

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

July 8, 2014

Donna C. Dosik
416 Ridge Street NW
Washington, DC 20001



RE: 416 Ridge Street NW, Square 0513, Lot 0128 - Subject Property

Dear Ms. Dosik,

Please allow this letter to serve as a confirmation of our conversation of June 24, 2014, regarding the proposed development at the subject property. The discussion points are summarized below and have been identified as conforming as a matter-of-right in the subject R-4 Zoning District:

Flat Use: Under section 330.5(f), a Flat, or two dwelling unit use, is a use permitted as a matter-of-right in an R-4 District.

Lot Occupancy: Under section 403.2, the maximum lot occupancy allowed for a Flat use is 60%.

Parking: The minimum number of parking spaces for a Flat use, as per the zoning regulations for the R-4 zone, is one parking space per two dwelling units. You are required to provide one (1) off-street parking space, with a minimum of nine feet (9 ft) in width and nineteen feet (19 ft.) in length. As I understand the proposed plans, you will provide a conforming parking space next to the Unit # 1 with a driveway leading for the existing curb cut.

Court: The proposed building has created an open court at the rear of the Unit #1 of the building. Pursuant to Section 406.1, the courtyard must be a minimum width of four inches per foot of height, but not less than 10 feet, for a Flat use. The proposed plan exceeds this minimum requirement.

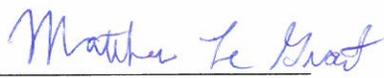
Building Connection: The two dwelling units will be connected by an above ground covered walkway, in the form of a trellis, making one building. An overhead trellis, with its members spaced 24 inches on center or less, will be built on the lot line, will span across the 6'3" x 8' area in front of the left front side of the Unit #2 connecting to a 'tunnel walkway' underneath the second floor of the Unit #1.

Areaway (in Front of Unit #2 of the Flat): An areaway will be provided to allow access to the cellar level of the Unit #2, and will be protected by minimum 3' high fence.

Rear Setback: The plans attached currently show a conforming rear yard at the rear of Unit #2 of the Flat building. If this rear yard is reduced to an 18' rear setback, then my office will approve Minor Flexibility under Section 407.1 for a two foot reduction of the rear yard in order to allow a minimum 18' x 20' footprint for Unit #2.

In conclusion, to the extent addressed in this letter, I will approve drawings that are consistent with the information above. Construction on this site must be preceded by an application for and issuance of applicable building permits. My ruling in this matter is only with respect to compliance with the Zoning Regulations as discussed above. You will also have to comply with all other applicable District codes and ordinances, including those of the Office of Historic Preservation.

If you have any questions, please do not hesitate to contact me.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachment - Floor/Site Plan Set