



**DEPARTMENT OF BUILDING  
OFFICE OF ZONING ADMINISTRATION**

October 11, 2022

**Via Emailed PDF**

James Foster  
Arcadia Design  
1737 Johnson Ave NW  
Washington DC 20009  
Email: jfoster@arcadiadesign-dc.com

**RE: 5122 CATHEDRAL AVE NW – SQ 1439 LOT 60 - SUBJECT PROPERTY**

Dear Mr. Foster,

This is to confirm the substance of your discussion with Brittany Bullock on September 6, 2022, concerning the proposed renovations and additions to the Subject Property, which is zoned R-1-B.

This is an existing Two story single family residence. The project will entail removing most of the existing upper structure while maintaining a minimum of 4 feet of the vertical standing existing perimeter foundation walls, and construct new front and rear additions, and resulting in three stories over a cellar level. Attached are floor plans and elevations.

**Building Calculations**

**Square Feet**

Existing Lot Area	5,461 (50 x 109.21)
Existing Footprint	1,170 (36 X 32.5)
Proposed Additions	909
40% Allowed or 2,184 SF	2,079 Total Proposed Footprint

Building Height	35' Maximum per 100.2 34'-9" Measured from grade to the 3 <sup>rd</sup> floor top of roof calculated at the center of the structure at existing grade
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Rear Setback	25' Required per Section 306.1;	25' Provided
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Front Setback            The proposed design comprises an addition to the front of the existing structure. The addition complies both in depth and height complies with Section D-305.1:

*A front setback shall be provided within the range of existing front setbacks of all residential buildings within an R-1 through R-3 zone on the same side of the street in the block where the building is proposed.*

Upon review of each property between Hawthorn Place and Arizona you noted that the house on lot 21 [five houses to the west] is less than 5' from the front property line. The front setback to the center of the proposed addition to the center of the front property line is 9'-6". Therefore, the project, with he front addition, is in compliance with Section D-305.1.

Side Setback            The proposed design complies with the minimum side yard requirements of Sections D-206.1 and D-206.7. On the West side the existing side yard setback is 5'-11", and you propose to construct a rear addition continuing that existing setback. On the East side the existing setback is 11'-3", and you propose to construct a side addition resulting in an 8' setback.

Raised Deck            The proposed addition has a raised deck in the rear yard. The area of the deck is less than 50% of the area of the rear yard.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above.

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

Sincerely, Matthew Le Grant  
Matthew Le Grant  
Zoning Administrator

Attachments:    Floor Plans dated 7-27-22  
                         Elevation – Front dated 7-27-22  
                         Elevation – Rear dated 7-27-22

Zoning Technician: Brittany Bullock

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore, this letter does **NOT** vest an application for zoning or other Department of Building approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to the Department of Building.

File: Det Let re 5122 Cathedral Ave NW to Foster 10-11-22