

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



September 30, 2013

Norman M. Glasgow, Jr.
Steven E. Sher
Director of Zoning and Land Use Services
Holland & Knight LLP
800 17th Street, NW- Suite 1100
Washington, DC 20006

Re: Columbia Heights Village - Square 2849, Lot 106 and Square 2854, Lot 95

Gentlemen:

In furtherance of our meeting of July 8, 2013 we discussed the permitted height of buildings where the subject properties are affected by a building restriction line. By way of background, the subject properties are zoned R-5-D, which permits a height of 90 feet, subject to the provisions of the 1910 Height Act.

In that regard, we reviewed certain plats showing building restriction lines on the properties affected. I note that § 6-601.05(e) of the D.C. Official Code provides that "On streets less than 90 feet wide where building lines have been established and recorded in the Office of the Surveyor of the District, and so as to prevent the lawful erection of a building in advance of said line, the width of the street insofar as it controls the height of buildings under this subchapter, shall be held to be the distance between said building lines."

As applied to the above-referenced lots in Squares 2849 and 2854, the width of 13th Street is less than 90 feet (i.e., it is 60 feet wide). As shown on the attached plats, there are existing building restriction lines of 30 feet on each side of 13th Street.

Therefore, I have determined that improvements located on Lot 106 in Square 2849 and Lot 95 in Square 2854 may be erected to a height of 90 feet under the existing zoning. All other applicable requirements of the Zoning Regulations must be complied with prior to proceeding with construction on the aforesaid properties.

Sincerely, 
Matthew LeGrant
Zoning Administrator

Attachments

File: Det Let re Columbia Heights Village to Glasgow 9-30-13