

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



April 16, 2015

David C. Landsman, PE
CAS Engineering
1800 I Street, NW, Suite 502
Washington, DC 20006

Re: 1717 E Street, NE Lots 165, 166 & 167, Square 4546, Old City I - Zoning Confirmation

Dear Mr. Landsman,

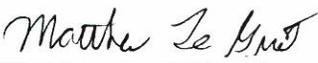
This letter will confirm the substance of our meeting on March 12, 2015. As presented during our meeting, the site currently is three vacant, record lots. The subject property is in the R-4 Zone. The project proposes to re-subdivide the subject property into four buildable, record lots.

Per the attached Existing Lot Subdivision, there are three lots comprising an overall plot of 68.72' by 120.00' and 8,246 square feet. The proposed subdivision (as shown on the Preliminary Subdivision Sketch (Option 4)) proposes four lots with the following areas and average widths:

Lot M: Area = 1,962 square feet; Average Width = $(18.00' + 18.00') / 2 = 18.00'$
Lot N: Area = 2,161 square feet; Average Width = $(16.36' + 34.36') / 2 = 25.36'$
Lot O: Area = 1,962 square feet; Average Width = $(18.00' + 18.00') / 2 = 18.00'$
Lot P: Area = 2,161 square feet; Average Width = $(16.36' + 34.36') / 2 = 25.36'$

As discussed, I have reviewed the provided subdivision configuration and the Preliminary Subdivision Sketch (Option 4), and conclude that the average lot widths presented above are acceptable as calculated using the "Average" lot width measuring method. I also note that this subdivision as presented would be subject to final approval by this office, the Office of the Zoning Administrator.

Accordingly, when a subdivision is filed for, I will approve a subdivision of this property into four record lots consistent with the Preliminary Subdivision Sketch (Option 4) attached to this letter. Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachments –
Existing Lot Subdivision
Preliminary Subdivision Sketch (Option 4)

File: Det Let re 1717 E St NE to Landsman 4-17-15