



Government of the District of Columbia
Department of Consumer and Regulatory Affairs

Office of the Zoning Administrator

October 7, 2019

Via Emailed PDF

Hugo A. Roell
Roell Architects PC
2312 Ontario Road NW
Washington dc, 20009

Re: PDRM 19-Z-PDRM-00189 -5429 Cathedral Avenue NW: Square 1449, Lot 0834

Dear Mr. Roell:

Based on the PDRM meeting you had with Mr. Ramon Washington on September 25th to review the DC Zoning Regulations affecting the design of a proposed new home at 5429 Cathedral Avenue NW, located within the R-1-B zone district, I have made the following determinations:

1. The street address for the proposed new house will be on Cathedral Avenue NW, where there is a building restriction line of 15 feet. Based on the drawing you prepared titled "layout of square 1449" dated 9-23-19 (attachment B), the front yard setback for the proposed new house at 5429 Cathedral Avenue NW is 15 feet. This is because the only other house located on the 5400 block of Cathedral Avenue NW, between Carolina Place NW and Potomac Avenue NW, with a street address of 5501 Potomac Avenue NW, has an existing setback of 15 feet from Cathedral Avenue NW. This is based on survey records of the property at the DC Surveyors Office included in "layout of square 1449" drawing.
2. The proposed new house at 5429 Cathedral Avenue NW is on a corner lot with Carolina Place NW. Based on the drawing you prepared titled "Site plan – scheme H" dated 9-23-19 (attachment C), the proposed new house has a side yard facing Carolina Place NW and that this side yard setback is 8 feet (measured from the property line on Carolina Place NW) as allowed by the R-1-B zone district. This is greater than the existing building restriction line of 5 feet and less than the front yard setbacks of the existing houses along the 5500 block of Carolina Place NW.

3. Your clients propose to raze the existing house at 5429 Cathedral Avenue NW and build a new house that covers up to 40% (as allowed by the R-1-B zone district) of the 9,236.5 square foot lot (the minimum lot size for the R-1-B zone district is 5,000 square feet).
4. The proposed new single family house at 5429 Cathedral Avenue NW will also need to comply with the 25 foot rear yard setback, the 40 foot maximum height and minimum 50% porous surface requirements of the R-1-B zone district. This is outlined in DC zoning report for 5429 Cathedral Avenue NW downloaded and printed from DC Office of Zoning website on March 23rd (attachment D).

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

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

Sincerely,



Mathew Le Grant
Zoning Administrator

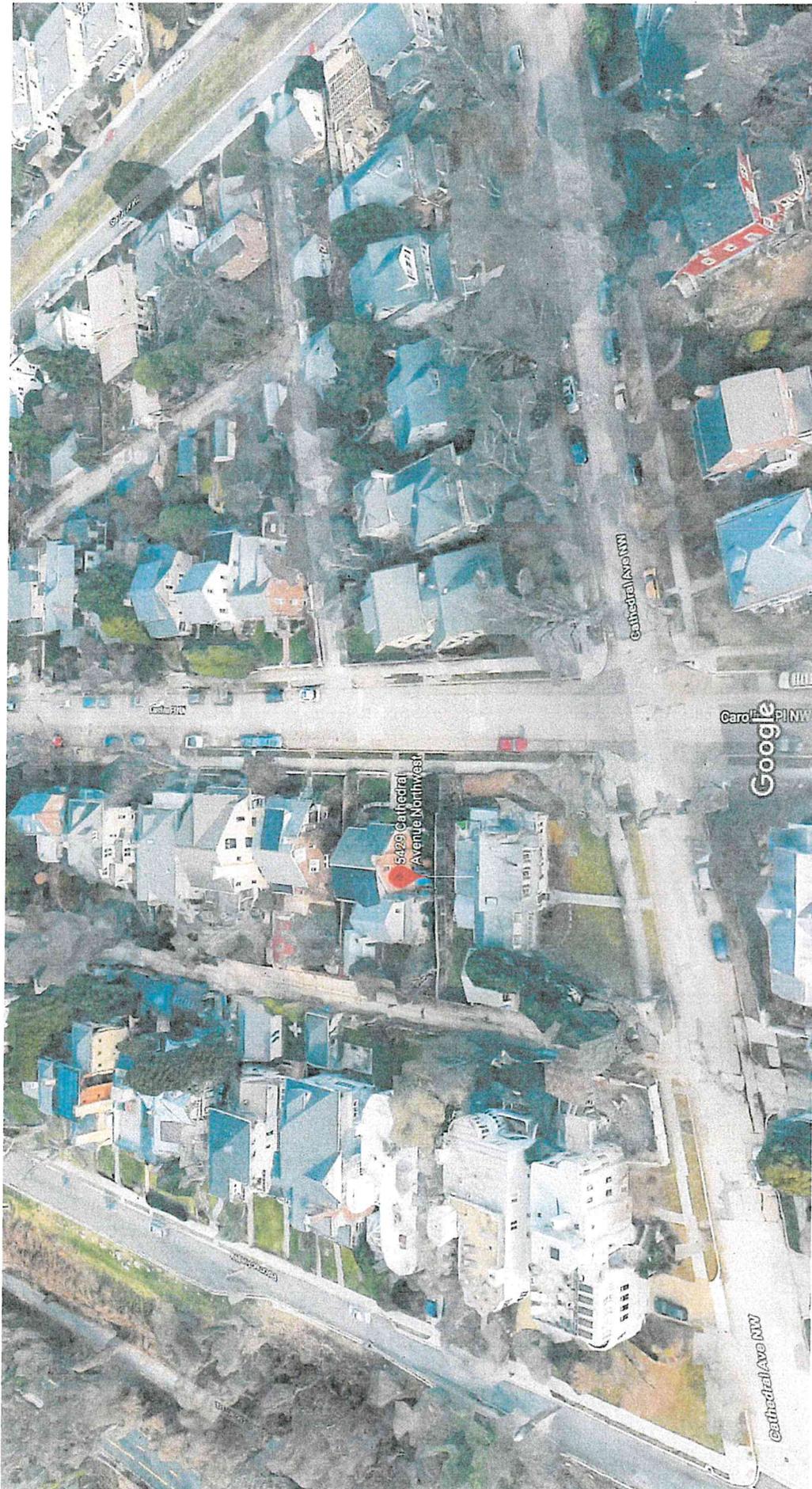
Attachments:

- a) Google maps view of the property at 5429 Cathedral Avenue NW with existing house.
- b) Drawing titled "layout of square 1449" dated 9-23-19.
- c) Drawing titled "Site plan – scheme H" dated 9-23-19.
- d) DC zoning report for 5429 Cathedral Avenue NW downloaded and printed from DC Office of Zoning website on March 23rd.

This letter is issued in reliance upon, and therefore limited to, the questions asked, and 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-302.1 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 provision established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

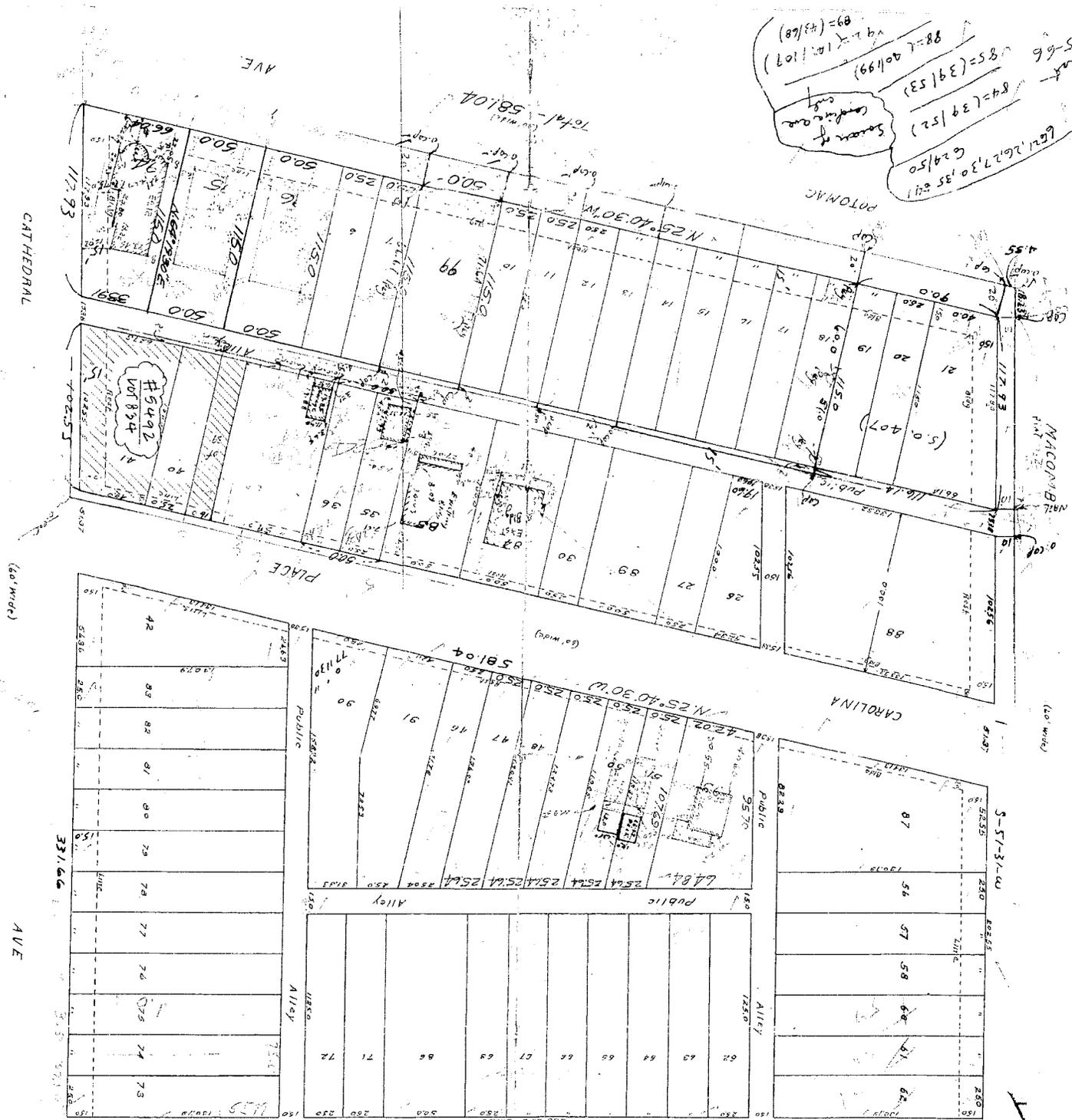
File: Determination Letter re 5429 Cathedral Ave. N.W. to Roell 10/7/19

Google Maps 5429 Cathedral Ave NW



Imagery ©2019 Google, Imagery ©2019 Commonwealth of Virginia, District of Columbia (DC GIS), Maxar Technologies, Sanborn, U.S. Geological Survey, Map data ©2019 20 ft

10-S-66
 845 = (39153)
 84 = (39152)
 629/50
 651, 262, 730, 35 241
 Source of
 Contingency
 89 = (4368)
 88 = (40199)
 87 = (101107)



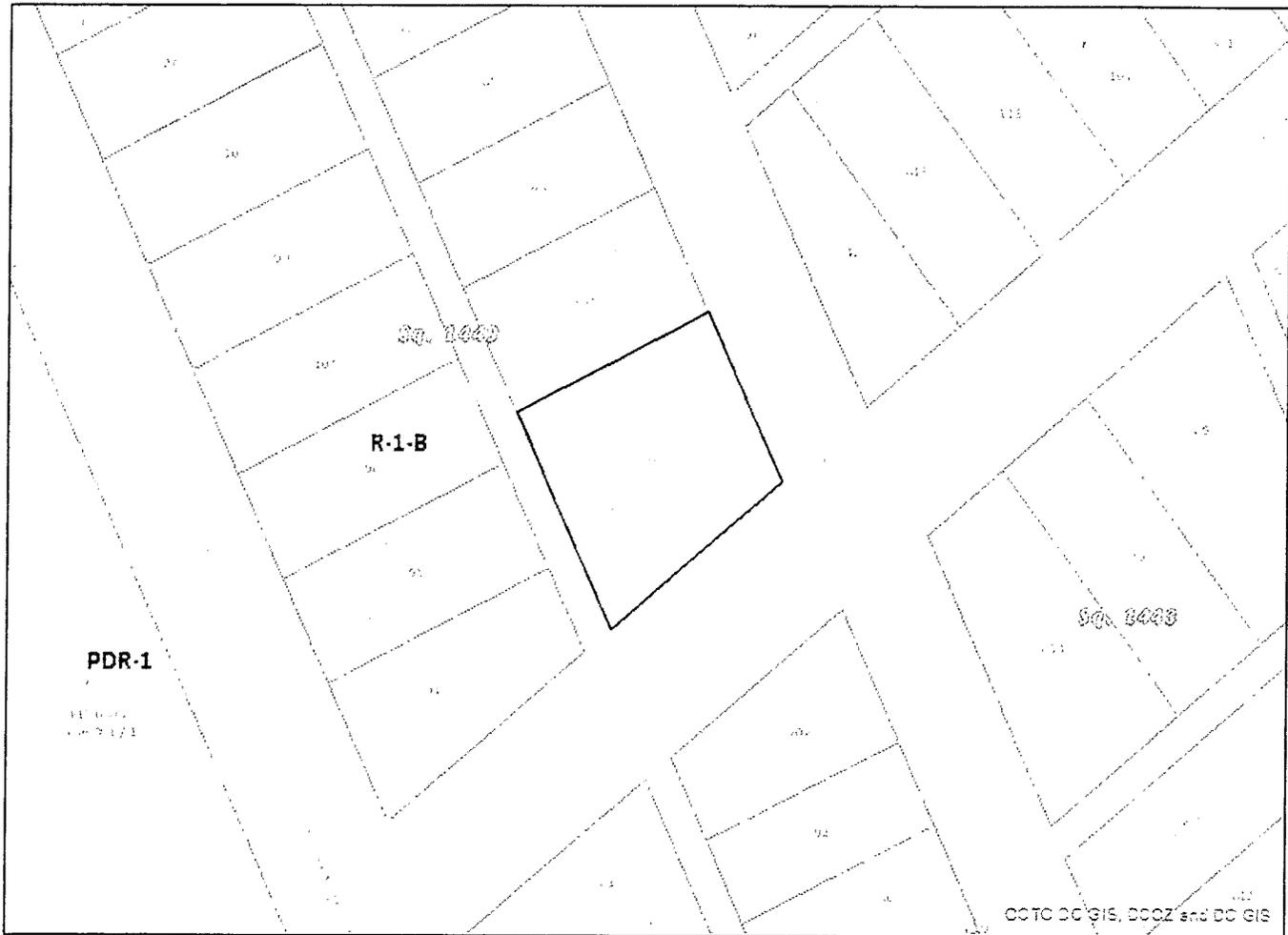
SQUARE 1449
 SCALE 1/4" = 40 FEET
 2/27/40 G.M.G.
 CHECKED BY:

93 = (157141)
 90, 91 = (5119)
 87 = (40193)
 Mmp 152 (cont'd)

LAYOUT OF SQUARE 1449
 3429 CATHEDRAL AVENUE NW 1/4" = 40 FEET

HUGO ROELL
 9-23-19

Zoning Report for 5429 CATHEDRAL AVENUE NW



Zoning Data Summary

Premises Address
5429 CATHEDRAL AVENUE NW

Square/Suffix/Lot
1449 0834

Zoning District
Residential Zone

PUDs
None

Ward
Ward 3

Council Member
Mary M. Cheh

ANC
3D

ANC Chairperson
Chuck Elkins

SMD
3D04

Commissioner
Michael Sriquei

* For a detailed explanation of zoning related terms, please refer to the DC Zoning Map glossary at

** To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site.

While DCOZ is committed to providing accurate and timely zoning information via the zoning map, DCOZ cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics, links, and other items contained therein. All data visualizations on the zoning map should be considered approximate. Information provided in the zoning map should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. DCOZ assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any upon any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. DCOZ retains the right to change any content on its zoning map without prior notice.

Zoning Details: R-1-B

Description: Provides areas predominantly developed with detached houses on moderately sized lots.

Building Category	All Other Buildings & Structures	Institutional
Dwelling Units	1	1
Minimum Lot Width (ft)	50	50
Minimum Lot Area (sqft)	5000	5000
Maximum Lot Occupancy (%)	40	40
Maximum Height (ft)	40	90
Maximum Stories	3	N/A
Front Setback (ft)	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block
Rear Yard Setback (ft)	25	25
Side Setback (ft)	8	8
Pervious Surface (%)	50	50

CASES/ORDERS

Listed below are the Zoning Commission Orders associated with the Square, Parcel, Lot(s) related to this Zoning Report. The Orders are available online at https://dcoz.dc.gov/search/search_orders.asp

Board Zoning Adjustment (BZA) Case Number:

19264 17144

Zoning Commission (ZC) Case Number:

No ZC case numbers associated with this Square and/or Lot

POLITICAL JURISDICTION REPRESENTATIVES

Ward
Ward 3

Council Member
Mary M. Cheh

Phone Number
(202) 724-8062

Email Address
mcheh@dccouncil.us

Office Location
1350 Pennsylvania Ave, Suite 108,
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Website
<http://dccouncil.us/council/mary-m.-cheh>

ANC
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Chuck Elkins

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Office Location
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Website
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SMD
3D04

Commissioner
Michael Sriqui

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Email Address
3D04@anc.dc.gov

Office Location
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Website
<https://anc.dc.gov/page/advisory-neighborhood-commission-3d>