

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



December 7, 2015

Gregory A. Kearley, AIA, LEED AP
Inscape Studio
1352 U St NW- Second Floor
Washington, DC 20009

Re: 1600 Block of Kramer St NE - eCasa Housing Development

Dear Mr. Kearley:

I have reviewed the drawings prepared by Inscape Studio, dated 15 October 2015, and have determined that the proposed documents, per the District's zoning regulations, illustrate a matter of right development. The eCasa housing development is to be located at the 1600 block of Kramer Street, NE. The property is currently 17 lots (86, 222-233, 825-826) at Square 4540. The proposed development is for 12 dwelling units on six (6) lots, with two dwelling units per lot, as a 'Flat' use on each lot. The present lots will be consolidated into six (6) Record Lots.

The project meets the criteria of Inclusionary Zoning Program. The development is funded in part by the District's Department of Housing and Community Development [DHCD], will provide housing for low/moderate income families, and has more than 10 dwelling units.

The development is to be located in a R-4 zoning district, and meets the current zoning regulations as follows.

- (400.1) Maximum height of building 35'-0"; proposed height 23'-2".
- (400.1) Maximum stories 3; proposed stories 2.
- (2604.3) Minimum lot area 1,500sf; proposed lot area 1,734sf (Inclusionary Zoning).
- (2604.3) Minimum lot width 18'-0" required; proposed lot width 34'-8" (Inclusionary Zoning).
- (402.4) FAR: none prescribed.
- (403.2) Lot Occupancy: Maximum allowable 60% (1,040sf); proposed 62% (1,075sf). As Zoning Administrator I grant minor flexibility of 2% for lot occupancy under Section 407.1, as I do not find any adverse impact on the surrounding area.

Setbacks:

- Front, none required.
- Side yard (405.6), none required.
- Rear yard (404.1): minimum setback 20' required; proposed 19'. As Zoning Administrator I grant minor flexibility of 5% (1'-0") for the rear yard setback requirement under Section 407.1 as I do not find any adverse impact on the surrounding area.

- (2101.1) Parking required 1 space per two dwelling units; proposed 2 spaces per two dwelling units.
- (2502.5) Awnings serving a window, porch, or door may project into a required yard or open court for a distance not to exceed forty inches (40 in.). All awnings projecting into the rear yard are a maximum of 36”.
- (2503.4) Stairs leading to the ground from a door located on the story in which the principal entrance of a building is located may occupy any yard required under provisions of this title. The stairs shall include any railing required by the provisions of the D.C. Construction Code.
- (412.4) Minimum percentage of pervious surface per lot size less than 1,800sf, 0% (none required). Nonetheless, all paving in the rear yard will be pervious.

Six (6) permit applications will be filed, one for each of the six (6) lots. The lots and proposed development on each of the six (6) lots are similar. I have determined, per the above referenced zoning regulations, that they are a matter of right and that there are no variances or special exceptions required.

Please feel free to contact me if there are any questions.

Sincerely, 
Matthew Le Grant

Attachment: Plan Set dated 10-15-15

File: Det Let re 1600 Block of Kramer St NE to Kearley 12-7-15