

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

October 19, 2015



Via Emailed PDF

Martin P. Sullivan
Sullivan & Barros, LLP
1990 M Street, NW, Suite 200
Washington, DC 20036

Re: 3229 Sherman Avenue, NW; Square 2892, Lot 821; Determination Letter for Proposed Subdivision.

Dear Mr. Sullivan:

You have asked for my determination regarding the proposed subdivision of the property located at 3229 Sherman Avenue, NW (the "Property"). The Property is located in the R-4 zone district, and is fifty feet (50 ft) wide and 112.13 feet long, with a lot area of 5,606.5 square feet. The proposal is to subdivide the Property into three lots, with lot areas, respectively, of 1,800 square feet, 1,800 square feet, and 2,006.5 square feet. Two of the lots will be 18 feet wide by 100 feet long, with 18 feet of frontage on Sherman Avenue. The third lot will have a varying width, from 14 feet at the front lot line on Sherman Avenue, to 50 feet toward the rear of the Property, generally in accordance with your drawing, attached hereto as Exhibit A.

Lot Width Calculation

All three lots will meet the minimum requirements for lot area and lot width for the R-4 zone, which are 1,800 square feet and 18 feet, respectively. Lot A and B, as shown on the plat, are rectangular lots, with a width of 18 feet and a length of 100 feet, thereby meeting the area and width requirements. The proposed Lot C will have a land area of 2,006.5 square feet. The width of Lot C will be calculated pursuant to the prevailing practice known as the 10-foot interval method, whereby the lot width of irregular shaped lots is calculated at 10-foot intervals, and the sum of those width calculations are then divided by the number of intervals to derive an average lot width.

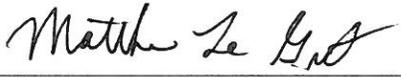
This calculation, for the proposed Lot C, is shown on Exhibit B to this letter. It included 9 intervals at 14 feet of width, and two intervals of 50 feet in width, resulting in an average lot width of 20.55 feet, which exceeds the minimum lot width requirement of 18 feet. As we discussed, each lot will need to have at least one full-sized parking space, along with the required access to each of those spaces. The proposed subdivision will result in Lots A and B being land-locked by the L-shaped Lot C. Therefore, any development plan including a one or two family dwelling on Lots A and B will require a recorded easement for the benefit of these lots, across Lot C, to provide the required access to the parking spaces which must be located on each individual lot, as is shown generally in the attached Exhibit C.

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Each of the resultant three lots will also meet the minimum 14 foot street frontage requirement set forth in Section 401.6.

For the reasons stated herein, the subdivision layout proposed in the attachments, and as described above, will comply with the Zoning Regulations, allowing the matter-of-right construction of a one- or two-family dwelling row structure on each of the three new lots. I have not reviewed any construction plans and I am making no representation as to the compliance of your plan on any point other than for minimum lot width and area for purposes of subdivision approval.

Please feel free to contact me if you have any questions.

Sincerely, 

Matthew Le Grant
Zoning Administrator

Attachments:

- A- Lot A, B, and C layout and width illustration
- B- Lot C width calculations
- C- Proposed parking layout