

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

January 9, 2015

David Edwards
3362 Eclipse Drive
Jefferson MD 21755



Re: 5702, 5704, 5706, 5708 Georgia Ave, NW

Dear Mr. Edwards-

It was a pleasure to meet you on December 17, 2014 regarding the proposed project located at 5702-5708 Georgia Ave NW, at the corner of Georgia Ave and Madison Ave NW, which is located in C-3A zone. In summary, the architectural plans you resubmitted, dated 12/19/2015, would raze the existing 4 buildings on Square 2935 Lots 20-23, and newly construct one multi-family residential building on the resultant one combined lot of 8702.4 sqft, with 31 dwelling units and 17 parking spaces. I have reviewed the architectural plans, and the following elements are, based on these plans, as conforming as a matter of right:

- Height 65', as measured from the top of the curb opposite the middle of the front of the building facing Georgia Ave.
- Rear yard setback 12'3" is compliant based on 2 1/2 " per foot of the rear building height
- Open Air Closed Court Dimensions of 15'9" x 31'6", with a Court Height of 47'3", with the resultant minimum court width of 15'9", and court area of 496 square feet.
- Proposed FAR - 3.99
- Proposed 17 parking spaces with 9' by 19' dimensions.
- Side setback - none
- Subject to Green Area Ratio minimum score of .25 as per Section 3401.2.
- Subject to Inclusionary Zoning, Section 2603.2, with a minimum set-aside of the greater of eight percent (8%) of the gross floor area being devoted to residential use or fifty percent (50%) of the bonus density utilized for inclusionary units.
- Building size 80 Width, 86'6" Depth that creates 80% Lot coverage
 - IZ Bonus allows for 80% Lot coverage

Accordingly, when plans for a building permit are filed, I will approve drawings consistent with the information noted above. Please let me know if you have any further questions.

Sincerely,

Matthew Le Grant
Zoning Administrator

File: Det Let re 5702 Georgia Ave NW to Edwards 1-9-15