr.com>
Cc: Ana Baker <abaker@cunninghamquill.com>
Subject: FW: meeting confirmation - 2500 14th Street NW

Cary Kadlecek:

By means of this email I confirm that I am in agreement with the analysis and the conclusions stated in the below email, and as shown on the attachment, and specifically that:

- This determination is in response to our meeting on March 14, 2019 concerning the proposed Ward 1 Short Term Housing Facility (STHF) at the above-referenced property, which is zoned MU-5A.
- The property is a corner lot with frontage on three streets: Clifton Street on the north, 14th Street on the east, and Chapin Street on the south.

Board of Zoning Adjustment
District of Columbia
CASE NO. 20183
EXHIBIT NO. 3

EXHIBIT 3

- The STHF will be constructed on the same record lot as the Rita Bright Community Center already located on the site. As shown on the attached drawings, the STHF will be constructed on the north side of the site (north is to the right on the drawing) adjacent to the Rita Bright Center.
- Both of the structures will be connected so that they are all one building for zoning purposes.
- The Rita Bright Community Center and the STFH portions of the single building will be connected via the ground floor connection shown circled in red on the attached drawings, and the connection satisfies the criteria under section B-309.1 to be a single building for zoning purposes:
 1. First, the connection is entirely above grade, as shown by the section drawing that illustrates that the area of the connection is included in GFA using the grade-plane method in section B-304.5, which applies to this building.
 2. Second, the connection is enclosed since it is entirely inside of the building, as shown on the attached section drawing.
 3. Third, it is heated and artificially lit.
 4. Finally, the connection allows free and unrestricted passage (other than Building Code required doors) between the parking area within the STHF and the Rita Bright Center, as per applicable Section B-309.1(d)(2); indeed, all of the parking for the Rita Bright Center will be within the STHF.
- Because both buildings will be connected and considered a single building for zoning purposes, under section B-318.8, the depth of the rear yard may be measured from the center line of the street abutting the lot at the rear of the building. Thus, the required 15-foot rear yard for the proposed building may be measured to the center line of Chapin Street.

Please let me know if you have any further questions.

DISCLAIMER: This email 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 email are made based on the information supplied, and

the laws, regulations, and policy in effect as of the date of this email . Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This email 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 email based on the information submitted for the Zoning Administrator’s review. Therefore this email 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.

Matthew Le Grant

Zoning Administrator- Dept of Consumer and Regulatory Affairs

1100 4th St SW- 3rd Floor

Washington, DC 20024

Matthew.legrant@dc.gov

202 442-4576

From: Kadlecek, Cary [<mailto:CKadlecek@goulstonstorrs.com>]
Sent: Monday, March 25, 2019 2:11 PM
To: LeGrant, Matt (DCRA)
Cc: Ana Baker
Subject: meeting confirmation - 2500 14th Street NW

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Hi Matt,

This email a follow-up to the issue we discussed at our meeting on March 14, 2019 concerning the proposed Ward 1 Short Term Housing Facility (STHF) at the above-referenced property, which is zoned MU-5A. The property is a corner lot with frontage on three streets: Clifton Street on the north, 14th Street on the east, and Chapin Street on the south. The STHF will be constructed on the same record lot as the Rita Bright Community Center already located on the site. As shown on the attached drawings, the STHF will be constructed on the north side of the site (north is to the right on the drawing) adjacent to the Rita Bright Center. Both of the buildings will be connected so that they are all one building for zoning purposes.

The buildings will be connected via the ground floor connection shown circled in red on the attached drawings, and the connection satisfies the criteria under section B-309.1 for the buildings to be a single building for zoning purposes. First, the connection is entirely above grade, as shown by the section drawing that illustrates that the area of the connection is included in GFA using the grade-plane method in section B-304.5, which applies to this building. Second, the connection is enclosed since it is entirely inside of the building, as shown on the attached section drawing. Third, it is heated and artificially lit. Finally, the connection allows free and unrestricted passage (other than Building Code required doors) between the parking area within the STHF and the Rita Bright Center; indeed, all of the parking for the Rita Bright Center will be within the STHF.

Because both buildings will be connected and considered a single building for zoning purposes, under section B-318.8, the depth of the rear yard may be measured from the center line of the street abutting the lot at the rear of the building. Thus, the required 15-foot rear yard for the proposed building may be measured to the center line of Chapin Street.

Please confirm that you agree with the above conclusions.

Cary R. Kadlecek
Director
Direct (202) 721-1113
Direct Fax (202) 263-0513

goulston & storrs

A Professional Corporation
1999 K Street NW, Suite 500 * Washington, DC 20006-1101
(202) 721-0011 * Fax (202) 721-1111 * www.goulstonstorrs.com

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