

**DC DEPARTMENT OF BUILDINGS**  
**OFFICE OF ZONING ADMINISTRATION**  
**1100 4<sup>th</sup> Street SW, Washington, DC 20024 | 202.671.3500 | dob.dc.gov**

October 15, 2024

**REFERRAL MEMORANDUM**

**TO:** Board of Zoning Adjustment

**FROM:** Kathleen A. Beeton, AICP *EMW* for KAB  
Zoning Administrator

**PROJECT INFORMATION:** **Address:** 5310 Cathedral AVE NW  
**Square, Suffix, Lot:** 1444, Lot 0041  
**Zoning District:** R-1B  
**DCRA Permit#:** B2310109

**SUBJECT:** New detached principal building.

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

Number	Type of Relief	Zoning Sections	Reason [or Basis]
1	Special exception	D-208.2 D-5201.1(b) X-901.2	The proposed building does not provide the minimum required side yards and must be approved via special exception.

Note: *All applicants must provide the Office of the Zoning Administration with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo. If the BZA Memorandum is not submitted within 30 days, the applicant must request an updated memorandum from the Office of the Zoning Administration.*

Board of Zoning Adjustment  
District of Columbia  
Case No. 21-22

NOTES AND COMPUTATIONS						
Building Permit #:	B2310109	Zone:	R-1B		N&C Cycle #:	
DCRA BZA Case #:		Existing Use:	Residential		Date of Review:	10/15/2024
Property Address:	5310 Cathedral Avenue, NW	Proposed Use:	Residential		Reviewer:	Elisa Vitale
SSL:	Square 1444, Lot 0041	ZC/BZA Order:				

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	3,937 sq. ft.	5,000 sq. ft.	n/a	<b>3,937 sq. ft.</b>	n/a	Existing nonconforming
Lot width (ft. to the tenth)	43.06 ft.	50 ft.	n/a	<b>43.06 ft.</b>	n/a	Existing nonconforming
Building area (sq. ft.)	n/a	n/a	n/a	<b>1,492 sq. ft.</b>	n/a	n/a
Lot occupancy (building area/lot area)	n/a	n/a	40%	<b>37.9%</b>	n/a	n/a
Gross floor area (sq. ft.)	n/a	n/a	n/a	<b>n/a</b>	n/a	n/a
Floor area ratio, Non-residential	n/a	n/a	n/a	<b>n/a</b>	n/a	n/a
Principal building height (stories)	n/a	n/a	3 stories	<b>3 stories</b>	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	40 ft.	<b>37.08 ft.</b>	n/a	n/a
Accessory building height (stories)	n/a	n/a	n/a	<b>n/a</b>	n/a	n/a
Accessory building height (ft. to the tenth)	n/a	n/a	n/a	<b>n/a</b>	n/a	n/a
Front yard (ft. to the tenth)	n/a	n/a	n/a	<b>15.1 ft. (within range of existing front setbacks)</b>	n/a	n/a
Rear yard (ft. to the tenth)	n/a	25 ft.	n/a	<b>25 ft.</b>	n/a	n/a
Side yard	n/a	8 ft.	n/a	<b>5 ft. northeast / 7 ft. southwest</b>	2 ft. northeast / 1 ft. southwest	Special exception
Open court	n/a	n/a	n/a	<b>n/a</b>	n/a	n/a
Closed court, width	n/a	n/a	n/a	<b>n/a</b>	n/a	n/a
Closed court, area sq. ft.	n/a	n/a	n/a	<b>n/a</b>	n/a	n/a
Vehicle parking spaces (number)	n/a	1	n/a	<b>1</b>	n/a	n/a
Bicycle parking spaces (number)	n/a	n/a	n/a	<b>n/a</b>	n/a	n/a
Loading berths	n/a	n/a	n/a	<b>n/a</b>	n/a	n/a
Loading Platforms	n/a	n/a	n/a	<b>n/a</b>	n/a	n/a
Loading spaces	n/a	n/a	n/a	<b>n/a</b>	n/a	n/a
Pervious surface (%)	n/a	50%	n/a	<b>55%</b>	n/a	n/a
Green area ratio (score)	n/a	n/a	n/a	<b>n/a</b>	n/a	n/a
Dwelling units, principal (#)	n/a	n/a	1	<b>1</b>	n/a	n/a
Dwelling units, accessory (#)	n/a	n/a	1	<b>1</b>	n/a	n/a
Other:						