



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

**OFFICE OF THE ZONING ADMINISTRATOR**

March 26, 2020

Michael Alan Finn, Architect, AIA  
2402 Chain Bridge Road, NW  
Washington, DC 20016-3304

**Re: 5133 MacArthur Boulevard, NW (Square 1419, Lot 0054)**

Dear Mr. Finn,

Attached are revised drawings A003 and A006. These two (2) drawings illustrate the zoning regulations you discussed with my staff at your (20-Z-PDRM-00054) meeting on March 5, 2020. At the existing natural front grade of our building, the first floor is 5"-10" above the grade. This dimension constitutes a basement at the front. As is evidenced by the property, this basement rapidly becomes a cellar. This is because the site slopes up to the rear (a full story) to an existing public alley. Only a very small portion of the lower level is a basement. This would therefore allow your proposed front and rear additions without exceeding the allowable FAR of 1.

According to Section 304.5 (rules of measurement for GAR), if a line is drawn from the building "front facade" to the buildings "rear facade, fully 1/2 of the lower level is cellar. This calculates as  $(990 + 990 + 990 / 2)$  or 2475 sq. ft. as the gross floor area. Since the allowable GAR is 2567 sq. ft., you are allowed 92 sq. ft. GAR for a front open porch roof.

You noted that this is a measurement with a one (1) foot elevation change. As a result, you would have a cellar for most of the lower level (5"-10" to 4"-11"). A small distance towards the "rear facade" from the "front facade" would yield a cellar. The site slopes up to an existing public alley a full story above the front facade.

You also propose to alter an existing areaway, which is defined as follows:

Areaway: A sub-surface space adjacent to a building open at the top or protected at the top by a grating or guard that includes window wells and passageways accessing basement/cellar doors (exist/new areaway is less than 4 ft. wide).

You also noted that you will lower the elevation and length of the existing side areaway to access our new cellar/basement elevation change.

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

Sincerely, *Matthew Le Grant*  
Matthew Le Grant  
Zoning Administrator

Attachments: Mac Blvd., March 18, 2020 A006  
Mac Blvd., March 18, 2020 A003

Zoning Technician: Shawn Gibbs

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 DCRA 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 DCRA.

File: Det Let re 5133 MacArthur Blvd to Finn 3-25-20