



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

November 22, 2021

**Via Emailed PDF**

David C. Landsman, PE, Prof. LS  
CAS Engineering-DC, LLC  
1001 Connecticut Avenue, NW, Suite 401  
Washington, DC 20036

**Re: 5030 Linnean Ave NW - Lot 0014, Square 2030, Forest Hills - Zoning Confirmation**

Dear Mr. Landsman,

This letter will confirm the substance the PDRM with my staff on November 5, 2021. As presented during the meeting, the site currently is a single record lot improved with a single-family detached house with driveway to an integral garage and associated appurtenances. The rear of the lot abuts Linnean Park. A Raze Permit application has been submitted for removal of the existing dwelling under DCRA No. R2200012.

The subject property is in the R-8 Zone (Forest Hills Tree and Slope Protection Residential Zone). The project proposes to subdivide the property into two new Record Lots, and construct two new single-family detached dwellings, one per lot, with driveways and associated appurtenances. As discussed, I confirm the project's compliance with respect to the zoning criteria under 11 DCMR as follows.

**Applicable Zoning Criteria Analysis**

Criteria	DCMR Reference	Allow./Req.	Prov.-Lot A	Prov.-Lot B
Lot Frontage	11 DCMR C-303	75 feet	80.0 feet	80.0 feet
Lot Dim.	11 DCMR D-502.1 (area and width)	7,500 sf 75 feet	18,254 sf 80.0 feet	16,522 sf 80.0 feet
Building Height	11 DCMR D-503.1	40 feet 3 stories	<40 feet 3 stories with cellar	<40 feet 3 stories with cellar
Lot Occ.	11 DCMR D-504.1	30%	27.6% shown	27.7% shown (<30%)

At grade patios, walls, driveways, pools, etc. do not count. House, covered patios/porches, elevated (>4' above grade) patios/terraces, etc. count. Terraces and retaining wall elevated areas connected to the house (>4' above grade) count.

Front Yard	11 DCMR D-505	30.2 ft. (low)	57.1 ft.	47.1 ft.
Setback Range		57.1 ft. (high)		

As discussed, in the R-8 Zone, the front setback is the range of existing front setbacks of all residential buildings within the R-8 zone, on the same side of the street in the block where the building is proposed. I confirm that 5020 and 5060 Linnean Avenue, NW are within the block where the building is proposed. I also confirm that porches (non-enclosed, but covered) are allowed to project into the front setback and are not subject to this section/regulation.

Rear Yard	11 DCMR D-506	25 ft.	78.3 ft.	45.5 ft.
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The rear yard dimensions for Lots A and C are to the structural terraces/pools connected to the houses, >4' above grade.

Side Yard	11 DCMR D-507	8 ft. ea.	8 ft. min.	8 ft. min.
		24 ft. aggregate	24 ft. aggregate	24 ft. aggregate

Pervious Surface	11 DCMR D-508	50% min.	50.0%	50.0%
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Pervious surface includes pervious pavement, lawn areas, decks over grade that do not preclude the infiltration of water into the soil below, and green roofs.

**Tree Protection (11 DCMR D-509.1)**

The tree protection regulations of Subtitle C, Chapter 4 do not apply to this property as it is located in Square 2030, which is not included under 11 DCMR D-509.1.

**Accessory Building Provisions**

**Accessory Building Height (11 DCMR D-5002):**

22 feet, 2 stories, measured from the existing or finished grade at the middle of the side of the accessory building facing the main building (whichever is lower, per 11 DCMR B-308.10) to the highest point on the accessory building roof.

Cannot be located within the required rear yard, 25 feet measured from the rear of the main building.

**Accessory Building Maximum Building Area (11-D DCMR D-5003):**

30% of the required rear yard maximum. The required rear yard is measured 25 feet outward from the rear of the proposed house, extended to the side property lines. This area is the aggregate of all accessory buildings on the property and there is no limit to the count/number of accessory buildings on a property in the Zoning Regulations. This area will also include any elevated terraces attached to accessory buildings that are greater than 4 feet above grade.

I have reviewed the concept plan as proposed and concur that the described development of two single family detached dwellings, each on the proposed record lots, meet the requirements of 11 DCMR, specifically the sections of 11-D DCMR noted above).

Accordingly, when building permits are filed for, I will approve permits for this property consistent with the above presented zoning criteria and compliance information. Please let me know if you have any further questions.

Sincerely, Matthew Le Grant  
Matthew Le Grant  
Zoning Administrator

Attachments –

Zoning Technician: Chyna Barber

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.