

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



June 15, 2015

Frank Nicol
Nicol Construction, LLC
5206 E. Capitol St, NE
Washington, DC 20019

RE: 2847 Gainesville St, SE – PDRM Meeting Follow-Up

Dear Mr. Nicol:

It was a pleasure meeting with you during our Preliminary Design Review Meeting on March 30, 2015, regarding your proposed development located in Square 5729, lot 071 in an R-5-A zoning district. This letter summarizes the points of our discussion during the meeting and to confirm my determination regarding your development.

You are proposing to add four (4) additional apartment units in the cellar level of the existing building that will result in a 16-unit apartment building.

I have reviewed the applicable zoning regulations and have determined that your project is conforming provided that four 9' x 19' parking spaces are established on the property.

- Existing building is a 12-unit apartment with no parking spaces.
- R-5-A zoning requires one parking space for each new unit provided.
- The 4 new units would be located in the existing cellar of the building.

Accordingly, when you file the plans for a Building Permit, I will approve drawings that are consistent with the above information. Please let me know if you have further questions.

Sincerely,

A handwritten signature in cursive script that reads 'Matthew Le Grant'.

Matthew Le Grant
Zoning Administrator

File: Det Let re 2847 Gainesville St SE to Nicol 6-15-15